



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 Mary Luross
Councilmember Chris DeNatale
Councilmember Bernie Narvaez
Councilmember Beth Painter

Tuesday, February 18, 2025

3:30 PM

City Hall Council Chambers

3:30 PM Afternoon Session
6:30 PM 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:

City Clerk Carranza announced the following supplemental items:

Item 5.B.:

- PowerPoint Presentation from City staff.
- Email communications from Kim Digardi, Jennifer Harrington, Maureen Trippe, Chuck Shinnamon, Gordon Huether, Carol Barge, Linda Ghiringhelli, Nancy Snowden, T. Santora and William and Linda Walter.

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

3. PUBLIC COMMENT:

Francie Winnen, President, Friends of the Napa River - presented Council with copies of the Napa Valley Historical Ecology Atlas and thanked Council for their efforts in making the community a wonderful place to live and work.

4. CONSENT CALENDAR:

Approval of the Consent Agenda

Prior to action on the consent agenda, Mayor Sedgley provided a brief comment sharing his excitement that the Alson Park restroom project was underway.

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

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

- 4.A.** [033-2025](#) City Council Meeting Minutes
- Approved the minutes from the January 30, 2025 Special Meeting and the February 4, 2025 Regular Meeting of the City Council.**
- 4.B.** [015-2025](#) Measure G Citizen Oversight Committee
- Approved the second reading and final adoption of Ordinance O2025-002 amending the Napa Municipal Code to add a new chapter 3.15 entitled "Measure G Oversight Committee."**
- Enactment No: O2025-002
- 4.C.** [035-2025](#) Amendment to Agreement for Interim City Attorney Services
- Approved and authorized the City Manager to execute on behalf of the City Amendment No. 1 to Agreement No. C2024-697 with Best Best & Krieger LLP ("BBK") in the increased amount of \$475,000 for a total contract amount not to exceed \$825,000.**
- 4.D.** [041-2025](#) Monthly Budget and Investment Statements
- Received the Monthly Budget and Investment Statement as of November 30, 2024; and as of December 31, 2024.**
- 4.E.** [034-2025](#) Treasurer's Quarterly Investment Report on the City's Investment Portfolio for the Quarter Ended December 31, 2024
- Received the Treasurer's Quarterly Investment Report on the City's investment portfolio for the period ending December 31, 2024.**
- 4.F.** [492-2024](#) 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 were exempt from CEQA.**

4.G. [050-2025](#) 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 11,000 linear feet of 36-inch asbestos cement water transmission main.

4.H. [002-2025](#) 2024 Annual Fire Inspection Compliance Report

Adopted Resolution R2025-011 acknowledging receipt of the 2024 Annual Fire Inspection Compliance Report prepared pursuant to California Health and Safety Code Sections 13146.2 - 13146.4.

Enactment No: R2025-011

4.I. [042-2025](#) Fire Department Suppression Employee Pregnancy Disability Benefit

Adopted Resolution R2025-012 granting authority to the City Manager to approve a limited paid disability benefit for pregnant fire department suppression personnel on Pregnancy Disability Leave

Enactment No: R2025-012

4.J. [036-2025](#) Alston Park Restroom Project

Adopted Resolution R2025-013: (1) approving and authorizing the Public Works Director to award a construction contract to, and execute a construction contract with, Dutch Contracting, Inc., for the Alston Park Restroom Project in the bid amount of \$431,783.41; (2) authorizing the Public Works Director to approve change orders and charges for project services up to \$102,678.34 for a total project amount not to exceed \$534,461.75; and (3) determining that the actions authorized by this resolution are exempt from CEQA.

Enactment No: R2025-013

4.K. [049-2025](#) License Agreement with the California Highway Patrol for City Shooting Range Use

Adopted Resolution R2025-014 approving and authorizing the Police Chief to enter into a license agreement with the California Highway Patrol to use the City Shooting Range through 12/31/2025 and determining that the actions authorized by this resolution are exempt from CEQA.

Enactment No: R2025-014

5. ADMINISTRATIVE REPORTS:

5.A. [006-2025](#) Annual Comprehensive Financial Report and Other Audit Reports for Fiscal Year Ended June 30, 2024.

Paul Phangureh, Deputy Finance Director, provided the report.

