



# CITY OF NAPA

## MEETING MINUTES - Draft

### CITY COUNCIL OF THE CITY OF NAPA

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

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Tuesday, February 4, 2025

3:30 PM

City Hall Council Chambers

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**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:** 5 - Mayor Sedgley, Vice Mayor Luross, Councilmember DeNatale, Councilmember Narvaez, and Councilmember Painter

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

#### **3. SPECIAL PRESENTATIONS:**

##### **3.A. [026-2025](#) Proclamation Honoring Black History Month**

Mayor Sedgley and members of Council read the proclamation. JT Thompson, Napa Valley Black History Committee, accepted the proclamation and provided remarks and shared opportunities for members of the public to participate in celebratory activities throughout the month.

#### **4. PUBLIC COMMENT:**

Harold Leggett - provided comments regarding expenditures and how they were approved. Shared frustrations with road conditions, increased taxes and fees, etc. Shared he would be taking a more active roll to be an informed Napa resident.

Anonymous speaker on behalf of his grandfather Refugio Reyes - provided comments regarding immigration; voiced various concerns. Urged Council to pass a resolution to protect Napa's immigrant residents.

**5. CONSENT CALENDAR:**

City Clerk Carranza announced there was a request to have item 5.D. pulled for public comment.

### Approval of the Consent Agenda

A motion was made by Councilmember Painter, seconded by Councilmember Narvaez, to approve the Consent Agenda with item 5.D. pulled for public comment. The motion carried by the following vote:

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

- 5.A.**     [029-2025](#)     City Council Meeting Minutes
- Approved the minutes from the January 21, 2025 Regular Meeting of the City Council.
- 5.B.**     [027-2025](#)     Police Military Equipment Use Policy - Annual Report, Request to Purchase Equipment, and Ordinance Renewal
- Approved the second reading and final passage of Ordinance O2025-002 (1) approving the updated Police Military Equipment Use policy to add additional equipment in accordance with California Government Code Sections 7070 through 7075; and (2) to receive the Annual Military Equipment Report pursuant to Government Code Section 7071 and determining that all equipment identified in the report complies with Government Code Section 7071(d) as required by Government Code Section 7071(e).
- Enactment No: O2025-002
- 5.C.**     [023-2025](#)     Acceptance of Energy Efficiency and Conservation Block Grant
- Authorized the City Manager to:
1. Accept and sign all necessary documents related to the \$134,780 grant from the Department of Energy for the Energy Efficiency and Conservation Block Grant.
  2. Complete the necessary budget actions to accept and implement the grant.
- 5.D.**     [028-2025](#)     Emergency Declaration for 36-inch Asbestos Cement Transmission Main Replacement
- This item was pulled for public comment.
- Harold Leggett - posed questions as to what main replacement was for.
- Mayor Sedgley responded.
- A motion was made by Vice Mayor Luros, seconded by Councilmember Narvaez, to determine there is a need to continue the emergency action to execute and implement contracts for the construction to replace up to 11,000 linear feet of 36-inch asbestos cement transmission main. The motion carried by the following vote:

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

**5.E.** [491-2024](#) Emergency Repair of Browns Valley Creek at Tall Grass Drive Bridge

**Determined 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.F.** [022-2025](#) Salary Schedules for Full-Time and Part-Time Extra-Help Employees

**Adopted Resolution R2025-007 documenting the salary schedules for Full-Time and Part-Time Extra-Help Employees.**

Enactment No: R2025-007

**6. ADMINISTRATIVE REPORTS:**

**6.A.** [003-2025](#) Application for Homekey+ Funds

Deputy City Manager Rattigan provided the report via video conference.

Mayor Sedgley called for public comment.

Harold Leggett - provided comments as a long term general contractor in the valley. Shared frustrations with various barriers to building affordable housing.

Discussion was brought back to Council. Individual questions and comments ensued.

**A motion was made by Vice Mayor Luros, seconded by Councilmember Painter, to:**

- 1. Approve and authorize the City Manager to negotiate and execute Purchase and Sale Agreements for the purchase of 12 one-bedroom housing units at 1415 Fourth Street and 12 one-bedroom housing units at 1443 Division Street, with closing pending the award of Homekey+ Funds from the State of California;**
- 2. Approve and authorize the City Manager or Deputy City Manager to take the actions necessary to submit an application seeking grant funds from the State of California under the Homekey+ program to acquire 1415 Fourth Street and 1443 Division Street to deepen the affordability and convert to permanent supportive housing; and**
- 3. Adopt Resolution R2025-008 authorizing a reservation of Affordable Housing Impact Fee Funds in the amount of \$2,500,000 for the Acquisition of 1415 Fourth Street and 1443 Division Street in Napa; and determining that the actions authorized in this resolution are exempt from CEQA. The motion carried by the following vote:**

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

Enactment No: R2025-008

**6.B.**     [420-2024](#)     2025 City Council Appointments to Local, Regional, and State Boards, Councils, Committees, and Commissions

City Clerk Carranza provided a brief report.

