



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

**Tuesday, February 3, 2026**

**3:30 PM Afternoon Session  
6:30 PM Evening Session**

**City Hall Council Chambers**

*955 School Street  
Napa, CA 94559  
[www.cityofnapa.org](http://www.cityofnapa.org)*

### **CITY COUNCIL OF THE CITY OF NAPA**

*Mayor Scott Sedgley  
Vice Mayor Chris DeNatale  
Councilmember Mary Luros  
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. 040-2026      City Council Meeting Minutes**

**Recommendation:** Approve the minutes from the January 20, 2026 Regular Meeting of the City Council

**Attachments:** [ATCH 1 - January 20, 2026 Draft Regular Meeting Minutes](#)

**5.B. 037-2026      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.C. 008-2026      2025 Annual Fire Inspection Compliance Report**

**Recommendation:** Adopt a resolution acknowledging receipt of the 2025 Annual Fire Inspection Compliance Report prepared pursuant to California Health and Safety Code Sections 13146.2 - 13146.4.

**Attachments:** [ATCH 1 - Resolution](#)  
[EX A - 2025 Fire Inspection Compliance Report](#)

**5.D. 503-2025      Traffic Control Services Contract Amendment**

**Recommendation:** Approve and authorize the Public Works Director to execute on behalf of the City Amendment No. 1 to Agreement No. C2025-798 with City Rise, LLC, for traffic control services in the increased amount of \$900,000 for a total contract amount not to exceed \$1,500,000 and determine that the actions authorized by this item are exempt from CEQA.

**Attachments:** [ATCH 1 - C2025-798 A1 City Rise, LLC](#)

5.E. [012-2026](#)

### Fleet Replacement Schedule

**Recommendation:**

Adopt a resolution (1) approving an Amendment No. 1 to Appendix H: Fleet Replacement & Planned Purchases of the Fiscal Years 2025/26 and 2026/27 Operating & Capital Budget; (2) authorizing the City Manager or Public Works Director to execute contracts and agreements on behalf of the City for the purchase of replacement vehicles and equipment based on the descriptions and dollar amounts identified on the Amendment No. 1 to Appendix H in the total amount of \$6,127,500 in FY 2025/26 and \$3,330,000 in FY2026/27; and (3) amending the Fleet Apparatus Replacement Fund Reserves (61103900), Fleet Water Replacement Fund (61030980), Fiscal Year 2025/26 and Fiscal Year 2026/27 budgets as documented by Council Budget Amendment No. 3P8

**Attachments:**

[ATCH 1 - Resolution](#)  
[EX A - FY26\\_FY27 Fleet Replacement A1](#)  
[EX B - Council BAF 3P8](#)

5.F. [030-2026](#)

### Napa Countywide Road Maintenance Act (Measure T) - Equivalent Fund Expenditures

**Recommendation:**

Adopt a resolution approving a certification of Equivalent Fund Expenditures under the Measure T Program that demonstrates use of non-Measure T revenue for Class I Bike projects for Fiscal Year 2024/25.

**Attachments:**

[ATCH 1 - Resolution](#)  
[EX A - Measure T EFE FY25](#)

5.G. [031-2026](#)

### Agreement with Walker Consultants for Consultant Services related to the Downtown Parking Structure Feasibility Study

**Recommendation:**

Approve and authorize the City Manager to execute on behalf of the City an agreement with Walker Consultants in an amount not to exceed \$223,195 to provide consultant services for the Downtown Parking Structure Feasibility Study.

5.H. [033-2026](#)

### NVUSD False Alarm Write-off Request

**Recommendation:**

Adopt a resolution authorizing the Finance Director to write off False Alarm Fines in the amount of \$13,332.00.

**Attachments:**

[ATCH 1 - Resolution](#)

5.I. [045-2026](#)

### Authorization and Approval to Issue a No Cost Permit

**Recommendation:**

Approve and authorize the Community Resources and Development Director to issue a no-cost permit for the removal of a brick wall that poses a threat to public safety at 1010-1030 Third Street.

**6. ADMINISTRATIVE REPORTS:**

6.A. [020-2026](#) **Discuss Napa Sanitation Pump Station Site Acquisition Process**

**Recommendation:** Direct the Community Resources and Development Director to enter negotiations with Napa Sanitation to acquire the Pump Station site for future uses consistent with Council Focus Areas.

6.B. [499-2025](#) **Anaerobic Digestion (AD) to Renewable Natural Gas (RNG) Memorandum of Understanding (MOU)**

**Recommendation:** Adopt a resolution (1) approving and authorizing the Utilities Director to sign an Anaerobic Digestion Memorandum of Understanding with Napa Recycling & Waste Services, LLC, and execute all necessary documents to implement a CalRecycle Organic Grant (CalRecycle No. ORG7-21-0259); (2) amending the Solid Waste and Recycling Capital Improvement Budget for FY2025/26 to add project (No. 61MD26UT08 - Anaerobic Digestion to Renewable Natural Gas System); and (3) determining that the actions authorized by this resolution were adequately analyzed by a previous CEQA action.