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

Discussion was turned over to Council. Brief individual Comments and questions ensued.

City Manager confirmed that recommendations for future allocations would come back in a future meeting.

A motion was made by Vice Mayor Luros, seconded by Councilmember Narvaez, to accept and file the City's Annual Comprehensive Financial Report for the fiscal year ended June 30, 2024. The motion carried by the following vote:

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

5.B. [474-2024](#) Fuller Park Playable Art Project

Ali Koenig, Parks Planner and Project Manger, and Breyana Brandt, Parks and Recreation Director, provided the staff report.

Dan Wodarczyk, S2 Associates, reviewed the project schematic and theme.

David Yosso, Principle Owner, SPEC, reviewed the project design development process.

Mayor Sedgley called for public comment.

Harold Leggett - shared concerns regarding the cost of the project. Suggested funds could be better spent elsewhere, to include street improvements.

Jim McNamara - shared concerns regarding access to the park. Would like to see funds spent on elsewhere to include parking enforcement.

Beverly - provided comments in support of the project due to its accessibility. Requested additional accessible upgrades to the restroom.

Heidi - provided comments in support of the project due to its accessibility. Requested additional accessible upgrades to the restroom.

Jen - provided comments in support of the project. Provided comments regarding disability living. Requested additional accessible upgrades to the restroom.

Nancy Snowden - shared concerns regarding the cost of the project.

Discussion was turned over to members of Council. Individual comments and questions ensued.

Staff responded to various questions regarding project costs, shade, neighborhood concerns and safety.

A motion was made by Vice Mayor Luros, seconded by Councilmember Narvaez, to adopt a resolution R2025-015 (1) approving and authorizing the Parks and Recreation Services Director to negotiate and execute an agreement with Specified Play Equipment Company for fabrication, delivery and construction of the final design for the Fuller Park Playable Art Project in the amount of \$2,315,504; (2) authorizing the Parks and Recreation Services Director to approve change orders and charges for project services up to \$175,960 for a total amount not to exceed \$2,491,464; (3) determining that the exception for specialty items in Napa Municipal Code Section 2.91.050 apply to the agreement; and (4) determining that the actions authorized by this resolution are exempt from CEQA.

The motion carried by the following vote:

Aye: 4 - Sedgley, Lueros, DeNatale, and Narvaez

No: 1 - Painter

Enactment No: R2025-015

6. COMMENTS BY COUNCIL OR CITY MANAGER:

City Manager Potter provided a brief update in regard to Measure G and shared City staff was waiting to hear from CDTFA in regard to when funds will begin to be collected.

Councilmember Painter shared she was proud of the City, and particularly Councilmember Narvaez, for the presentation made an event that was held at the 9/11 Memorial Garden the day prior.

7. CLOSED SESSION:

Interim City Attorney Diaz announced the closed session items.

Vice Mayor Lueros announced that she would be abstaining from items 7.B. and 7.C. as she had a child who attended Blue Oak school.

- 7.A. [071-2025](#) CONFERENCE WITH LABOR NEGOTIATORS
Pursuant to Government Code Section 54957.6
Agency designated representatives: Steve Potter, Liz Habkirk, Christopher Diaz, Heather Ruiz, MJ Tueros
Employee Organization: Napa City Employees Association
- 7.B. [073-2025](#) CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
Pursuant to Government Code Section 54956.9(d)(2)
- 7.C. [072-2025](#) CONFERENCE WITH LEGAL COUNSEL – INITIATION OF LITIGATION
Initiation of litigation pursuant to Government Code Section 54956.9(d)(4)
Two Potential Cases

CITY COUNCIL RECESS: 4:55 P.M.

6:30 P.M. EVENING SESSION

8. CALL TO ORDER: 6:30 P.M.

8.A. Roll Call:

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

9. PLEDGE OF ALLEGIANCE:

At the request of Mayor Sedgley, Jim Jones led the Pledge.

10. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

City Clerk Carranza announced the following supplemental documents that were received after agenda publication:

Item 12.A.:

- Memo from City staff received February 14, 2025
- Presentation from the applicant team.
- Presentation from City staff.
- Memo from City staff received February 18, 2025 regarding (1) additional responses to public comments, (2) a correction to Attachment 3, the Resolution for Design, Review, Permit and Use Permit, and (3) examples of prior zoning amendments approved by City Council.
- 72 written communications in support of the project.
- 12 written communications in opposition of the project.

