



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

Tuesday, December 2, 2025

3:30 PM Afternoon Session

6:30 PM 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. PLEDGE OF ALLEGIANCE:****3. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:****4. PUBLIC COMMENT ON NON-AGENDA ITEMS:****5. CONSENT CALENDAR:**

- 5.A. [438-2025](#) "Maddy Act" 2026 Local Appointments List for the City of Napa Boards, Commissions and Committees**
- Recommendation:** Receive the Annual Appointments List highlighting upcoming term vacancies occurring in the next year of City of Napa Boards, Commissions and Committees.
- Attachments:** [ATCH 1 – Local Appointments List](#)
- 5.B. [493-2025](#) Senior Advisory Commission Membership**
- Recommendation:** Appoint new member, Michael O'Connell to the Senior Advisory Commission to serve a term beginning immediately and ending on September 30, 2027.
- Attachments:** [ATCH 1 – Application](#)
- 5.C. [429-2025](#) Napa Tourism Improvement District - Contract for Marketing Services from The Abbi Agency**
- Recommendation:** Approve and authorize the City Manager to execute an agreement with The Abbi Agency for Destination Marketing Services for the term of January 1, 2026 to June 30, 2026 for an amount not-to-exceed \$345,550.
- Attachments:** [ATCH 1 - The Abbi Agency January-June 2026 Scope of Work](#)
[ATCH 2 - The Abbi Agency January-June 2026 Budget](#)
- 5.D. [433-2025](#) Contract Amendment: Additional Marketing Services from the Augustine Agency for the City of Napa Tourism Improvement District (TID)**
- Recommendation:** Approve and authorize the City Manager to execute Amendment No. 1 to Agreement No. C2025-897 with D. Augustine & Associates, Inc to increase the contract by \$56,850 for one additional month of marketing services and offboarding activities for a total contract amount not to exceed \$290,043.

5.E. [482-2025](#)**Amendment to Merchant McIntyre Contract****Recommendation:**

Approve and authorize the City Manager to execute on behalf of the City Amendment No. 2 to Agreement No. C2025-911 with Merchant McIntyre for federal grant and advocacy work in the increased amount of \$162,000 for a total contract amount not to exceed \$216,000.

Attachments:

[ATCH 1 - Amendment No. 2 to Agreement No. C2025-911](#)

5.F. [467-2025](#)**Amendment No. 3 to Agreement for Interim City Attorney Services****Recommendation:**

Approve and authorize the City Manager to execute on behalf of the City Amendment No. 3 to Agreement No. C2024-697 with Best Best & Krieger LLP ("BBK") in the increased amount of \$500,000 for a total contract amount not to exceed \$1,800,000.

Attachments:

[ATCH 1 - Amendment No. 3 to C2024-697](#)

[ATCH 2 - Amendment No. 2 to C2024-697](#)

[ATCH 3 - Amendment No. 1 to C2024-697](#)

[ATCH 4 - Agreement No. C2024-697](#)

5.G. [491-2025](#)**Enterprise Resource Planning (EERP) Support Agreement and Project Budget Amendment****Recommendation:**

Adopt a resolution approving and authorizing the City Manager to (1) execute Amendment No. 2 to City Agreement No. C2025-037 with Koa Hills Consulting LLC, in the amount of \$235,000 for a total contract amount not to exceed \$535,000 for on-going technical and application support for the current Tyler Technologies Enterprise Resource Planning system; and (2) approving a transfer in the amount of \$350,660 from the Nonrecurring General Fund to the Information Technology Fund as documented in Council Budget Amendment No. 5P06.

Attachments:

[ATCH 1 - Resolution](#)

[EX A - Council Budget Amendment No. 5P06](#)

[ATCH 2 - Amendment 2 to C2025 037](#)

[ATCH 3 - Amendment 1 to C2025 037](#)

[ATCH 4 - Agreement C2025 037](#)

5.H. [440-2025](#)**California Boulevard Rehabilitation****Recommendation:**

Adopt a resolution:

- (1) authorizing the Public Works Director to award a construction contract to, and execute a construction contract with MCK Services, Inc., for the California Boulevard Rehabilitation project (33ST26PW11) in the bid amount of \$2,317,343.25;
- (2) authorizing the Public Works Director to approve change orders and charges for project services up to \$384,784.75 for a total project construction costs amount not to exceed \$2,702,128;
- (3) amending the FY2025/26 & 2026/27 Capital Improvement Project Plan as documented in Council Budget Amendment 4P6; and
- (4) determining that the actions authorized by this resolution are exempt from CEQA.