**Attachments:**

[ATCH 1 - Resolution](#)  
[EX 1 - Anaerobic Digestion \(AD\) to Renewable Natural Gas \(RNG\) MOU](#)  
[EX 2 - Amended FY2025-26 SWR CIP Budget](#)  
[ATCH 2 - Brief Project Description](#)

**7. CONSENT HEARINGS:**

7.A. [505-2025](#) **CalPERS Contract Amendment for Unrepresented Executive Police Safety**

**Recommendation:** Adopt a Resolution of Intention to approve an amendment to the contract between the Board of Administration of the California Public Employees Retirement System (CalPERS) and the City Council of the City of Napa; and approve the first reading and introduction of an ordinance amending the contract between the Board of Administration of the California Public Employees Retirement System (CalPERS) and the City Council of the City of Napa

**Attachments:**

[ATCH 1 - Resolution of Intent](#)  
[ATCH 2 - Ordinance](#)  
[EX - Amendment to Contract](#)

7.B. [027-2026](#) **Amendment of Napa Municipal Code Section 5.04.210 Business License Application Procedures**

**Recommendation:** Approve the first reading and introduction of an ordinance amending Napa Municipal Code Section 5.04.210 related to Business License Application Procedures.

**Attachments:**

[ATCH 1 - Ordinance](#)

**8. PUBLIC HEARINGS:****8.A. 028-2026      Update of Citywide User Fees**

**Recommendation:** Adopt a resolution updating city fees and charges related to City services, products, or regulations and updating fines for violations of City codes and regulations.

**Attachments:** [ATCH 1 - Resolution](#)  
[EX A - Proposed Updated City Fee Schedule](#)  
[EX B - User Fee Study by Willdan Financial Consultants](#)

**9. COMMENTS BY COUNCIL OR CITY MANAGER:****CITY COUNCIL RECESS****6:30 P.M. EVENING SESSION****10. CALL TO ORDER:****10.A. Roll Call:****11. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:****12. PUBLIC COMMENT ON NON-AGENDA ITEMS:**

**13. PUBLIC HEARINGS:****13.A. [455-2025](#)****Zinfandel Subdivision****Recommendation:**

Adopt resolutions, (1) adopting a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program for the Zinfandel Subdivision at 1583 and 1657 El Centro Avenue, and (2) approving, pursuant to a Mitigated Negative Declaration and a Consistency Analysis regarding the Certified 2020 General Plan Environmental Impact Report (Sch No. 95033060), a Tentative Subdivision Map and Design Review Permit to subdivide an approximately 9.56-acre property into 51 single-family residential lots with four (4) open space parcels, a Design Review Permit for the Tentative Map and house plans, and a Use Permit to authorize the use of small lot development and flag lot standards at 1583 & 1657 El Centro Avenue.

**Attachments:**

[ATCH 1 - Draft CEQA Resolution](#)  
[ATCH 2 - Draft TM, DR, UP Resolution including MMRP](#)  
[ATCH 3 - Mitigated Negative Declaration - Link](#)  
[ATCH 4 - Project Description](#)  
[ATCH 5 - Tentative Map](#)  
[ATCH 6 - Architectural Plans](#)  
[ATCH 7 - Landscape Plan](#)  
[ATCH 8 - Planning Commission Report w/Correspondence \(12-18-2025\)](#)

**14. ADMINISTRATIVE REPORTS:****14.A. [011-2026](#)****Lincoln Avenue Safety and Rehabilitation Project****Recommendation:**

Receive a presentation on the design of the Lincoln Avenue Safety and Rehabilitation Project and provide direction to staff.

**Attachments:**

[ATCH 1 - Traffic Operations Technical Memo](#)  
[ATCH 2 - Summary Table of Project Options Reviewed](#)

**15. COMMENTS BY COUNCIL OR CITY MANAGER:****16. ADJOURNMENT:**

The next regularly scheduled meeting for the City Council of the City of Napa is February 17, 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, January 29, 2026 at 5:00 PM.

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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:****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 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](mailto: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](http://www.cityofnapa.org); or by contacting the City Clerk by email at [clerk@cityofnapa.org](mailto: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](mailto: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 Secretaría de la Ciudad al 707 257 9503 o por correo electrónico a [clerk@cityofnapa.org](mailto: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](http://www.cityofnapa.org/150/City-Clerk) or contact the City Clerk's office directly at (707) 257 9503 or email at [clerk@cityofnapa.org](mailto: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.