



CITY OF NAPA

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

MEETING MINUTES - Draft

CITY COUNCIL OF THE CITY OF NAPA

Mayor Scott Sedgley
Vice Mayor Bernie Narvaez
Councilmember Liz Alessio
Councilmember Mary Luros
Councilmember Beth Painter

Tuesday, November 19, 2024

3:30 PM

City Hall Council Chambers

3:30 PM Afternoon Session
No Evening Session

3:30 P.M. AFTERNOON SESSION

1. CALL TO ORDER: 3:30 P.M.

1.A. Roll Call:

- Present:** 4 - Councilmember Luros, Councilmember Painter, Vice Mayor Narvaez, and Mayor Sedgley
- Absent:** 1 - Councilmember Alessio

2. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

City Clerk Carranza announced the following supplemental documents:

Item 3: Email from Gabe Johnson.

Item 4.C. Emails from Visit Napa Valley, Lisa Gift of City of Calistoga City Council, Maxence Cinoagnon of Napa Valley Lodge, Ken Frank of La Toque Restaurant, Michael Collins of Archer Hotel, George Nielson of Napa Chamber of Commerce, and Benjamin Horne.

Item 5.A.: PowerPoint Presentation from PFM Asset Management.

Items 5.B. and 5.C.: PowerPoint Presentations from City staff.

Item 5.D.:

- Power Presentation from City Staff.
- Emails from John Salmon and Steve Carlin.

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

Mayor Sedgley asked if Council supported moving Items 6.A. and 6.B. to be heard immediately following the consent calendar. Council supported the request.

3. PUBLIC COMMENT:

None.

4. CONSENT CALENDAR:

Approval of the Consent Agenda

A motion was made by Councilmember Luros, seconded by Councilmember Painter, to approve the Consent Agenda with item 4.P. pulled for discussion. The motion carried by the following vote:

Aye: 4 - Luros, Painter, Narvaez, and Sedgley

Absent: 1 - Alessio

- 4.A.** [392-2024](#) City Council Meeting Minutes
- Approved the minutes from the October 15, 2024 Regular Meeting and the October 28, 2024 Special Meeting of the City Council.**
- 4.B.** [346-2024](#) 2025 City Council Calendar
- Adopted Resolution R2024-107 establishing the 2025 Calendar for Regular and Special City Council Meetings and City Holidays, and approving the cancellation of the regular meeting of the City Council on July 1, 2025.**
- Enactment No: 2024-107
- 4.C.** [398-2024](#) Resolution Granting Consent to the County of Napa to Renew the Napa Valley Tourism Improvement District (NVTID) and Include the City of Napa in the Renewed NVTID
- Adopted Resolution R2024-108 Granting Consent to the County of Napa to Renew the Napa Valley Tourism Improvement District (NVTID) and Include the City of Napa in the Renewed NVTID**
- Enactment No: R2024-108
- 4.D.** [414-2024](#) Monthly Budget and Investment Statements
- Received the Monthly Budget and Investment Statements as of July 31, 2024, August 31, 2024, and September 30, 2024.**
- 4.E.** [399-2024](#) Tentative Agreement between the City of Napa and the Napa City Firefighters Association, IAFF, Local 3124, AFL-CIO ("NCFA")
- Approved the Tentative Agreement between the City of Napa ("City") and the Napa City Firefighters Association, IAFF, Local 3124, AFL-CIO ("NCFA") for the term of July 1, 2024 through June 30, 2026; and authorize the City Manager to**

finalize and execute a successor Memorandum of Understanding (MOU) to implement the Tentative Agreement.

- 4.F.** [421-2024](#) Fiscal Year 2023-2024 Annual Tax Report for City of Napa Community Facilities District No. 2017-1 (Gasser Soscol Gateway)
- Received the City of Napa Community Facilities District No. 2017-1 (Gasser Soscol Gateway) Annual Tax Report for the fiscal year ended June 30, 2024.
- 4.G.** [417-2024](#) FY25 Capital Improvement Program Amendment
- Adopted Resolution R2024-109 amending the Capital Improvement Project Plan as documented in Council Budget Amendment No. 38P5.
- Enactment No: R2024-109
- 4.H.** [385-2024](#) Fleet Replacement Schedule
- Adopted Resolution R2024-110, (1) Approving Amendment No. 1 to Appendix E from Mid Cycle Budget Fiscal Year 2024/25, Fleet Replacement Schedule, and (2) authorizing the City Manager or Public Works Director to execute contracts and agreements on behalf of the City for the purchase of replacement vehicles and equipment based on the descriptions and dollar amounts identified on the Amendment No. 1 to Appendix E in the total amount of \$6,097,000 in Fiscal Year 2024/25, and (3) adjusting the current expenditures budget of the Fleet Replacement Fund by \$125,000 for a total Fiscal Year 2024/25 amount of \$6,097,000 as documented by Budget Adjustment No. 60P5.
- Enactment No: R2024-110
- 4.I.** [395-2024](#) The Oxbow Gateway Sign
- Adopted Resolution R2024-111 approving the Oxbow Gateway Signage to generally be located in the public right-of-way along First Street between Soscol Avenue and McKinstry Street; approving and authorizing the City Manager or designee to execute on behalf of the City a license agreement with the Napa Downtown Merchants and Professional Association (“DNA”) for the installation and maintenance of the Oxbow Gateway Sign; and determining that the actions authorized by this resolution are exempt from CEQA.
- Enactment No: R2024-111
- 4.J.** [400-2024](#) 4Leaf Plan Check and Inspection Services
- Approved and authorized the City Manager to execute on behalf of the City Amendment No. 2 to Agreement No. C2023-709 with 4LEAF, Inc., for additional plan check and inspection services in the amount of \$250,000.00, for a total contract amount not to exceed \$450,000.00.
- 4.K.** [404-2024](#) 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 \$200,000 for a total contract amount not to exceed \$1,575,000.