Mayor and Councilmembers reviewed each appointment and provided any suggested changes.

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

**A motion was made by Councilmember Narvaez, seconded by Councilmember DeNatale, to adopt Resolution R2025-009 appointing members of City Council to local, regional, and state boards, councils, commissions, and committees for the year 2025, with direction to staff to finalize Resolution Exhibit A to incorporate the same appointees and alternate appointees as what was previously approved by Council for 2024, with the following exceptions:**

- Napa County Flood Control & Water Conservation District Board: Councilmember DeNatale will replace Councilmember Painter as appointee. Vice Mayor Luros and Councilmember Painter will serve as alternates.
- Napa Valley Transportation Authority Board and Napa Valley Transportation Authority - Taxing Authority Board: Councilmember Narvaez will serve as second appointee and Councilmember DeNatale will serve as an alternate.
- Napa Sanitation District Board: Councilmember Painter will replace Councilmember Narvaez as alternate.
- Association of Bay Area Governments General Assembly - Councilmember DeNatale will serve as alternate.
- Association of Bay Area Governments Regional Planning Committee - Councilmember DeNatale will replace Mayor Sedgley as appointee.
- Napa County Youth Opportunities Commission: Councilmember DeNatale will serve as alternate.
- Mobile Home and Mobile Home Park Owner's Committee - Mayor Sedgley will serve as appointee.
- City of Napa Nomination Committee - Councilmember DeNatale will serve as additional appointee.
- Napa County Climate Action Committee - Councilmember Painter will serve as additional appointee and Councilmember DeNatale will serve as alternate.
- Marin Clean Energy Board of Directors - Councilmember DeNatale will serve as alternate.

**The motion carried by the following vote:**

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

Enactment No: R2025-009

## 7. CONSENT HEARINGS:

### Approval of the Consent Agenda

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

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

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

- 7.A.**     [014-2025](#)     Amendment of the Napa Municipal Code to Add a New Chapter 3.15 entitled “Measure G Citizen Oversight Committee” and the Establishment of the Measure G Citizen Oversight Committee

**Approved the first reading and introduction of an ordinance amending the Napa Municipal Code to add a new chapter 3.15 entitled “Measure G Oversight Committee” and adopt a resolution establishing the Measure G Oversight Committee.**

Enactment No: O2025-003  
R2025-010

### 8. COMMISSION INTERVIEWS AND APPOINTMENTS:

8.A. [423-2024](#) Planning Commission Membership

Mayor Sedgley opened the item and welcomed all applicants.

Mayor Sedgley and City Clerk Carranza reviewed the proposed interview process.

Interviews began with each applicant providing a brief, three minute, introduction and statement, in the following order:

1. Eduardo Moreno
2. Lisa Massaro
3. Andrew Phipps
4. Eryn Ebach

Council questions of individual applicants followed their opening statements.

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

Following public comment, members of Council discussed whether or not to appoint the member for the unexpired remaining term, or fill the remaining term plus an additional. It was determined that an appointee would serve the unexpired remaining term plus an additional full term.

Each Councilmember voted, by paper ballot, to identify the preferred candidate to be appointed to the Commission.

City Clerk Carranza announced that the greatest number of votes were received by Lisa Massaro with four votes, and Eryn Ebach with five votes. She also announced the vote of each Councilmember for the candidates was as follows:

Mayor Sedgley: Massaro and Ebach

Vice Mayor Lueros: Massaro and Ebach

Councilmember DeNatale: Massaro and Ebach

Councilmember Narvaez: Moreno and Ebach

Councilmember Painter: Massaro and Ebach

A motion was made by Vice Mayor Luros, seconded by Councilmember Painter to:

- 1) Appoint Lisa Massaro to the Planning Commission to fill the unexpired remaining term of Mr. Kelley's plus an additional full term ending December 31, 2027; and
- 2) Appoint Eryn Ebach to the Planning Commission to fill a full term ending December 31, 2026; and
- 3) Designate Commissioners Lindsay Owen Eryn Ebach as Design Professionals.

The motion carried by the following vote:

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

Mayor Sedgley shared community member Melinda Adams passed away. He offered condolences to her family, and the meeting was adjourned in her memory.

**10. ADJOURNMENT: 5:25 P.M.**

The next regularly scheduled meeting for the City Council of the City of Napa is February 18, 2025.

Submitted by:

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Tiffany Carranza, City Clerk