



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 Bernie Narvaez*  
*Councilmember Liz Alessio*  
*Councilmember Mary Luross*  
*Councilmember Beth Painter*

Tuesday, July 16, 2024

3:30 PM

City Hall Council Chambers

**3:30 PM Afternoon Session**  
**No Evening Session**

**3:30 P.M. AFTERNOON SESSION**

**1. CALL TO ORDER: 3:33 P.M.**

**1.A. Roll Call:**

- Present:** 4 - Councilmember Alessio, Councilmember Painter, Vice Mayor Narvaez, and Mayor Sedgley
- Absent:** 1 - Councilmember Luross

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

City Clerk Carranza announced the following supplemental documents:

Item 4 - Emails from James McNamara and Jarvis Peay.

Items 6.A. and 6.B. - PowerPoint presentations from City staff.

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

**3. SPECIAL PRESENTATIONS:**

**3.A. [241-2024](#) Proclamation for Parks and Recreation Month**

Mayor Sedgley and members of Council read the proclamation and staff shared a video. Breyana Brandt, Parks and Recreation Director, and department staff, accepted the proclamation.

**4. PUBLIC COMMENT:**

Edna Landin, on behalf of Mother's Tacos - shared concerns regarding unpermitted food vendors in the City.

Eduardo Chavez, on behalf of Tacos Chavez - shared concerns regarding unpermitted food vendors in the City.

Jesus Gonzalez - shared concerns regarding unpermitted food vendors in the City.

Cheryl Atkins - shared concerns regarding unpermitted food vendors in the City.

Felipe Arana - shared concerns regarding unpermitted food vendors in the City.

Henry - provided comments regarding the Supreme Court Grants Pass vs. Johnson case. Suggested solutions were not helpful in addressing homelessness. Hoped that the City would prioritize solutions to include housing and further direct assistance in working with the homeless population.

Joanne Sutro, and Laure Keller-Coyote - Shared information regarding Napa CanDo's "Pro-Inclusion Napa" campaign.

Stacey Harrington, Napa County Environmental Health Department - provided comments in response to concerns regarding the unpermitted food vendors and the efforts the County and the City were undertaking to address the issues. Asked Council for support to continue the partnership.

**5. CONSENT CALENDAR:**

**Approval of the Consent Agenda**

Following the approval of the Consent Calendar, Councilmember Alessio provided comments acknowledging the new, and reappointed, Board, Commission, and Committee Members. She also acknowledged City staff for providing the Grand Jury response letter on Elder abuse.

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

**Aye:** 4 - Alessio, Painter, Narvaez, and Sedgley

**Absent:** 1 - Lueros

- 5.A.**     [254-2024](#)     City Council Meeting Minutes

Approved the minutes from the June 4, 2024 and June 18, 2024 Regular Meetings of the City Council.
  
- 5.B.**     [260-2024](#)     Civil Service Commission Membership

Appointed incumbent, Suzanne R. Mason, to the Civil Service Commission to serve an additional term beginning immediately and ending on June 30, 2027.
  
- 5.C.**     [259-2024](#)     Cultural Heritage Commission Membership

Appointed two individuals to the Cultural Heritage Commission as follows:

  - 1) Appointed incumbent Sara L. Van Giesen to serve an additional term beginning immediately and ending on June 30, 2026; and
  - 2) Appointed incumbent William A. Tuikka, designated as a Preservation Professional, to serve an additional term beginning immediately and ending on June 30, 2026.
  
- 5.D.**     [261-2024](#)     Napa Valley Transportation Authority (NVTA) Active Transportation Advisory Committee (ATAC) Membership

Directed the City Clerk to transmit a letter to the Napa Valley Transportation Authority (NVTA) Board of Directors recommending the nomination of incumbent, Michael Rabinowitz to serve as City of Napa representative to the NVTA Active Transportation Advisory Committee (ATAC) for an additional two-year term beginning immediately following the NVTA Board appointment date.
  
- 5.E.**     [267-2024](#)     Public Art Steering Committee Membership

  - (1) Appointed Lissa Gibbs as Visual Art Professional to the Public Art Steering Committee for a term beginning immediately and ending June 30, 2028; and
  - (2) Appointed John W. Hannaford as nominee of the Arts Council Napa Valley to the Public Art Steering Committee for a term beginning immediately and ending June 30, 2028.
  
- 5.F.**     [262-2024](#)     Senior Advisory Commission Membership

Appointed two individuals to the Senior Advisory Commission as follows:

  - 1) Appointed new member Liz Marks to serve a term beginning immediately and ending on September 30, 2026; and
  - 2) Appointed new member Howell L. Broxton, designated as a Senior Agency Representative, to serve a term beginning immediately and ending on September 30, 2025.
  
- 5.G.**     [268-2024](#)     Tentative Agreement between the City of Napa and the Napa Police Officers’ Association (“NPOA”)

Approved and adopted the Tentative Agreement between the City of Napa (“City”) and the Napa Police Officers’ Association (“NPOA”) for the term of September 1, 2024 through December 31, 2026; and authorize the City Manager to finalize and execute a successor Memorandum of Understanding (MOU) to implement the Tentative Agreement.

