



CITY OF NAPA

955 School Street
Napa, CA 94559

MEETING MINUTES - Draft

CITY COUNCIL OF THE CITY OF NAPA

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

Tuesday, June 16, 2026

3:30 PM

City Hall Council Chambers

3:30 PM Afternoon Session

6:30 PM Evening Session

3:30 PM AFTERNOON SESSION

1. CALL TO ORDER: 3:30 P.M.

1.A. Roll Call:

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

2. PLEDGE OF ALLEGIANCE:

3. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

City Clerk Carranza announced the following supplemental documents:

Item 5 - Email from Sam Aldridge.

Item 9.A. - PowerPoint Presentation from City staff.

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

4. SPECIAL PRESENTATIONS:

4.A. [151-2026](#) Presentation of Pet of the Month

Luis Ambriz, from the Napa County Animal Shelter, presented Sawyer, a kitten, who was available for adoption.

4.B. [232-2026](#) Celebration of Juneteenth Holiday

Mayor Sedgley and members of Council read the proclamation. JT Thompson, People B4 Policy, accepted the proclamation and provided remarks.

5. PUBLIC COMMENT ON NON-AGENDA ITEMS:

Interim Human Resources Director MJ Tueros introduced the City of Napa's 2026 Summer Intern Cohort.

Councilman Barich - provided comments regarding parking citations he received and the appeals process. He stated that in-person appeal hearings should be available and requested that the process be reviewed. He also questioned whether it is consistent with City policy for Parking Enforcement Officers to wear body cameras and record conversations during administrative interactions.

Barbara Montaldo Executive Director of Moving Towards Independence - shared concerns regarding condition of intersection at Elm and Franklin Streets; suggested adding traffic safety measure to ensure pedestrian safety.

Eve Kahn, President of Congregation Beth Shalom - Provided additional comments expressing concern about pedestrian safety at the intersection of Elm and Franklin. She questioned how pedestrians could be better protected at the intersection and stated that she had submitted an application to Public Works. She requested that the application be treated as a high priority so the work could be completed during the summer.

6. CONSENT CALENDAR:**Approval of the Consent Agenda**

A motion was made by Councilmember Luros, seconded by Vice Mayor DeNatale, to approve the Consent Agenda with item 6.G. pulled. The motion carried by the following vote:

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

6.A. [271-2026](#) City Council Meeting Minutes

Approved the minutes from the May 28, 2026 special meeting and the June 2, 2026 regular meeting of the City Council.

6.B. [252-2026](#) Amendment of Napa Municipal Code Chapter 2.89 Emergency and Disaster Preparedness

Approved the second reading and adoption of Ordinance O2026-006 amending Napa Municipal Code Chapter 2.89 Emergency and Disaster Preparedness.

Enactment No: O2026-006

6.C. [266-2026](#) Civil Service Commission Membership

Reappointed incumbent, Ashley A. Halliday to the Civil Service Commission to serve an additional term effective immediately and ending June 30, 2029.

6.D. [268-2026](#)

Public Art Steering Committee Membership

(1) Reappointed incumbents Laura Corallo-Titus and Garret Murphy to the Public Art Steering Committee for a term beginning immediately and ending June 30, 2030.

(2) Reappointed incumbent Julie Eppich, to serve as Practicing Professional, to the Public Art Steering Committee for a term beginning immediately and ending June 30, 2030.

6.E. [274-2026](#)

Tentative Agreement between the City of Napa and the Napa City Employees' Association - Service Employees International Union Local 1021

Approved and adopted the Tentative Agreement between the City of Napa ("City") and the Napa City Employees' Association - Service Employees International Union Local 1021 ("NCEA") for the term of July 1, 2026, through June 30, 2030, and authorize the City Manager to finalize a successor Memorandum of Understanding (MOU).

6.F. [261-2026](#)

Statement of Investment Policy

Adopted Resolution R2026-069 adopting the City's Statement of Investment Policy and delegating authority to the City Treasurer to invest funds in accordance with the Statement of Investment Policy.

Enactment No: R2026-069

6.G. [264-2026](#)

Single Audit Report for Fiscal Year Ended June 30, 2025.

This item was pulled by Mayor Sedgley.

Finance Director Donna Lee provided a brief report.

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

A motion was made by Councilmember Narvaez, seconded by Councilmember Painter, to accept and file the City's Single Audit Report for the Fiscal Year ended June 30, 2025. The motion carried by the following vote:

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

6.H. [114-2026](#)

Napa Tourism Improvement District - Contract for Marketing Services from Sparkloft Media

Approved and authorized the City Manager to enter into an agreement with Sparkloft Media for destination marketing services for the term of July 1, 2026 to June 30, 2027, for an amount not-to-exceed of \$527,060.

