



CITY OF NAPA

CITY COUNCIL OF THE CITY OF NAPA

REGULAR MEETING AGENDA

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

City Hall Council Chambers
955 School Street
Napa, CA 94559

August 4, 2026
cityofnapa.org
3:30 PM Afternoon Session
No Evening Session

****Effective July 21, 2026 - Remote Participation Available for City Council Meetings** (See page 6 for details)**

3:30 PM AFTERNOON SESSION

1. CALL TO ORDER:

1.A. Roll Call:

2. PLEDGE OF ALLEGIANCE:

3. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

4. SPECIAL PRESENTATIONS:

4.A. [285-2026](#) Napa Farmers Market Week

Recommendation: Proclaim August 2 - 8, 2026 as Napa Farmers Market Week.

Attachments: [ATCH 1 - Proclamation](#)

5. PUBLIC COMMENT ON NON-AGENDA ITEMS:

6. CONSENT CALENDAR:

6.A. [318-2026](#) City Council Meeting Minutes

Recommendation: Approve the minutes from the July 21, 2026 regular meeting of the City Council.

Attachments: [ATCH 1 - July 21, 2026 Draft Regular Meeting Minutes](#)

- 6.B. [315-2026](#) **Short Term Rental Facilitator (SB 346)**
- Recommendation:** Approve the second reading and introduction of an ordinance adding Section 3.20.065 titled "Short-Term Rental Facilitator Reporting" to the Napa Municipal Code to require reporting in accordance with Senate Bill 346.
- Attachments:** [ATCH 1 - Ordinance](#)
- 6.C. [314-2026](#) **Sidewalk Vending Ordinance (NMC Chapter 5.82)**
- Recommendation:** Approve the second reading and adoption of an ordinance enacting Napa Municipal Code Chapter 5.82, establishing a sidewalk vending permit system, operational regulations, and enforcement provisions consistent with Senate Bill 946.
- Attachments:** [ATCH 1 - Ordinance](#)
- 6.D. [316-2026](#) **Franklin Station II Redevelopment Project and Development Agreement**
- Recommendation:** (1) Approve the second reading and final adoption of Ordinance O2026-009 repealing in its entirety Ordinance No. O2018-014, adopting planned development overlay district (PD-37) to establish use provisions, development standards, and design guidelines for the Franklin Station II Project located at 1251/1351 Second Street, 820 Randolph Street, & 801/809 Coombs Street Unit A, B, C, & D (APNs 003-212-001, 003-208-001, 003-300-015 through 003-300-024 (PL25-0068) and determining that the actions authorized by this ordinance were adequately analyzed by a previous CEQA action; and
- (2) Approve the second reading and final adoption of Ordinance O2026-010 approving and authorizing the City Manager to execute a Development Agreement pursuant to Government Code Section 65864, et seq. by and between the City of Napa and 1351 Second Street, LLC, Keller Yountville Vineyard LLC, Young Building LLC, and James Keller, authorizing the City Clerk to record the agreement, and determining that the actions authorized by this ordinance were adequately analyzed by a previous CEQA action.
- Attachments:** [ATCH 1 - Ordinance O2026-009 \(Planned Development Overlay\)](#)
[EX A - Planned Development Overlay \(PD-37\) Amendments](#)
[EX B - Planned Development Overlay \(PD-37\) District Map](#)
[ATCH 2 - Ordinance O2026-010 \(Development Agreement\)](#)
[EX A - Draft Development Agreement](#)
[ATCH 3 - CEQA Addendum](#)