- 5.H.**     [243-2024](#)     Response to the 2023-2024 Napa County Grand Jury Final Report  
“Raising Awareness of Elder Abuse in Napa County”

**Approved the City of Napa Response to the 2023-2024 Grand Jury Final Report “Raising Awareness of Elder Abuse in Napa County” and direct the City Manager to submit the response on behalf of the City Council to the Presiding Judge of the Superior Court.**
- 5.I.**     [255-2024](#)     Resolution Extending the Deadline to Submit Arguments and Rebuttal Arguments For and Against Measure G

**Adopted Resolution R2024-074 extending the deadline to submit arguments for and against Measure G to August 16, 2024 at 5:00 p.m. and the deadline to submit any rebuttal arguments for Measure G to August 23, 2024 at 5:00 p.m. to be consistent with the deadlines established by the Napa County Registrar of Voters.**

Enactment No: R2024-074
- 5.J.**     [248-2024](#)     Lake Park and River Park Estates Maintenance Districts Assessment Rates

**Adopted Resolution R2024-075 authorizing the Lake Park and River Park Maintenance Districts' assessment rates for Fiscal Year 2024/25.**

Enactment No: R2024-075
- 5.K.**     [249-2024](#)     Paramedic Tax Rate

**Adopted Resolution R2024-076 authorizing the Paramedic tax rate for Fiscal Year 2024/25.**

Enactment No: R2024-076
- 5.L.**     [234-2024](#)     Acceptance of California Highway Patrol Cannabis Tax Fund Grant Program for 2024-2025

**Adopted Resolution R2024-077 (1) accepting a grant from the California Highway Patrol in the amount of \$196,123.89, and authorizing the Police Chief to execute the Grant Agreement with the California Highway Patrol; and (2) approving revenue and expenditure budget increases of \$196,123.89 in the Non-Recurring General Fund for the Cannabis Tax Fund Grant for Fiscal Year 2024-2025 as documented in Council Budget Amendment No. 1P223.**

Enactment No: R2024-077

**5.M.**     [235-2024](#)     Chemical Supplies for Potable Water Treatment Plant Facilities

(1) Determined that the proposed three-year agreements with Chemtrade Chemicals US LLC, Thatcher Company of California, Inc., Linde, Inc., Carus LLC, for the purchase of chemical supplies for potable water treatment plant facilities, meet the requirements for procurement of supplies via existing contracts with another public agency (North Bay Chemical Agency Pool), as set forth in Napa Municipal Code Section 2.91.060; and

(2) Determined that the proposed three-year agreements with Brenntag Pacific, Inc. and Hawkins, Inc., meet the requirements for a “specialty item” as set forth in Napa Municipal Code Section 2.91.050; and

(3) Authorized the Utilities Director to negotiate and execute a three (3) year agreement for the purchase of chemical supplies for use at the three City of Napa potable water treatment with the following vendors and in the following per fiscal year amounts: (a) Chemtrade Chemicals US LLC in an amount up to \$700,000 for Aluminum Sulfate; (b) Thatcher Company of California, Inc. in an amount of up to \$300,000 for Sodium Hypochlorite; (c) Linde, Inc. in an amount of up to \$150,000 for Liquid Oxygen; Carus LLC in an amount of up to \$125,000 for Orthopolyphosphate; (d) Brenntag Pacific, Inc. in an amount of up to \$250,000 for Sodium Hydroxide; and (e) Hawkins, Inc. in an amount of up to \$150,000 for Potassium Permanganate; and

(4) Determined that the actions authorized by this item are exempt from CEQA.

**6. ADMINISTRATIVE REPORTS:**

**6.A.**     [239-2024](#)     Council Spotlight - Parks and Recreation Department Data Initiative Highlights

Ali Koenig, Parks Project Manager, and Jeff Gittings, Parks and Urban Forestry Manager, provided the report.

Breyana Brandt, Parks and Recreation Director, provided closing remarks and shared upcoming projects.

Following the presentation Individual Council questions and comments ensued.

Mayor Sedgley called for public comment.

Jim McNamara - shared that he was pleased that staff was looking towards improving recreation for children; however shared additional concerns within the target area related to the condition of the neighborhoods.

**6.B.**     [250-2024](#)     City-owned Surface Parking Lot Property at Southeast Corner of Pearl and Coombs Streets and Dwight Murray Plaza on First Street

Community Development Director Vin Smith provided the staff report.