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

11. PUBLIC COMMENT:

James Bledsoe - provided comments regarding events in Washington D.C.; voiced concerns that funding provided to Napa for housing may be eliminated. Hoped that the City would be making plans to address. Suggested the City increase amount of public gardens to help feed the residents.

12. PUBLIC HEARINGS:

12.A. [380-2024](#)

Glamping Zoning Text Amendment

Mayor Sedgley opened the public hearing.

Associate Planner Ryder Dilly provided the staff report.

Mayor Sedgley called for disclosures; Mayor and members of Council provided them.

Mayor Sedgley invited the applicant to provide their testimony.

Jeremy Sil, Bernie Corea, and Greg Pitts from the applicant team shared their presentation and provided an overview of various aspects of the proposed project.

Mayor called for public comment.

1. Craig Songer - spoke in opposition.
2. Ricardo Gaudino, local historian - wished Napa a Happy Birthday.
3. Parry Mead Murray, owner of the property - provided background regarding the property; provided comments in support of the project.
4. Neil DiPaola, Autocamp - provided additional comments regarding the project scope.
5. Heather Dooley - spoke in support.
6. Trina Falace, Buchalter - shared concerns with procedural process to approve the project via a text amendment; spoke in opposition.
7. Carissa Beecham, Buchalter - provided comments regarding CEQA aspect of the project; spoke in opposition.
8. Grant Johnson - provided comments in regard to the traffic study; shared concerns.
9. John Dunbar - spoke in support.
10. Jim Jones - spoke in opposition.
11. Jen Young - spoke in support.
12. Chris Malan - spoke in support.

13. Jorge Engel - spoke in support.
 14. Marianne Wiley - spoke in opposition.
 15. Lisa Mar-Johnston - spoke in opposition.
 16. Jay Jacobson - spoke in opposition.
 17. Donna Usnick - spoke in opposition.
 18. Debra Dommen - spoke in support.
 19. Gordon Huether - spoke in support.
 20. Colleen Moore - spoke in opposition.
 21. Roger Reichenberg - spoke in opposition. Should the item be approved, he also made suggestions for evacuation in the event of a fire incident.
 22. Chuck Shinnamon - provided comments and posed questions regarding the bike lane. Opposed.
 23. Speaker on behalf of Josh Winston - read comments in support.
 24. Jeri Hansen, Napa Chamber of Commerce - spoke in support.
- Mayor Sedgley called for a break at 8:31 P.M. The meeting reconvened at 8:41 P.M.**
25. Kara Vernor, Napa County Bicycle Coalition - spoke in support.
 26. Tom Tornley - spoke in support.
 27. Justin Newberry - spoke in opposition.
- A brief break was called at 8:53 P.M. to address a technical issue. The meeting reconvened at 8:57 P.M.**
28. Tony McClimans - spoke in opposition.
 29. Kelly Schaeffer - spoke in support.
 30. Mark Phillips - spoke in opposition.

31. Mary Allan - spoke in opposition.
32. Kelly Carlson - spoke in opposition.
33. Michael Rheinhardt - spoke in support.
34. Martin Harris - spoke in support.
35. Theodora Soldinger - spoke in support.
36. Ryan Beliakoff - spoke in support.
37. Marie Dolcini - spoke in opposition.
38. Brian Bennett - spoke in opposition.
39. Christopher Gilmore - spoke in opposition.
40. Deborah Kreutz - spoke in opposition.
41. Rita Kilkenny - spoke in opposition.
42. Hugh Linn - spoke in support.
43. Gary Green - provided comments regarding fire hazard mitigation.
44. Elan Fayard - spoke in opposition.
45. Cecily Jordan - spoke in opposition.
46. Anthony Truchard - spoke in opposition.
47. Dennis Bertolucci - spoke in opposition.
48. Robin Gibson - spoke in opposition.
49. JB Leamer - spoke in support.
50. Grayson Young - spoke in opposition.
51. Lynn Young - spoke in opposition.
52. Karen Pettigrew - posed questions regarding potential insurance increases due to increased fire hazard; opposed.