Attachments:

[ATCH 1 - Resolution](#)

[EX A - Council Budget Amendment 4P6](#)

5.I. [469-2025](#)**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.J. [490-2025](#)**Napa Countywide Road Maintenance Act (Measure T) - Updated 5-Year Work Plan****Recommendation:**

Adopt a resolution; (1) approving the updated 5-Year List of Projects under the Measure T Program; (2) authorizing the Public Works Director to file the updated 5-Year List of Projects with NVTA-TA; and (3) determining that the actions authorized by this resolution are exempt from CEQA.

Attachments:

[ATCH 1 - Resolution](#)

[EX A - Updated 5-Year Measure T List of Projects](#)

5.K. [480-2025](#)**Water Meter Equipment Replacement Agreements****Recommendation:**

Adopt a resolution approving and authorizing the Utilities Director to (1) amend existing contract with Badger Meter, Inc., increasing the compensation from \$200,000 to an amount not to exceed \$450,000 for Fiscal Year 2026, for the purchase of water service meters and associated items for use in the municipal water distribution system; (2) execute a contract in an amount not to exceed \$500,000 with Badger Meter, Inc. for Fiscal Year 2027, for the purchase of water service meters and associated items for use in the municipal water distribution system; and (3) determine that the actions authorized by this resolution are exempt from CEQA.

Attachments:

[ATCH 1 - Resolution](#)

5.L. [478-2025](#)**Lake Hennessey and Milliken Reservoir Watershed Water Quality Monitoring**

Recommendation: Approve and authorize the Utilities Director to execute Amendment 2 to the Memorandum of Understanding with Napa County for Water Quality Monitoring of the Lake Hennessey and Milliken Reservoir Watersheds.

Attachments: [ATCH 1 – Amendment No. 2 to MOU](#)

6. ADMINISTRATIVE REPORTS:6.A. [418-2025](#)**Federal Legislative Presentation and Platform Approval**

Recommendation: 1. Receive a report from Merchant McIntyre & Associates on federal government relations; and
2. Adopt a resolution approving the 2026 City of Napa Legislative and Regulatory Platform.

Attachments: [ATCH 1 - Resolution](#)

6.B. [434-2025](#)**Interim Operation Plan for the Harvest Middle School Property**

Recommendation: Receive a presentation on the interim Harvest operations plan which includes (1) summary of due diligence review on the property; (2) interim site operations plan and resource allocation; and (3) future site-specific community engagement strategy; and provide direction to staff.

7. CONSENT HEARINGS:7.A. [458-2025](#)**Vacation and Quitclaim of a portion of Salvador Avenue with the Reservation of a Public Utility Easement**

Recommendation: Adopt a resolution; (1) authorizing the vacation and quitclaim of a portion of Salvador Avenue with the reservation of a public utility easement; (2) declaring that the vacated area is exempt surplus land; and (3) determining that the actions authorized by this resolution are exempt from CEQA.

Attachments: [ATCH 1 - Resolution](#)
[EX A - Abandonment Description](#)
[EX B - Plat Map](#)
[ATCH 2 - Quitclaim Deed](#)
[EX A - Abandonment Description](#)
[EX B - Plat Map](#)

8. COMMENTS BY COUNCIL OR CITY MANAGER:**9. CLOSED SESSION:**

- 9.A. [495-2025](#) PUBLIC EMPLOYEE PERFORMANCE EVALUATION
Pursuant to Government Code Section 54957
Title: City Manager

CITY COUNCIL RECESS

6:30 PM EVENING SESSION

10. CALL TO ORDER:

10.A. Roll Call:

11. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

12. PUBLIC COMMENT ON NON-AGENDA ITEMS:

13. ADMINISTRATIVE REPORTS:

- 13.A. [462-2025](#) Informational Presentation on Traffic Safety Projects-1st
Street/Browns Valley Road and Automated Red Light
Enforcement Program
- Recommendation:** Receive an informational presentation on the recently implemented 1st
Street/Browns Valley Road Project and Automated Red Light
Enforcement Program, along with data collection efforts for these
projects that will be reported annually for City Council Meetings going
forward.