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

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

**A motion was made by Councilmember Painter, seconded by Vice Mayor Narvaez, to adopt Resolution R2024-078:**

**(1) Declaring two City-owned properties as exempt surplus land under the State Surplus Lands Act pursuant to Government Code Subsections 54221(f)(1)(b), (c), and (j), including: (a) approximately 0.75 acres of real property, generally including the surface parking lot located at the southeast corner of Pearl Street and Coombs Street; and (b) approximately 0.18 acres of real property located at the northwest corner of First Street and Brown Street, known as Dwight Murray Plaza;**

**(2) Authorizing the City Manager to execute an Amended and Restated Agreement of Purchase and Sale (Agreement No. C2020-174) for sale of the parking lot property to Coombs Street, LLC for \$870,000; and**

**(3) Authorizing the City Manager to execute an Agreement for the Exchange of Real Property with Coombs Street, LLC, exchanging Dwight Murray Plaza for a new plaza property of equivalent size to expand the adjacent Brown Street corridor and 9/11 memorial garden and associated improvements. The motion carried by the following vote:**

**Aye:** 4 - Alessio, Painter, Narvaez, and Sedgley

**Absent:** 1 - Lueros

Enactment No: R2024-078

**7. CONSENT HEARINGS:**

**Approval of the Consent Agenda**

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

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

**Aye:** 4 - Alessio, Painter, Narvaez, and Sedgley

**Absent:** 1 - Lueros

7.A. [244-2024](#) Trinitas Mixed-Use 3rd Extension

Adopted Resolution R2024-079 approving a third, two-year extension of the Use Permit and Design Review Permit approving a four-story, 253-room “dual branded” hotel building consisting of a 100-room Marriott Residence Inn and a 153-room AC Hotel, a single-story winery building, and a two-story office building with associated parking on an 11.55-acre site located at 2650 Napa Valley Corporate Drive and determining that the actions authorized by this resolution were adequately analyzed by a previous CEQA action.

Enactment No: R2024-079

7.B. [245-2024](#) Westin Verasa Hotel Addition 2nd Extension

Adopted Resolution R2024-080 approving a second, two-year extension of the Use Permit and Design Review Permit approving an approximately 47,768 square foot, 32-room, detached hotel addition to the existing Westin Hotel located at 1274 McKinstry Street and determining that the actions authorized by this resolution were adequately analyzed by a previous CEQA action.

Enactment No: R2024-080

8. PUBLIC HEARINGS:

8.A. [247-2024](#) Alexander Crossings Apartments TEFRA Hearing

Housing Manager Stephanie Gaul provided a brief report.

Mayor Sedgley called for disclosures; Councilmembers provided them.

Mayor Sedgley opened public testimony; there were no requests from members of the public to speak.

**A motion was made by Vice Mayor Narvaez, seconded by Councilmember Painter, to close public testimony. The motion carried unanimously.**

Discussion was turned over to Council. Individual questions ensued.

Housing Manager Gaul and Ardie Zahedani, of St. Anton, responded to questions regarding any potential of resident displacement.

**A motion was made by Councilmember Painter, seconded by Councilmember Alessio, to adopt Resolution R2024-081 approving the issuance by the California Municipal Finance Authority of revenue bonds in an aggregate principal amount not to exceed \$25,000,000 for the purpose of financing or refinancing the acquisition, construction, improvement, and equipping of Alexander Crossings Apartments, an existing 134 unit multifamily residential property located at 190 Silverado Trail. The motion carried by the following vote:**

**Aye:** 4 - Alessio, Painter, Narvaez, and Sedgley

**Absent:** 1 - Lueros

Enactment No: R2024-081

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

Councilmember Painter praised the 4th of July celebration, especially the drone show. She suggested adding signage about illegal fireworks in neighborhoods, not just along highways. She also proposed that Council receive a report from staff on potential regulatory tools for monitoring food trucks, in response to public comments.

Councilmember Alessio requested a post-event report on the 4th of July celebration, including feedback on the drone show and the number of 911 calls related to illegal fireworks. She noted that there might be room for improvements for next year. Additionally, she expressed concerns about the high number of pop-up vendors and requested a report on potential enforcement options. Councilmember Alessio also suggested limiting the number of permitted food trucks in the City, citing concerns that they might be impacting local brick-and-mortar businesses.

City Manager Potter responded to the requests and proposed that the Community Development Department's Code Enforcement team, along with the Napa Police Department and Napa County Environmental Health, report back to the Council on their ongoing efforts following the outcomes of current efforts that were underway.

Vice Mayor Narvaez expressed similar concerns and inquired about the enforcement of unpermitted pop-up vendors.

Mayor Sedgley confirmed that a summary of the July 4th event would be included in the City Manager's weekly update and that the 2025 July 4th celebration would be discussed as a future agenda item.

**10. CLOSED SESSION:**

Interim City Attorney Wolfson announced the Closed Session item.

- 10.A. [270-2024](#) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Government Code Section 54956.8).  
 Property: Southeast corner of 2nd Street and Randolph Street (APN 003-212-001).  
 City Negotiators: Steve Potter, Vin Smith, Neal Harrison, and Sabrina Wolfson.  
 Negotiating Parties: City of Napa, James F. Keller and 1351 Second Street LLC.  
 Under Negotiation: price and terms of payment.



**11. ADJOURNMENT: 6:05 P.M.**

The meeting recessed to closed session at 5:42 P.M. with a moment of silence in honor of Linda Leonard, Senior Advisory Commission Member, who recently passed away.

The meeting adjourned at 6:05 P.M. There was no reportable action.

**The next regularly scheduled meeting for the City Council of the City of Napa is August 6, 2024.**

**Submitted by:**

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**Tiffany Carranza, City Clerk**