



CITY OF NAPA

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

MEETING MINUTES - Final

CITY COUNCIL OF THE CITY OF NAPA

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

Tuesday, September 2, 2025

3:30 PM

City Hall Council Chambers

3:30 PM Afternoon Session
No Evening Session

3:30 PM AFTERNOON SESSION

1. CALL TO ORDER: 3:47 P.M.

1.A. Roll Call:

Present: 5 - Mayor Sedgley, Vice Mayor Luros, Councilmember DeNatale, Councilmember Narvaez, and Councilmember Painter

2. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

City Clerk Carranza announced the following supplemental documents:

Item 4. - Communication from William Cocker.

Item 6.A.:

- PowerPoint Presentation from City staff.
- Email from Sophie Wassef.

Item 6.C. - PowerPoint Presentation from City staff.

(Copies of all supplemental documents are on file in the City Clerks department)

3. SPECIAL PRESENTATIONS:

3.A. [344-2025](#) Proclamation for National Little League Month

Mayor Sedgley and members of Council read the proclamation. Nasser Alimusa accepted the proclamation and provided remarks.

3.B. [343-2025](#) Proclamation for Suicide Prevention Month

Mayor Sedgley and members of Council read the proclamation. Jeni Olsen, Prevention Director for Mentis, Napa's Center for Mental Health Services accepted the proclamation and provided remarks.

4. PUBLIC COMMENT ON NON-AGENDA ITEMS:

Dalton Piercey - provided comments regarding the music industry.

Harris Nussbaum - voiced concerns regarding a potential future hotel site in the Oxbow area. He also shared a personal story regarding receiving a red light camera ticket and suggested camera timing on Lincoln be reviewed.

5. CONSENT CALENDAR:

Approval of the Consent Agenda

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

Aye: 5 - Sedgley, Luros, DeNatale, Narvaez, and Painter

5.A. [361-2025](#) City Council Meeting Minutes

Approved the minutes from the August 19, 2025 Special and Regular Meetings of the City Council.

5.B. [340-2025](#) Accessory Dwelling Unit Ordinance Amendment

Approved the second reading and final adoption Ordinance O2025-013 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".

Enactment No: O2025-013

5.C. [326-2025](#) Five-Way Intersection Project

Approved and authorized the Public Works Director to execute on behalf of the City a contract with Mark Thomas & Co. for professional civil engineering design services for the development of plans, specifications, and estimates and preliminary right-of-way work for the Five-Way Intersection Project, in an amount not to exceed \$3,264,933.23.

5.D. [336-2025](#) City Hall Roof Replacement Project

Adopted Resolution R2025-098: (1) authorizing the Public Works Director to award a construction contract to, and execute a construction contract with, Modern Method Roofing Co., Inc., for the City Hall Roof Replacement project in the bid amount of \$247,929.19; (2) authorizing the Public Works Director to approve change orders and charges for project services up to \$74,793.00 for a total project amount not to exceed \$322,722.19; and (3) determining that the actions authorized by this resolution are exempt from CEQA.

Enactment No: R2025-098

5.E. [294-2025](#) Emergency Repair of Browns Valley Creek at Tall Grass Drive Bridge

Determined there was 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 determined that the actions authorized by this item are exempt from CEQA.

5.F. [348-2025](#) 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.

5.G. [358-2025](#) Capital Improvement Program – Update for Fiscal Year 2025/26

Adopted Resolution R2025-099 amending the FY2025/26 & 2026/27 Capital Improvement Project Plan as documented in budget adjustments 2P03 and 5P03

Enactment No: R2025-099

5.H. [254-2025](#) Acceptance of Four California Office of Traffic Safety Grants for FY2025-2026 and Services Agreement with the Napa County Bicycle Coalition.

Adopted Resolution R2025-100 (1) accepting four grants from the Office of Traffic Safety, and authorizing the Chief of Police to sign the Grant Agreements; (2) authorizing revenue and expenditure budget increases in the amount of \$398,930 in the Police Department's Special Revenue Grants Fund for the Office of Traffic Safety Grant Programs for Fiscal Year 2025-2026; (3) approving and authorizing the Chief of Police to sign a service agreement with the Napa County Bicycle Coalition in an amount not to exceed \$93,930 to provide pedestrian and bicycle safety in Napa County; and (4) determining that the actions authorized by this resolution are exempt from CEQA pursuant to CEQA Guideline 15060(c).

