



# **CITY OF NAPA**

## **MEETING MINUTES - Draft**

### **CITY COUNCIL OF THE CITY OF NAPA**

*Mayor Scott Sedgley*  
*Vice Mayor Mary Luros*  
*Councilmember Chris DeNatale*  
*Councilmember Bernie Narvaez*  
*Councilmember Beth Painter*

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Tuesday, November 18, 2025

3:30 PM

City Hall Council Chambers

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**3:30 PM Afternoon Session**

**6:30 PM Evening Session**

#### **3:30 PM AFTERNOON SESSION**

##### **1. CALL TO ORDER: 3:30 PM**

###### **1.A. Roll Call:**

**Present:** 4 - Vice Mayor Luros, Councilmember DeNatale, Councilmember Narvaez, and Councilmember Painter

**Absent:** 1 - Mayor Sedgley

##### **2. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:**

Deputy Clerk Pascoe announced the following supplemental documents:

Item 4. - Correspondence from Charles Shinnamon.

Items 5.A and 5.C. - Presentations from staff.

(Copies of all supplemental documents are on file in the City Clerk's department)

##### **3. PUBLIC COMMENT ON NON-AGENDA ITEMS:**

Karen Bocker - provided comments in support of the Harvest Middle School City project and asked to be a part of the design process should an opportunity arise.

Emily Savinar-Nogue - provided comments in support of the Harvest Middle School City project and would like to work on fundraising and design should an opportunity arise.

**4. CONSENT CALENDAR:****Approval of the Consent Agenda**

A motion was made by Councilmember Narvaez, seconded by Councilmember DeNatale, to approve the Consent Agenda. The motion carried by the following vote:

**Aye:** 4 - Luros, DeNatale, Narvaez, and Painter

**Absent:** 1 - Sedgley

**4.A.**     [474-2025](#)     City Council Meeting Minutes

Approved the minutes from the November 4, 2025 Regular Meeting of the City Council.

**4.B.**     [417-2025](#)     Las Flores Community Center Renovation

Adopted Resolution R2025-117: (1) authorizing the Public Works Director to award a construction contract to, and execute a construction contract with, TPM Construction, Inc., for the Las Flores Community Center Upgrades Project (33FC22PW03) in the bid amount of \$2,258,000; (2) authorizing the Public Works Director to approve change orders and charges for project services up to \$610,800 for total project construction costs amount not to exceed \$2,868,800 and (3) determining that the actions authorized by this resolution are exempt from CEQA.

Enactment No: R2025-117

**4.C.**     [460-2025](#)     Pueblo Area Paving-Reimbursement Agreement with the Napa Sanitation District

Adopted Resolution R2025-118 (1) approving and authorizing the Public Works Director to execute on behalf of the City a Reimbursement Agreement with the Napa Sanitation District in an amount up to \$1,790,000 to reimburse the Napa Sanitation District for the cost to construct water, sidewalk, and paving improvements as part of Phase 1 of the Pueblo Area Paving Project in the City of Napa; and (2) amending the FY2025/26 & 2026/27 Capital Improvement Plan as documented in Council Budget Amendment No. 24P5; and (3) determining the actions authorized by this resolution are exempt from CEQA.

Enactment No: R2025-118

**4.D.**     [465-2025](#)     Storm Drain Infrastructure Condition Assessment

Approved and authorized the Public Works Director to execute on behalf of the City an amendment to Agreement No. C2020-116 with National Plant Services, Inc., for the Storm Drain Infrastructure Condition Assessment in the increased amount of \$500,000 for a total contract amount not to exceed \$2,075,000.

**4.E.**     [468-2025](#)     Emergency Declaration for 36-inch Asbestos Cement Water Transmission Main Replacement

Determined there was a need to continue the emergency action to execute and implement contracts for the construction to replace up to 8,200 linear feet of 36-inch asbestos cement water transmission main.

**4.F.**     [476-2025](#)     Loans for Affordable Home Ownership Units at The Crescent

Adopted Resolution R2025-119 authorizing the City Manager to negotiate and execute documents to make two separate loans to Napa Community Real Estate Fund, LP and Napa CREF Redwood LLC for a total amount of up to \$3,761,224, with .5% interest, from the City of Napa 1% Transient Occupancy Tax for Affordable and Workforce Housing Fund for the Redwood Building of The Crescent Project, which includes 40 new construction units, located at 2344 Old Sonoma Road and determining that the potential environmental effects of the actions authorized by this resolution were adequately analyzed by a previous CEQA action or are exempt from CEQA.

Enactment No: R2025-119

**4.G.**     [464-2025](#)     Salary Schedules for Full-Time Employees

Adopted Resolution R2025-120 documenting the salary schedules for Full-Time Employees.

Enactment No: R2025-120

**4.H.**     [466-2025](#)     Unrepresented Executive Police Chief Safety Group GC 20516 Cost Share

Adopted Resolution R2025-121 approving the Unrepresented Executive Police Chief Safety Group GC 20516 CalPERS cost share.

Enactment No: R2025-121

## **5. ADMINISTRATIVE REPORTS:**

**5.A.**     [375-2025](#)     Treasurer's Quarterly Investment Report on the City's Investment Portfolio for the Quarter Ended September 30, 2025

Finance Director Donna Lee introduced the PFM Asset Management staff, Christopher Harris and Justin Resuello, who provided the report.

Vice Mayor Lueros called for public comment; there were no requests to speak.

**5.B.**     [479-2025](#)     Discussion of Potential Backfill of Food Assistance Programs through the County of Napa

Assistant City Manager Habkirk provided the report.

Vice Mayor Luros called for public comment; there were no requests to speak.

Council provided direction to continue monitoring the situation and shared they would be willing to consider actions in favor of assisting if needed.