14. PUBLIC HEARINGS:

- 14.A. [398-2025](#) Hotel Oxbow Modification
- Recommendation:** Adopt a resolution (1) approving a subsequent Design Review Permit to
modify exterior facades of a previously approved hotel project at 730
Water Street, (2) approving a two-year extension to the existing Use
Permit for the project, and (3) determining that the actions authorized by
the resolution were adequately analyzed by a previous California
Environmental Quality Act (CEQA) action.
- Attachments:** [ATCH 1 - Resolution](#)
[ATCH 2 - Project Description](#)
[ATCH 3 - Project Renderings](#)
[ATCH 4 - Elevations](#)
[ATCH 5 - Floor Plans](#)
[ATCH 6 - City Council Resolution No. R2024-029](#)
[ATCH 7 - 2024 Addendum](#)
[ATCH 8 - Planning Commission Staff Report \(11-6-2025\)](#)
[ATCH 9 - Planning Commission Supplemental Memorandum \(11-6-2025\)](#)

15. REPORT ACTION TAKEN IN CLOSED SESSION:

16. COMMENTS BY COUNCIL OR CITY MANAGER:

17. ADJOURNMENT:

The next regularly scheduled meeting for the City Council of the City of Napa is December 16, 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 Wednesday, November 26, 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.

THE PUBLIC CAN ALSO VIEW AND LISTEN TO THE MEETING LIVE ON:

1. City of Napa website <https://napacity.legistar.com/calendar.aspx>. Click on the "In Progress" link.
2. Local cable TV Channel 28

Please be aware that while every effort is made to ensure the availability of the live meeting on the City of Napa's website and on the local cable channel, occasional technical difficulties may occur that prevent the meeting from being viewed live. In those instances, so long as the public may still attend and view the meeting in person, the meeting will continue.

PUBLIC COMMENT GUIDELINES**LIVE 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. If the subject of the comments is not covered under an item on the meeting agenda, the Brown Act strictly limits the City's ability to respond.

Speakers are requested to submit a speaker card prior to the item being called in order to assist with the efficient and orderly conduct of the meeting. A speaker card is not required, provided the speaker 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.

For each item, speaking time is up to 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 Council's Rules of Order and Procedures (R2016 6) to facilitate the efficient and fair conduct of the meeting.

PROVIDING WRITTEN PUBLIC COMMENT:*

Members of the public may submit written comments to the City Council before or during the meeting. All supplemental written comments will be included in the official record in accordance with the Council's Rules of Order and Procedures (R2016 6). Public comments will NOT be read aloud during the meeting.

To allow City Council adequate time to review public comments before the meeting, comments are encouraged to be submitted by email to clerk@cityofnapa.org no later than 12:00 p.m. on the day of the City Council meeting. Comments received after the deadline or during the meeting will be distributed to the City Council and added to the record the next business day, or as soon as possible thereafter.

Written comments may also be mailed to ATTN: City Clerk, 955 School Street, Napa, CA 94559, or dropped off in person at the City Clerk's office at City Hall.

* Please note: Emails and written comments submitted to the City Council, along with any contact information provided, are considered public records. They may be posted on the City's website and disclosed in accordance with the California Public Records Act.

ACCESS TO INFORMATION 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.

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. Please request assistance at least 48 hours prior to the meeting.

For TTY/ Speech to Speech users, dial 711 for the California Relay Service, for text to speech, speech to speech, and Spanish language services 24 hours a day, 7 days a week.

TRADUCCIONES EN ESPAÑOL / SPANISH LANGUAGE TRANSLATIONS:

Esta agenda identifica los asuntos que serán considerados para acción de el ayuntamiento de la Ciudad de Napa en la fecha, hora y lugar que se muestran en la primera pagina. 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 ayuntamiento.

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. Se les pide por favor que avise con 48 horas de anticipación cuando haga un pedido para asistencia. Esto les da suficiente tiempo antes de la junta para permitir que la ciudad tome medidas razonables.

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.

For more information on the City of Napa's general procedures for City Council meetings refer to the City Clerk's website at www.cityofnapa.org/150/City-Clerk or contact the City Clerk's office directly at (707) 257 9503 or email at clerk@cityofnapa.org.

VIEWING ARCHIVED 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 videos.