Enactment No: R2025-100

6. ADMINISTRATIVE REPORTS:

6.A. [311-2025](#) Regional Climate Action and Adaptation Plan Update and Discussion

Deborah Elliott, Climate Action Management Analyst, and Erik de Kok, Director of Interdisciplinary Planning, Ascent Environmental Inc., provided the report.

Mayor Sedgley called for public comment.

Chris Benz - provided various comments in support of the regional plan and applauded the City for its individual efforts to reduce emissions.

Dalton Piercey - shared historical perspective; encouraged Council to keep up the good work.

Jim McNamara - suggested, as a means to tackle the climate crisis, the removal of all gross polluters from his neighborhood.

Discussion was turned over Council. Individual members provided comments, questions, and considerations regarding the Plan. Some concerns were raised by members regarding future funding and associated costs. Staff shared next steps and confirmed that a future item would return to Council once final comments from the public review & comment period were received.

6.B. [335-2025](#) League of California Cities 2025 Voting Delegate and Alternate

Mayor Sedgley introduced the item.

There were no requests from members of the public to comment.

A motion was made by Councilmember Painter, seconded by Vice Mayor Luros, to appoint Councilmember DeNatale as Voting Delegate and Councilmember Painter as Alternates to the General Assembly at the 2025 League of California Cities Annual Conference & Expo.

Aye: 5 - Sedgley, Luros, DeNatale, Narvaez, and Painter

6.C. [345-2025](#) Hidden Glen Remediation Project

Senior Civil Engineer Chris Jones provided the report.

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

A motion was made by Councilmember Painter, seconded by Councilmember Narvaez, to adopt Resolution R2025-101: (1) adopting a Final Initial Study/Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program for the Hidden Glen Remediation Project; (2) authorizing staff to finalize construction plans for the Hidden Glen Remediation Project; and (3) authorizing staff to advertise the Hidden Glen Remediation Project for bids. The motion carried by the following vote:

Aye: 5 - Sedgley, Luros, DeNatale, Narvaez, and Painter

Enactment No: R2025-101

7. COMMENTS BY COUNCIL OR CITY MANAGER:

Mayor Sedgley reminded Councilmembers to check in with City Manager about attending an upcoming Puertas Abiertas event.

Vice Mayor Luros invited folks to attend NapaSan's annual open house on September 13th from 10:00 a.m. to 12:00 p.m.

Councilmember Narvaez invited folks to attend the 9/11 Memorial Service at 11:00 a.m. September 11th at the 9/11 Memorial Garden in Napa.

Councilmember Painter shared that Saturday, September 20th, was Coastal Clean-up Day. She encouraged folks to participate and shared that the RCD webpage contained sign up information for multiple sites throughout the City and County.

8. CLOSED SESSION:

Interim City Attorney Diaz announced the closed session items.

Mayor Sedgley stated that would be recusing from participation in item 8.A. due to the proximity of his home address to the subject site.

There were no requests from the public to comment on closed session items.

The meeting recessed to Closed Session at 5:14 P.M. The meeting adjourned at 6:26 P.M.

- 8.A.** [370-2025](#) CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
Pursuant to Government Code Section 54956.9(d)(1)
City of Napa v. Wolfson, et al.
Napa County Superior Court Case No. 24CV000605
- Reportable action from item 8.A:** The City Council voted with 4 in the affirmative, with Mayor Scott Sedgley recused due to a conflict of interest, to approve and authorize the City Manager to execute a Purchase and Sale and Settlement Agreement and Temporary Construction Easement with Sabrina Wolfson to resolve the City of Napa v. Wolfson matter, Napa County Superior Court Case No. 24CV000605. Under the terms of the agreement, the City will pay \$150,000 for certain portions of private property for road widening purposes and agrees to process variances for the private property site through the City's standard process.
- 8.B.** [371-2025](#) CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
Pursuant to Government Code Section 54956.9(d)(1)
Kawalek v. City of Napa, et al.
Napa County Superior Court Case No. 21CV001137
- 8.C.** [373-2025](#) CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
Pursuant to Government Code Section 54956.9(d)(2)
3 Potential Matters
Potential Legal Disputes with 3 Private Property Owners Regarding Hidden Glen Landfill Remediation Based on Receipt of Claims (attached) or Based on Existing Facts and Circumstances Related to the Remediation
- 8.D.** [376-2025](#) PUBLIC EMPLOYMENT
Pursuant to Government Code Section 54957
Title: City Attorney

9. ADJOURNMENT: 6:26 P.M.

The next regularly scheduled meeting for the City Council of the City of Napa is September 16, 2025.

Submitted by:

Tiffany Carranza, City Clerk