**5.C.**     [449-2025](#)     Emergency Repair of Browns Valley Creek at Tall Grass Drive Bridge

Deputy Public Works Director Jessica Lowe provided the report.

Vice Mayor Luros called for public comment; there were no requests to speak.

**A motion was made by Councilmember Painter, seconded by Councilmember DeNatale, to adopt Resolution R2025-122 determining that: (1) there is no longer a need to take emergency actions for the emergency repair of Browns Valley Creek at Tall Grass Drive Bridge; (2) the authorization to perform emergency work is terminated; and (3) the actions authorized by this resolution are exempt from CEQA. The motion carried by the following vote:**

**Aye:**    4 -    Luros, DeNatale, Narvaez, and Painter

**Absent:** 1 -    Sedgley

Enactment No: R2025-122

**6. CONSENT HEARINGS:**

**Approval of the Consent Agenda**

Vice Mayor Luros announced the consent hearing. There were no requests to speak; the hearing was opened and closed without comment.

**A motion was made by Councilmember DeNatale, seconded by Councilmember Narvaez, to approve the Consent Hearing Agenda. The motion carried by the following vote:**

**Aye:**    4 -    Luros, DeNatale, Narvaez, and Painter

**Absent:** 1 -    Sedgley

**6.A.     [444-2025](#)     Adoption of the 2025 Building Code Standards**

Approved the second reading and final adoption of Ordinance O2025-015 amending Napa Municipal Code Sections 15.04.010, 15.04.030, 15.04.040, 15.04.050, 15.04.080 and 15.04.090, adopting by reference the 2025 California Building Code; the 2025 California Residential Code; the 2025 California Electrical Code; the 2025 California Plumbing Code; the 2025 California Mechanical Code; the 2025 California Energy Code; the 2025 California Administrative Code; the 2025 California Wildlands Urban-Interface Code; the 2025 California Historical Building Code; the 2025 California Fire Code; the 2025 California Existing Building Code; the 2025 California Green Building Standards; the 2025 California Referenced Standards Code, including appendices identified herein, together with certain amendments, additions, deletions, and penalties.

Enactment No: O2025-015

**7. COMMENTS BY COUNCIL OR CITY MANAGER:**

Vice Mayor Lueros invited Miss Napa County, Milan Alas, to introduce herself and speak about her involvement with Make A Wish Foundation and climate initiatives.

Councilmember DeNatale provided kudos to the non-profit organizations who have been working tirelessly to feed the community.

**8. CLOSED SESSION:**

Interim City Attorney Diaz announced the closed session items.

Vice Mayor Lueros stated that she would be recusing from item 8.B. due to impacts on her personal finances related to the Blue Oak School.

**8.A.     [454-2025](#)     CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

Pursuant to Government Code Section 54956.8  
Property: Harvest Middle School, 2449 Old Sonoma Road, Napa, CA 94558  
City Agency Negotiator: Steve Potter, Liz Habkirk, Julie Lucido, Breyana Brandt, Donna Lee, Bill Kampton.  
Negotiating Parties: City of Napa and Napa Valley Unified School District.  
Under Negotiation: Price and Terms of Payment.

**8.B.     [473-2025](#)     CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**

Pursuant to Government Code Section 54956.9(d)(1)  
Hagstrom Properties, LLC v. Napa Sanitation District, City of Napa, et al.  
United States District Court, Northern District of California, Case No. 3:25-cv-4369

**CITY COUNCIL RECESS: 4:06 PM**

**6:30 P.M. EVENING SESSION**

**9. CALL TO ORDER: 6:30 PM**

**9.A. Roll Call:**

**Present:** 4 - Vice Mayor Luros, Councilmember DeNatale, Councilmember Narvaez, and  
Councilmember Painter

**Absent:** 1 - Mayor Sedgley

**10. PLEDGE OF ALLEGIANCE:**

**11. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:**

Deputy Clerk Pascoe announced the following supplemental documents:

Item 13.A - Presentation from staff and correspondence from Jim  
McNamara.

(Copies of all supplemental documents are on file in the City Clerk's  
department)

**12. PUBLIC COMMENT ON NON-AGENDA ITEMS:**

Vice Mayor Luros called for public comment; there were no requests to  
speak.

**13. ADMINISTRATIVE REPORTS:**

**13.A. [426-2025](#)** Informational Presentation on the Neighborhood Traffic Calming Program

Senior Transportation Planner Lorien Clark presented the item.

Ellen Udoff provided comments regarding reducing the speed limit and adding crosswalks on 3rd street between California and Jefferson.

Wendy Suvino provided comments regarding speeding on Third Street and also suggested adding a crosswalk.

Suzanne Lowell provided comments regarding a car hitting her house on Third Street which was one of many accidents on that street due to excessive speeding.

Napa Valley Bicycle Coalition President Kara Vernor provided data on injury collisions sharing it was 41% higher in Napa Valley in 2025. She spoke in support of the neighborhood traffic calming endeavor.

Maureen Trippe provided comments in support of the traffic safety initiative but suggested the rollout was too slow. Suggested reducing school zones to 20 mph and continuing cost effective technology such as cameras.

Stuart Funk provided comments that River Park Blvd had become a dangerous stretch of street. For over a decade the City has done nothing. Played a recording of speeding cars in his neighborhood.

Cody Hart commented on witnessing an increase of construction vehicles causing accidents.

**14. COMMENTS BY COUNCIL OR CITY MANAGER:**

None.

**15. ADJOURNMENT: 7:18 PM**

**The next regularly scheduled meeting for the City Council of the City of Napa is December 2, 2025.**

**Submitted by:**

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**Samantha Pascoe, Deputy City Clerk**