53. Alyssa Samrick - spoke in opposition.

54. Mark Davidson - spoke in opposition.

55. Rafael Banuelos - spoke in opposition.

56. Mel - spoke in opposition.

Mayor Sedgley called for the applicant's rebuttal.

Greg Pitts of the applicant team provided brief remarks in response to public comment.

A motion was made by Vice Mayor Luros, seconded by Councilmember Painter, to close the public hearing. The motion carried unanimously.

Discussion was turned over to Council for deliberation. Individual comments and questions ensued.

City staff and the applicant team addressed various questions, including those regarding the approval process, floodway usage, environmental and noise concerns, site uses, traffic plans, evacuation plans, and fire response and prevention.

Following the Council discussion, Mayor Sedgley proposed a brief break for the applicant team to convene and consider potential adjustments to the project based on suggestions from Council members. These suggestions included reducing the total number of units, limiting floodway usage, reducing the number of fire pits, and addressing traffic concerns.

A break was called at 11:36 P.M. The meeting reconvened at 11:45 P.M.

Bernie Corea of the applicant team responded, expressing confidence that the team could effectively address the right-turn-in and right-turn-out traffic flow with map service providers. The team would also collaborate with CalTrans to install some sort of center divider. Regarding density, the team proposed maintaining a maximum of 80 units at the campsite at any given time, with a year-round weighted average of 70 units. He noted the reduction would help limit traffic, particularly on peak days, and reduce the number of campfires on any given day. Concerning the floodway, the team would like to keep units there during the non-winter months.

Mayor Sedgley brought discussion back to Council.

A motion was made by Councilmember Narvaez, seconded by Mayor Sedgley, to, as outlined in the agenda packet, adopt a resolution adopting a Mitigated Negative Declaration, approve the first reading and introduction of an ordinance, and adopt a resolution approving a Use Permit and Design Review Permit with modifications to that resolution to include a change from 100 units to 80 units and an edit to condition #18, to the reasonable satisfaction of the planning staff to prevent left hand turns. The motion failed by the following vote:

Aye: 2 - Narvaez and Sedgley

No: 3 - DeNatale, Painter and Luros

Following the vote, the applicant team shared that they would be willing to propose the removal of wood burning, introduce a left turn lane, and reduce the number of units to 75. Brief additional discussion ensued.

A motion was made by Councilmember Narvaez to, as outlined in the agenda packet, adopt a resolution adopting a Mitigated Negative Declaration, approve the first reading and introduction of an ordinance, and adopt a resolution approving a Use Permit and Design Review Permit with modifications to that resolution to include a change from 100 units to 70 units, and edit to condition #18 to include that applicant shall contact CalTrans, in consultation with City staff, to obtain permission to install a left turn lane into the site and shall install left turn lane, if so allowed, prior to building permit issuance, and remove any wood burning fire pits. The motion failed for a lack of a second.

A motion was made by Vice Mayor Luros to postpone the item indefinitely to another date and time to reconsider. Brief additional discussion ensued regarding next steps. Councilmember Painter seconded the motion to postpone. Vice Mayor Luros later withdrew the motion. There was no vote.

Brief addition discussion ensued. There was no action taken on the application.

13. REPORT ACTION TAKEN IN CLOSED SESSION:

Interim City Attorney Diaz reported that the council met in Closed Session that afternoon to discuss three items.

No action was taken on item 7.A.

Regarding item 7.B., conference with legal counsel about anticipated litigation involving Blue Oak School and the Hagstrom claim, the Council voted 4-0, with Lueros recused, to not accept the late claim that was submitted.

For item 7.C., conference with legal counsel about the initiation of litigation, the Council voted 4-0, with Lueros recused, to proceed with litigation. Details of the matter will be disclosed once litigation is filed.

14. COMMENTS BY COUNCIL OR CITY MANAGER:

Vice Mayor Lueros shared that John Salmon passed away. The meeting was adjourned in his honor.

15. ADJOURNMENT: 12:04 A.M. (February 19, 2025)

The next regularly scheduled meeting for the City Council of the City of Napa is March 4, 2025.

Submitted by:

Tiffany Carranza, City Clerk