



REGULAR MEETING AGENDA FOR THE CITY COUNCIL OF THE CITY OF NAPA

Tuesday, August 19, 2025

**3:30 PM Afternoon Session
No Evening Session**

City Hall Council Chambers

*955 School Street
Napa, CA 94559
www.cityofnapa.org*

CITY COUNCIL OF THE CITY OF NAPA

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

See last pages of agenda for information regarding meeting procedures
Vea las últimas páginas de esta agenda para información sobre juntas del poder legislativo

3:30 PM AFTERNOON SESSION**1. CALL TO ORDER:****1.A. Roll Call:****2. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:****3. SPECIAL PRESENTATIONS:****3.A. [288-2025](#) Proclamation for Retired Police Officer and Background Investigator Betsy Bombola**

Recommendation: Proclaim the City Council's recognition of Betsy Bombola, Retired Police Officer and Background Investigator, for her committed devotion to public service, on the event of her retirement.

Attachments: [ATCH 1 - Proclamation](#)

4. PUBLIC COMMENT ON NON-AGENDA ITEMS:**5. CONSENT CALENDAR:****5.A. [333-2025](#) City Council Meeting Minutes**

Recommendation: Approve the minutes from the August 5, 2025 Special Joint Meeting and the August 5, 2025 Regular Meeting of the City Council.

Attachments: [ATCH 1 - Aug. 5, 2025 Draft Special Joint Meeting Minutes](#)
[ATCH 2 - Aug. 5, 2025 Draft Regular Meeting Minutes](#)

5.B. [324-2025](#) Senior Advisory Commission Membership

Recommendation: Appoint new member, Julie Seiger, to the Senior Advisory Commission to serve a term beginning immediately and ending on September 30, 2027.

Attachments: [ATCH 1 – Application](#)

5.C. [293-2025](#) Emergency Repair of Browns Valley Creek at Tall Grass Drive Bridge

Recommendation: Determine there is a need to continue the emergency action to execute and implement a contract for the design, permitting, and construction to stabilize the creek bank and adjacent roadway for Browns Valley Creek at Tall Grass Drive, and determine that the actions authorized by this item are exempt from CEQA.

- 5.D. [062-2025](#) **Emergency Declaration for 36-inch Asbestos Cement Water Transmission Main Replacement**
- Recommendation:** Determine there is 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.
- 5.E. [305-2025](#) **Alston Park Restroom Project and Opportunity to Enhance Trail Improvements**
- Recommendation:** Adopt a resolution (1) authorizing the Public Works Director to approve additional change orders up to \$56,000 (for a total change order and project services amount up to \$158,678.34) on the Alston Park Restroom Project, for a total project amount not to exceed \$590,461.75; and (2) determining that the actions authorized by this resolution are exempt from CEQA.
- Attachments:** [ATCH 1 - Resolution](#)
- 5.F. [322-2025](#) **Westwood Interior Streets Rehabilitation**
- Recommendation:** Adopt a resolution: (1) authorizing the Public Works Director to award a construction contract to, and execute a construction contract with Team Ghilotti, Inc., for the Westwood Interior Streets Rehabilitation project in the total bid amount of \$5,874,141; (2) authorizing additional contract contingency not to exceed \$1,468,535 to be administered by the Public Works Director to address unforeseen conditions and work necessary to complete the project scope; and (3) determining that the actions authorized by this resolution are exempt from CEQA.
- Attachments:** [ATCH 1 - Resolution](#)
- 5.G. [330-2025](#) **Capital Improvement Program - Update for Fiscal Year 2025/26**
- Recommendation:** Adopt a resolution amending the FY2025/26 & 2026/27 Capital Improvement Project Plan.
- Attachments:** [ATCH 1 - Resolution](#)
- 5.H. [332-2025](#) **Paramedic Tax Rate**
- Recommendation:** Adopt a resolution authorizing the Paramedic tax rate for Fiscal Year 2025/26.
- Attachments:** [ATCH 1 - Resolution](#)

6. ADMINISTRATIVE REPORTS:**6.A. [266-2025](#)****The Napa RiverLine Strategic Plan Update**

Recommendation: Receive an update from the Economic Development Division on the RiverLine Strategic Plan, also known as the Napa RiverLine Economic Resilience Strategic Plan authorized by the Council on April 2nd, 2024.

Attachments: [ATCH 1 - Applicable General Plan Policies and Approaches](#)

6.B. [329-2025](#)**Homekey+ Update and Authorizations for City Manager**

Recommendation: Receive a report on the Homekey+ Application and approve the following:

1. Authorize the City Manager to amend the Purchase and Sale Agreement for the purchase of 1415 Fourth Street in Napa for \$3,770,000 releasing an additional deposit of \$75,000 within seven days of the execution of the amendment and begin the closing process for the property immediately upon execution.
2. Authorize the City Manager to execute all necessary affordable housing agreements with Burbank Housing to own and operate 1415 Fourth Street as an affordable housing complex under the following conditions:
 - a. If Homekey+ Funds are awarded to the City of Napa, as Permanent Supportive Housing in accordance with the Homekey+ Guidelines
 - b. If Homekey+ Funds are not awarded to the City of Napa, as units deed restricted to households with income at or below 80% of Area Median Income.
3. Adopt a resolution authorizing the reservation of affordable housing impact fee funds in the amount of \$700,000 for the acquisition of 1415 Fourth Street to be reimbursed if Homekey+ Funds are awarded to the City of Napa and determining that the actions authorized by this resolution are exempt from CEQA.
4. Authorize the City Manager to enter into an amended Purchase and Sale Agreement for the purchase of 1443 Division Street in Napa for \$3,950,000, with the closing process to commence upon public announcement of a Homekey+ Award by the State of California.