- 6.E. [267-2026](#) **Acceptance of Four State of California Office of Traffic Safety (OTS) Grants for FY2026-2027.**
- Recommendation:** Adopt a Resolution (1) accepting four grants from the State of California 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 \$343,700.00 in the Police Department's Special Revenue Grants Fund for the Office of Traffic Safety Grant Programs for Fiscal Year 2026-2027; and (3) determining that the actions authorized by this resolution are exempt from CEQA pursuant to CEQA Guideline 15060(c).
- Attachments:** [ATCH 1 - Resolution](#)
[EX A - Budget Amendment No. 2P2](#)
[ATCH 2 - Selective Traffic Safety Enforcement Program Grant Agmt.](#)
[ATCH 3 - Motorcycle Safety Education and Training Program Grant Agmt.](#)
[ATCH 4 - Pedestrian and Bicycle Safety Program Grant Agmt.](#)
[ATCH 5 - Traffic Records Improvement Project Grant Agmt.](#)
- 6.F. [302-2026](#) **Acceptance of the California Highway Patrol Cannabis Tax Fund Grant Program for FY2026-2027**
- Recommendation:** Adopt a Resolution (1) accepting the Cannabis Tax Fund Program Grant from the California Highway Patrol in the amount of \$261,810.58; (2) authorizing the Chief of Police to execute the Grant Agreement with the California Highway Patrol; (3) approving revenue and expenditure budget increases of \$261,810.58 in the Police Department's Special Revenue Grants Fund for the CHP Cannabis Tax Fund Grant Program for Fiscal Year 2026-2027 as documented in Budget Amendment No.3P2 and (4) determining that the actions authorized by this Resolution are exempt from CEQA pursuant to CEQA Guideline 15060(c).
- Attachments:** [ATCH 1 - Resolution](#)
[EX A - Council Budget Amendment No. 3P2](#)
[ATCH 2 - CHP Cannabis Tax Fund Grant Agreement](#)
[ATCH 3 - CHP Cannabis Grant Tax Fund Grant Award Letter](#)
- 6.G. [311-2026](#) **Paramedic Tax Rate**
- Recommendation:** Adopt a resolution authorizing the Paramedic tax rate for Fiscal Year 2026/27.
- Attachments:** [ATCH 1 - Resolution](#)
- 6.H. [310-2026](#) **Lake Park and River Park Estates Maintenance Districts Assessment Rates**
- Recommendation:** Adopt a resolution authorizing the Lake Park and River Park Maintenance Districts' assessment rates for Fiscal Year 2026/27.
- Attachments:** [ATCH 1 - Resolution](#)

6.I. [294-2026](#)**Napa Pipe 2, Block 18 Subdivision Final Map, 16 Single-Family Lots and 3 Fourplex Lots Project Located on Splittail Way.****Recommendation:**

Adopt a resolution (1) approving the Final Map of Napa Pipe 2 - Block 18 (Project No. ENG23-0016), to subdivide property located on Splittail Way into 16 single-family lots and 3 fourplex lots, (2) authorizing the Mayor to sign said Final Map, (3) approving and authorizing the Public Works Director to execute the Subdivision Improvement Agreement, and (4) determining that the actions authorized by this resolution were adequately analyzed by a previous CEQA action.

Attachments:

[ATCH 1 - Resolution](#)

[EX A - Final Map \(reduced version\)](#)

6.J. [240-2026](#)**Lake, Laurel, and Klamath Parks Improvement Project****Recommendation:**

Adopt a resolution: (1) authorizing the Public Works Director to award a construction contract to, and execute a construction contract with N G Builder Company, for the Lake, Laurel, and Klamath Parks Improvement Project in the total bid (base bid plus all bid alternates) amount of \$1,577,998.95; (2) authorizing the Public Works Director to approve change orders and charges for project services up to \$377,799.05 for a total project construction cost amount not to exceed \$1,955,798; (3) amending the FY 2026/27 Capital Improvement Program as documented in Council Budget Amendment No. 4P2; and (4) determining that the actions authorized by this resolution are exempt from CEQA.

Attachments:

[ATCH 1 - Resolution](#)

[EX A - Council Budget Amendment No. 4P2](#)

7. ADMINISTRATIVE REPORTS:**7.A. [291-2026](#)****Semiannual Financial and Economic Indicator Update, Summer 2026****Recommendation:**

Receive and discuss financial update as part of the Economic Development Dashboard and receive a supplemental presentation from Robert Eyler, PhD, regarding the City's key performance indicators and economic trends.