- 4.L. [405-2024](#) Amendment to Agreement for VIPER as a Service Emergency Telephone System

Approved and authorized the City Manager to execute on behalf of the City an amendment to Agreement No. C2019 028 with West Safety Solutions, Inc for VIPER as a Service Emergency Telephone System Support, in the increased amount of \$77,726.23 for a total contract amount not to exceed \$886,411.23.

- 4.M. [406-2024](#) Bullet Trap Installation at the Police Department Shooting Range

Adopted Resolution R2024-112: (1) authorizing the Public Works Director to award a construction contract to, and execute a construction contract with, Action Target, Inc., for the purchase and installation of two bullet traps and six electronic targets at the Police Department Shooting Range located at 2295 Monticello Road in the amount of \$266,450; (2) authorizing the Public Works Director to approve change orders for project services up to \$44,645 for a total project amount not to exceed \$311,095; and (3) determining that the actions authorized by this resolution are exempt from CEQA.

Enactment No: R2024-112

- 4.N. [408-2024](#) Public Safety Dispatching Services provided to the County of Napa

Approved and authorized the Police Chief, on behalf of the City, to execute amendment No. 9 to Agreement No. C2013-363 for Public Safety Dispatching Services between the City of Napa and the County of Napa to extend the term for two (2) additional years and increase the City's annual revenues (charges for services) to \$2,466,474 for fiscal year 2024-2025 and \$2,562,753 for fiscal year 2025-2026.

- 4.O. [409-2024](#) Agreement with Central Square Technologies for Public Safety Enterprise Computer Aided Dispatch System

Approved and authorized the City Manager to execute an Agreement with Central Square Technologies (CST) to implement and provide Computer Aided Dispatch (CAD) system, software as a service subscription to the City for a five-year term in return for compensation in an amount not to exceed \$1,800,000.

- 4.P. [415-2024](#) Outside Water Service to 7855 St Helena Highway

This item was pulled by Mayor Sedgley who shared concerns regarding language of "Non Binding" and "Conceptual" in the documents. He asked if the language could be revised.

Interim City Attorney Diaz provided remarks and suggested changes in which the Council could adopt the resolution provided in the agenda packet with modifications to remove the words "non binding" and "conceptual" from Section 3, and to also remove the same terms from Exhibit A in the title, as well as the first sentence of the introductory clause . He provided further clarification that there would still be language within the exhibit that talked about the terms being non binding until such time that the Declaration of Covenants and Agreement was executed.

Brief council discussion ensued.

Utilities Director Brun provided comments and shared that he didn't foresee any issues with the suggested edits, and provided further clarification on the recommended action.

Additional discussion ensued.

Adopted Resolution R2024-113: 1) authorizing the Utilities Director to execute a Declaration of Covenants and Agreement Regarding Water Service to 7855 St Helena Highway in Oakville (APN 027-280-077-000); 2) authorizing the Utilities Director to submit an application to the Local Agency Formation Commission of Napa County for an outside service agreement; and 3) determining that the actions authorized by this resolution are exempt from CEQA, as recommended by staff, with modifications to Section 3 to remove the term "non binding" and "conceptual," and to also remove the same terms from the title, as well as the first sentence of the introductory clause, in of the term sheet provided in Exhibit A. The motion carried by the following vote:

Aye: 4 - Luros, Painter, Narvaez, and Sedgley

Absent: 1 - Alessio

Enactment No: R2024-113

4.Q. [416-2024](#) Sale of State Water Project Carryover Water

Approved and authorized the Utilities Director to execute the sale of State Water Project Article 56 (c) water (carryover water) with Tulare Lake Basin Water Storage District and the Westside Districts for a total sale of 4,528 acre feet (AF) and determine that this action is exempt from CEQA.