6.I. [212-2026](#)

Chemical Supplies for Potable Water Treatment Plant Facilities

(1) Determined that the proposed contract with Univar Solutions USA 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) Approved and authorized the Utilities Director to negotiate and execute a contract in an amount not to exceed \$500,000; for the purchase of chemicals for use at the three City of Napa potable water treatment facilities; and 3) Determined this action was exempt from CEQA.

- 6.J.** [238-2026](#) Amendment to Agreement for Revenue and Audit Consulting Services with Hinderliter, de Llamas and Associates (HdL)

Approved and authorized the City Manager to execute on behalf of the City Amendment No. 5 to Agreement C2020-091 with Hinderliter de Llamas & Associates (HdL) for Revenue and Audit Consulting Services, in the increased amount of up to \$500,000 for a total contract amount not to exceed \$2,850,000 and extending the agreement for an additional year to June 30, 2027.

- 6.K.** [246-2026](#) Abatement Services Agreement Amendment

Approved and authorized the City Manager to execute Amendment No. 1 to Agreement No. C2025-838 with Sharjo, a limited liability company doing business as ServiceMaster Restoration increasing the amount by \$300,000 for a total of \$600,000 for clean-up and abatement of homeless encampments within the City of Napa; and determine that this action is exempt from CEQA.

- 6.L.** [255-2026](#) Community Development Block Grant (CDBG) Program Annual Action Plan

Adopted Resolution R2026-070 approving the Community Development Block Grant (CDBG) Fiscal Year 2026-2027 Annual Action Plan and program budget, approving program certifications, and authorizing the City Manager to execute all documents.

Enactment No: R2026-070

- 6.M.** [265-2026](#) Homeless Outreach Services Agreement

Approved and authorized the City Manager to execute an agreement with Abode Services for an amount not to exceed \$525,828 for the term July 1, 2026 to June 30, 2027 for the provision of homeless outreach services.

- 6.N.** [276-2026](#) Affordable Housing Impact Fee Loan Reservation Extension and Community Development Block Grant Loan Reservation for 515 Silverado Trail.

(1) Adopted Resolution R2026-071 approving and authorizing an extension and modification of the reservation of Affordable Housing Impact Fee funds in the amount of \$2,000,000 for 515 Silverado Trail, a permanent supportive housing project which includes 40 units of new construction multifamily housing, located at 515 Silverado Trail; and

(2) Adopted Resolution R2026-072 approving and authorizing a reservation of Community Development Block Grant funds in the amount of \$868,421 for 515 Silverado Trail, a permanent supportive housing project which includes 40 units of new construction multifamily housing, located at 515 Silverado Trail.

Enactment No: R2026-071; R2026-072

- 6.O.** [272-2026](#) Emergency Declaration for 36-inch Asbestos Cement Water Transmission Main Replacement

Adopted Resolution R2026-073 determining: (1) there is no longer a need to continue emergency actions to execute and implement contracts for construction to replace up to 8,200 linear feet of 36-inch asbestos cement water transmission main, (2) the authorization to perform emergency work is terminated, and (3) the actions authorized by this resolution are exempt from CEQA.

Enactment No: R2026-073

- 6.P.** [273-2026](#) Hidden Glen Remediation Project

Adopted Resolution R2026-074: (1) authorizing the Utilities Director to award and execute a construction contract with, Innovative Construction Solutions, for the Hidden Glen Remediation Project in the bid amount of \$557,896; and (2) authorizing the Utilities Director to approve change orders and charges for project services up to \$282,684 for a total contract amount not to exceed \$840,580; and (3) authorizing the Utilities Director to execute Amendment No. 3 to Agreement No. C2022-285 with Ninyo & Moore Geotechnical & Environmental Sciences Consultants for environmental monitoring and geotechnical services during construction in an amount not to exceed \$140,000 for a total contract amount not to exceed \$340,000; and (4) amending the Project budget as documented in Council Budget Amendment No.12P096; and (5) determining that the actions authorized by this resolution were adequately analyzed by a previous CEQA action.

Enactment No: R2026-074

7. ADMINISTRATIVE REPORTS:

- 7.A.** [275-2026](#) Appointment of City Attorney and City Attorney Employment Agreement
Interim Human Resources Director MJ Tueros provided the staff report.