Attachments: [ATCH 1 - Resolution](#)
[ATCH 2 - Budget Adjustment No. 158](#)

7. CONSENT HEARINGS:**7.A. [192-2025](#)****Accessory Dwelling Unit Ordinance Amendment****Recommendation:**

Approve first reading and introduction of an Ordinance amending the Napa Municipal Code to (1) amend section 15.52.070 "Review requirements for applications to perform work on historic resources"; (2) amend section 17.06.030 "Definitions"; and (3) repeal existing 17.52.015 "Accessory Dwelling Units (ADU)" in its entirety and replace it with a new section 17.52.015 "Accessory Dwelling Units and Junior Accessory Dwelling Units"

Attachments:

[ATCH 1 - Ordinance](#)

[ATCH 2 - HCD Letter](#)

[ATCH 3 - Letter from CalHDF, dated July 11, 2025](#)

8. COMMENTS BY COUNCIL OR CITY MANAGER:**9. CLOSED SESSION:****9.A. [327-2025](#)****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.

10. ADJOURNMENT:

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

I hereby certify that the agenda for the above stated meeting was posted at a
location freely accessible to members of the public at City Hall, 955 School Street, on
Thursday, August 14, 2025 at 5:00 PM.

Tiffany Carranza, City Clerk

**** Notice of Meeting Procedures ******ATTENDING THE MEETING IN PERSON**

Members of the public may participate in the City Council meeting by attending in-person at the City Hall Council Chambers located at 955 School Street, Napa, CA 94559.

PROVIDING SUPPLEMENTAL WRITTEN COMMENTS

Any member of the public may provide supplemental written comments to the City Council before or during the meeting, and those supplemental written comments will be made a part of the written record in accordance with the Council's Rules of Order and Procedures (R2016-6).

Supplemental written comments may be submitted to the City Clerk via email at clerk@cityofnapa.org, via mail to ATTN: City Clerk, 955 School Street, Napa, CA 94559, via fax at (707) 257-9534, or dropped off in person at the City Clerk's Office located at City Hall. If you are commenting on a particular item on the agenda, please identify the agenda item number and letter. Please be aware that any public comments received that do not specify a particular agenda item number will be entered into the record under the general public comment portion of the agenda.

VIEWING THE MEETING LIVE

All members of the public are invited to view the meeting live (a) in person at the City Hall Council Chambers located at 955 School Street, Napa, CA 94559, (b) on local cable TV Channel 28; or (c) live-streamed on the City of Napa's website at www.cityofnapa.org (see: <https://napacity.legistar.com/Calendar.aspx> ; and click on the "In Progress" button).

VIEWING ARCHIVED WEBCASTS OF PAST MEETINGS

Members of the public may access past City meetings at any time by going to <https://napacity.legistar.com/Calendar.aspx>; which includes an indexed listing of past meetings, including supporting documents, minutes, and video.

GENERAL PROCEDURES FOR CITY COUNCIL MEETINGS**MEETING DATES:**

The City Council meets regularly on the first and third Tuesday of each month; and additional meetings may be scheduled as needed.

INFORMATION AVAILABLE FOR CITY COUNCIL MEETINGS:

Information and documents related to this meeting are available on the City's website at www.cityofnapa.org; or by contacting the City Clerk by email at clerk@cityofnapa.org, by calling (707) 257 9503, or in person at 955 School Street, Napa. Any documents related to an agenda item that are provided to a majority of the City Council after distribution of the agenda packet are reported by the City Clerk at the meeting under "Supplemental Reports and Communications," and are available for public inspection.

CITY POLICY TO FACILITATE ACCESS TO PUBLIC MEETINGS:

The City of Napa offers its public programs, services, and meetings in a manner that is reasonably accessible to everyone, including individuals with disabilities. The City complies with all applicable requirements of the Americans with Disabilities Act and California law, and does not discriminate against any person with a disability. If any person has a disability and requires information or materials in an appropriate alternative format (or any other reasonable accommodation), or if you need any special assistance to participate in this meeting, contact the City Clerk at (707) 257 9503 or email at clerk@cityofnapa.org. For TTY/ Speech to Speech users, dial 7 1 1 for the California Relay Service, for text to speech, speech to speech, and Spanish language services 24 hours a day, 7 days a week.

In making any request to the City for assistance, please provide as much advance notice as feasible, at least 48-hours prior to the meeting.