Attachments:

[ATCH 1 - ED Dashboard July 2026 Update](#)

7.B. [194-2026](#)**Adopt the City of Napa Community Wildfire Protection Plan ("CWPP")****Recommendation:**

Adopt a resolution adopting the City of Napa Community Wildfire Protection Plan and determining that the actions authorized by this Resolution are exempt from CEQA.

Attachments:

[ATCH 1 - Resolution](#)

[EX A - Community Wildfire Protection Plan](#)

- 7.C. [287-2026](#) **Salary Schedules for Full-Time and Part-Time Extra-Help Employees**
- Recommendation:** Adopt a resolution documenting the salary schedules for Full-Time Employees and Part-Time Extra-Help Employees.
- Attachments:** [ATCH 1 - Resolution](#)
 [EX A - Salary Schedule for Full-Time Employees](#)
 [EX B - Salary Schedule for Part-Time Extra-Help Employees](#)
- 7.D. [313-2026](#) **Sister City and Friendship City Relationships Policy Updates**
- Recommendation:** Adopt a Resolution repealing and replacing City Council Policy Resolution No. 30 to update the policy regarding Sister City and Friendship City Relationships
- Attachments:** [ATCH 1 - Resolution with EX A \(Policy\)](#)

8. COMMENTS BY COUNCIL OR CITY MANAGER:

9. CLOSED SESSION:

- 9.A. [322-2026](#) **CONFERENCE WITH LEGAL COUNSEL – INITIATION OF LITIGATION**
 Pursuant to Government Code Section 54956.9(d)(4)
 Two Potential Cases

10. ADJOURNMENT:

The next regularly scheduled meeting for the City Council of the City of Napa is Tuesday, August 18, 2026.

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 Thursday, July 30, 2026 at 5:00 PM.

Tiffany Carranza, City Clerk

HOW TO PARTICIPATE IN CITY COUNCIL MEETINGS****Effective July 21, 2026 - Remote Participation Available for City Council Meetings****

1. Attend Meeting in Person: City Hall Council Chambers located at 955 School Street, Napa, CA 94559. Please submit a speaker card to the City Clerk and identify the item you wish to speak on.

2. Zoom – Remote participation via Zoom app on your smartphone, tablet or web browser at <https://us02web.zoom.us/j/89952571719> or join on a web browser, enter the Meeting ID: 899 5257 1719.

To join the speaking queue, use the “raise hand” feature. Speakers will be unmuted and called on to speak when it is your turn.

3. Telephone – Remote participation by telephone, dial 1(669) 900-6833 or 1(669) 444-9171 enter Meeting ID: 899 5257 1719 and press #.

To join the speaking queue, press *9 to raise hand and press *6 to unmute when called on to speak.

4. Written Public Comment - Submit comments by email to clerk@cityofnapa.org or mail or deliver in person to the City Clerk's Office at 955 School Street, Napa, CA 94559.

To allow the City Council time to review your comments before the meeting, please submit them by 12:00 p.m. on the meeting day. Comments received after 12:00 p.m. or during the meeting will be distributed to the City Council as soon as practicable and included in the official record.

Please note: Written comments, including any contact information provided, are public records and may be posted online or disclosed in accordance with the California Public Records Act.

HOW TO VIEW AND LISTEN TO THE MEETING LIVE

1. City of Napa website <https://napacity.legistar.com/calendar.aspx>. Click on the “In Progress” link.

2. Local cable TV Channel 28

DISRUPTION POLICY

In accordance with Senate Bill 707, if a service disruption should occur preventing remote public participation to continue, the Mayor shall call a recess of the open session. The recess shall last for one hour or until service is restored, whichever is earlier. If the service has not been restored after the expiration of the hour, City Council may reconvene to a) adjourn the meeting; b) extend the recess; or c) continue the meeting.

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. Zoom participants are to use the “raise hand” feature.

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 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.

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.