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

Brief Council comments ensued in support of the appointment of Renee Giacomini Brewer and expressing appreciation for current Interim City Attorney Christopher Diaz.

A motion was made by Councilmember Painter, seconded by Councilmember Luros, to adopt Resolution R2026-075 appointing Renee Giacomini Brewer as City Attorney effective August 24, 2026 and approving and authorizing the Mayor to execute an Employment Agreement between the City of Napa and Renee Giacomini Brewer. The motion carried by the following vote:

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

Enactment No: R2026-075

8. 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 Painter, seconded by Councilmember Luros, to approve the Consent Hearing Agenda. The motion carried by the following vote:

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

8.A. [110-2026](#) Downtown Business Promotions Tax Area - FY 2026-2027 Levy of Taxes

Adopted Resolution R2026-076 levying taxes in the Downtown Business Promotions Tax Area (DBPTA) for FY 2026-2027 in accordance with Napa Municipal Code Chapter 3.28; and determining that the actions authorized by this resolution are exempt from CEQA.

Enactment No: R2026-076

8.B. [112-2026](#) Oxbow Business Promotions Assessment Area - FY 2026-2027 Levy of Assessment

Adopt a resolution levying assessments in the Oxbow Business Promotions Assessment Area for FY 2026-2027 in accordance with Napa Municipal Code Chapter 3.29; and determining that the actions authorized by this resolution are exempt from CEQA.

Enactment No: R2026-077

8.C. [113-2026](#) Napa Tourism Improvement District FY 2026-27 Budget and Work Plan

Adopted Resolution R2026-078 approving the Napa Valley Tourism Improvement District City of Napa Local Governing Committee Budget and Work Plan for Fiscal Year 2026-27.

Enactment No: R2026-078

8.D. [115-2026](#) FY 2026-2027 Annual Report for the Downtown Napa Property and Business Improvement District (PBID) and Levy of Assessments

Adopted Resolution R2026-079 approving the FY 2026-2027 Annual Report for the Downtown Napa Property and Business Improvement District ("DNPBID"), levying assessments in the DNPBID, and determining that the actions authorized by this Resolution are exempt from CEQA.

Enactment No: R2026-079

8.E. [237-2026](#) Citywide Landscape Maintenance Assessment District, Fiscal Year 2026/27

Adopted Resolution R2026-080 approving the Engineer's Report, confirming

diagram and assessment, ordering levy of assessment for the Citywide Landscape Maintenance Assessment District for Fiscal Year 2026/27, and determining that the actions authorized by this resolution are exempt from CEQA.

Enactment No: R2026-080

8.F. [254-2026](#) Downtown Parking Assessment Area - 2027 Levy of Assessment

Adopted Resolution R2026-081 authorizing levying of assessments in the Downtown Parking Assessment Area for 2027 in accordance with Napa Municipal Code Chapter 3.30; and determining that the actions authorized by this resolution are exempt from CEQA.

Enactment No: R2026-081

9. PUBLIC HEARINGS:

9.A. [117-2026](#) Urban Water Management Plan and Water Shortage Contingency Plan

Mayor Sedgley opened the public hearing.

Pat Costello, Water Resources Analyst, 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.

Mayor Sedgley called for disclosures; there were none.

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

Additional Council comments ensued.

A motion was made by Councilmember Painter, seconded by Councilmember Narvaez, to:

(1) Adopt Resolution R2026-082 adopting the 2025 Urban Water Management Plan, a summary of City policies and procedures addressing water supply, demand, and conservation required by the State Department of Water Resources, and determining that the actions authorized by this resolution are exempt from CEQA; and

(2) Adopt Resolution R2026-083 adopting the Water Shortage Contingency Plan, a strategic plan for preparing for and responding to water shortages required by the State Department of Water Resources, and determining that the actions authorized by this resolution are exempt from CEQA. The motion carried by the following vote:

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

Enactment No: R2026-082; R2026-083

10. COMMENTS BY COUNCIL OR CITY MANAGER:

Councilmember Painter encouraged the community to participate in the 4th of July celebration at the Oxbow Commons, including the Drone Show, celebrating the 250th Anniversary.

11. CLOSED SESSION:

Interim City Attorney Diaz announced the closed session items. He also noted that Councilmember Luros would be recusing from participation in item 11.B. due to a conflict of interest involving Blue Oak School.