6. CONSENT HEARINGS:

(Items 6.A. and 6.B. were moved to be heard before the Administration Reports)

Approval of the Consent Agenda

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

Aye: 4 - Luros, Painter, Narvaez, and Sedgley

Absent: 1 - Alessio

6.A. [359-2024](#) Embassy Suites Addition Extension II

Adopted Resolution R2024-114 approving a second, two-year extension of the previously approved Use Permit and Design Review Permit for the Embassy Suites Hotel Expansion at 1075 California Boulevard and 2420 First Street and determining that the actions authorized are exempt from environmental review

under the California Environmental Quality Act (CEQA).

Enactment No: R2024-114

6.B. [360-2024](#) Harvest Village II

(1) Approved, pursuant to the previously adopted Mitigated Negative Declaration for the Harvest Village Project, the first reading and introduction of an ordinance approving a Zoning Amendment to Ordinance O2016-4, (PD-35) Planned Development Overlay District modifying development standards for Harvest Village II at 804 Capitola Drive and direct staff to file a Notice of Determination; and

(2) Adopted, pursuant to the previously adopted Mitigated Negative Declaration for the Harvest Village Project, Resolution R2024-115 approving a Design Review Permit for a Subdivision Map and House Plans and a Tentative Map to subdivide an approximately 1.35-acre property into nine (9) single-family residential lots at 804 Capitola and direct staff to file a Notice of Determination.

Enactment No: R2024-115

5. ADMINISTRATIVE REPORTS:

5.A. [329-2024](#) Treasurer's Quarterly Investment Report on the City's Investment Portfolio for the Quarter Ended September 30, 2024

Paul Phangureh, Deputy Finance Director, opened the report. Justin Resuello, Relationship Manager with PFM Asset Management, provided the report.

Discussion was turned over to Council; brief individual questions and comments ensued.

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

5.B. [389-2024](#) Deferred Compensation Plan Restatement and Money Purchase Defined Contribution Plan Adoption

Rajneil Prasad, Finance Director, and Paul Phangureh, Deputy Finance Director, provided the report.

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

A motion was made by Councilmember Painter, seconded by Vice Mayor Narvaez, to adopt Resolution R2024-116 adopting a qualified retirement plan (Governmental Money Purchase Plan) and authorizing the Finance Director to execute plan documents; and to adopt Resolution R2024-117 adopting the restatement of Governmental 457(b) retirement plan and authorizing the Finance Director to execute plan documents.. The motion carried by the following vote:

Aye: 4 - Luros, Painter, Narvaez, and Sedgley

Absent: 1 - Alessio

Enactment No: 2024-116 AND 2024-117

5.C. [327-2024](#) Fiscal Year 2023/24 End of Year Report Update - Unaudited

Rajneil Prasad, Finance Director, and Paul Phangureh, Deputy Finance Director provided the report.

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

Discussion was brought back to Council; individual questions and comments ensued.

5.D. [341-2024](#) Downtown Parking Structure Site Analysis

Vin Smith, Community Development Director, and Neal Harrison, Economic Development Manager, provided the staff report.

Cara Mae Woledge, Executive Director, Napa Farmer's market - provided comments regarding parking lot X, current home of the market; suggested permanent location for the market.

John Salmon, Napa Yacht Club - provided comments regarding state laws and limitations. Encouraged Council to take the leadership role to come up with the best solution and work with staff to get to the appropriate solution and overcome the obstacles.

Kevin Teague - spoke in support of staff's efforts and encouraged Council to move forward towards a timely solution. He also provided additional clarification regarding private site 9 and shared there was additional property than what was shown in the presentation.

Discussion was turned back over to Council. Individual members provided comments, questions, and considerations regarding the sites and the future study.

A motion was made by Councilmember Luros, seconded by Vice Mayor Narvaez, to approve staff's recommendation and adopt Resolution R2024-1118 authorizing the parking garage feasibility study and adjusting the parking development impact fee budget by \$200,000 as documented by Budget Adjustment No. 125P05 and determining that the actions authorized by this resolution are exempt from CEQA. The motion carried by the following votes:

Aye: 4 - Luros, Painter, Narvaez, and Sedgley

Absent: 1 - Alessio

Enactment No: R2024-118

7. COMMENTS BY COUNCIL OR CITY MANAGER:

Councilmember Narvaez asked City Manager Potter if the City was prepared to provide information to residents regarding the storm, to include availability of sandbags, etc. City Potter responded affirmatively.

Mayor Sedgley took a moment to acknowledge the passing of Councilmember Luros' father and asked that the meeting be adjourned in his honor.

8. ADJOURNMENT: 5:34 P.M.

The next regularly scheduled meeting for the City Council of the City of Napa is December 3, 2024.

Submitted by:

Tiffany Carranza, City Clerk