TRADUCCIONES EN ESPAÑOL / SPANISH-LANGUAGE TRANSLATIONS:

Esta agenda identifica los asuntos que serán considerados para la acción de un cuerpo legislativo de la Ciudad en la fecha, hora y lugar que se muestran en la primera página. Todas las juntas del cuerpo legislativo están abiertas al público, y se invita a los miembros del público a asistir y dirigirse directamente ante el cuerpo legislativo.

Si solicita ayuda para traducir del inglés al español esta agenda o información relacionada, comuníquese con la Secretaria de la Ciudad al 707-257-9503 o por correo electrónico a clerk@cityofnapa.org. Para una solicitud de asistencia, favor de avisar con al menos 48 horas de anticipación.

RULES OF ORDER FOR THE CONDUCT OF CITY COUNCIL MEETINGS:

The City Council conducts its meetings in accordance with the requirements of state law (the "Ralph M. Brown Act," California Government Code Sections 54950, et seq.) and the City's Rules of Order (Council Policy Resolution 19, R2016-6). Members of the public are expected to conduct themselves with courtesy and respect and comply with the Rules of Order.

PROCEDURES TO DIRECTLY ADDRESS THE CITY COUNCIL:

Any member of the public may directly address the Council regarding any matter identified on the agenda. Regular meeting agendas will include an agenda item for "Public Comment". Each speaker is requested to submit a speaker card or request to speak before the item is called to be addressed by Council (for Public Comment, Consent Calendar, Administrative Reports, Consent Hearings, or Public Hearings). Speaker cards are used to promote efficient and orderly progress of the meeting; however, a card is not required if the speaker otherwise makes a clear and timely request to address the Council. Information on Speaker cards is subject to public disclosure under the California Public Records Act.

Speakers should direct comments to Mayor and Councilmembers, not the audience. Speakers are expected to yield the floor when the time limit is identified. For each item, speaking time is limited to no more than three minutes per person, unless otherwise specified for hearings and appeals, or at the discretion of the Mayor or City Council to address special circumstances. The Mayor may modify (increase or decrease) any time requirements for any speaker, or change the order of the items on the agenda, in accordance with the Rules of Order in order to facilitate the efficient and fair conduct of the meeting. This may include moving all or a portion of the Public Comment portion of the agenda to the end of the meeting (see Council Policy Resolution 19, R2016-6 section 6.1.4).

PUBLIC COMMENT:

During each regular meeting, the public may directly address the City Council on any matter within the Council's subject matter jurisdiction, including any matter that is not on the agenda. However, State law strictly limits the Council's authority to respond at the meeting to any matter that is not on the agenda.

CONSENT CALENDAR:

Items on the Consent Calendar are considered routine and may be approved by a single vote of the City Council.

ADMINISTRATIVE REPORTS:

Items on the Administrative Reports portion of the agenda will include a staff report and an opportunity for the public to address the City Council, but they do not require a formal public hearing prior to City Council taking the identified action.

CONSENT HEARINGS:

Items on the Consent Hearing portion of the agenda are considered routine and may be approved by a single vote of the City Council; however, any member of the public or City Council may remove an item for consideration during the Public Hearing portion of the agenda.

PUBLIC HEARINGS:

During any public hearing (which includes any appeal hearing), an opportunity will be provided for public testimony when any person may directly address the City Council. Applicants (or appellants) are allowed 10 minutes to present testimony at the beginning of the public hearing, and if needed, 5 minutes to present rebuttal at the end of the public testimony. All other speakers will be limited to times established by the Mayor under the Procedures to Directly Address the City Council (above).

CLOSED SESSION:

The City Council is authorized to meet in closed session, without attendance by the public, on limited confidential topics such as pending litigation, real property negotiations, or personnel or labor matters.

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

The California Environmental Quality Act ("CEQA") is the state law that requires the City to evaluate and document the potential environmental consequences of discretionary decision. (See, California Public Resources Code Sections 21000-21189.3; and the "CEQA Guidelines" at California Code of Regulations Title 14, Division 6, Chapter 3, Sections 15000-15387). For each item that requires a CEQA determination by City Council, there is a reference to that determination on this agenda, and more information regarding the CEQA analysis is included in the documents that accompany this Agenda. To the extent that City staff determines that particular items are not subject to CEQA, there will be no indication of a CEQA action on this Agenda.

CHALLENGES TO DECISIONS MADE BY THE CITY COUNCIL:

If a person wishes to file a legal challenge to any decision made by the City Council, you may be limited to raising only those issues which you or someone else raised during the meeting, or in a written communication received by the City Clerk prior to or during the meeting. In addition, a legal challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies. The time limit to commence any legal challenge may be subject to strict timing requirements, and failure to comply with applicable timing requirements may result in a legal challenge being barred. Any lawsuit or legal challenge to any quasi adjudicative decision made by the City Council is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision. Under Section 1094.6, any lawsuit or legal challenge to any quasi adjudicative decision made by City Council must be filed no later than the 90th day following the date on which such decision becomes final.