- 11.A.** [221-2026](#) CONFERENCE WITH LABOR NEGOTIATORS (Government Code Section 54957.6):
City designated representatives: Steve Potter, Liz Habkirk, MJ Tueros, Julie Lucido, Donna Lee, Zach Curren and Jesse Lad.
Employee organizations: Napa City Firefighters Association (NCFA) – IAFF, Local 3124.
- 11.B.** [227-2026](#) CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
Pursuant to Government Code Section 54956.9(d)(1)
Hagstrom Properties, LLC v. Napa Sanitation District, City of Napa, et al.
United States District Court, Northern District of California, Case No. 3:25-cv-4369
- 11.C.** [279-2026](#) CONFERENCE WITH LEGAL COUNSEL – INITIATION OF LITIGATION
Pursuant to Government Code Section 54956.9(d)(4)
One Potential Case

CITY COUNCIL RECESS: 4:27 P.M.

6:30 P.M. EVENING SESSION

12. CALL TO ORDER: 6:35 P.M.**12.A. Roll Call:**

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

13. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

City Clerk Carranza announced the following supplemental document:

Item 16.A. - PowerPoint Presentation from City staff.

(A copy of the supplemental document is on file in the City Clerk's department)

14. SPECIAL PRESENTATIONS:**14.A. [269-2026](#)** Recognizing the Lowrider Community

Mayor Sedgley and members of Council read the proclamation. Ricardo Navarro, of the Grape Town Car Club, accepted the proclamation and provided remarks.

15. PUBLIC COMMENT ON NON-AGENDA ITEMS: None.**16. PUBLIC HEARINGS:****16.A. [234-2026](#)** 808 Capitola Drive Tentative Subdivision Map

Mayor Sedgley opened the public hearing.

Associate Planner Paul O'Neill provided the report.

Mayor Sedgley called for disclosures; there were none.

Applicant Representative, Derek Dittman of RSA+, and Civil Engineer on the project, provided a brief opening statement in which he expressed the applicant's gratitude to City staff.

Mayor Sedgley opened public testimony.

Jens Holstebro - shared concerns regarding whether the City had completed an adequate level of environmental review to determine that the project qualified for the Class 32 CEQA exemption. Raised additional concerns regarding neighborhood circulation, traffic impacts, emergency access, pedestrian safety, and construction-related impacts on the neighborhood, among other issues. Requested technical evidence to support the City's findings. Written comments were submitted for the record.

Amy - posed questions and expressed concerns regarding drainage issues, potential flooding at adjacent properties, traffic safety, and changes to neighborhood circulation.

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

Mayor Sedgley asked applicant representative if they wished to provide a rebuttal.

Applicant Representative Derek Dittman provided additional clarification regarding the draining plan.

Discussion was brought back to Council for deliberation. Individual questions and comments ensued.

A motion was made by Councilmember, seconded by Councilmember Painter, to adopt Resolution R2026-084 approving a Tentative Subdivision Map, Design Review Permit, and Use Permit to divide the approximately 1.46-acre parcel into eight (8) single-family lots with detached single-family residential homes, associated site and landscape improvements including retaining walls over three feet in height, one (1) parcel containing a shared access driveway, one (1) parcel containing the Site's shared bioretention facility, and a Use Permit for the creation of two (2) flag lots and the application of Small Lot Development Standards for the property located at 808 Capitola Drive and determining that the Project is exempt from the California Environmental Quality Act (CEQA). The motion carried by the following vote.

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

Enactment No: R2026-084

17. REPORT ACTION TAKEN IN CLOSED SESSION:

Interim City Attorney Diaz announced that the Council convened in Closed Session earlier in the meeting and, with regard to Item 11.C, voted unanimously to initiate litigation on a receivership for a property located at 624 Montecito.

18. COMMENTS BY COUNCIL OR CITY MANAGER:

Mayor Sedgley reminded folks that Council would be under summer recess and the next regular scheduled City Council meeting would be held on Tuesday, July 21st.

Vice Mayor DeNatale shared that he and Councilmember Luros attended the 85th anniversary celebration for Community Projects. He noted it was a great opportunity to celebrate the organization and the approximate \$17 million it has contributed to the Napa community. He also recognized the many attendees who were over the age of 85 and looking well.

Vice Mayor DeNatale also shared that he attended the send-off event for Miss Napa County, Milan Alas, who would be competing in the Miss California competition the following weekend. He noted that community member Judd Finkelstein would also be participating in a fundraising competition for Mr. California. He wished them both success in their respective competitions.

19. ADJOURNMENT: 7:17 P.M.

The next regularly scheduled meeting for the City Council of the City of Napa Tuesday, July 21, 2026.

Submitted by:

Tiffany Carranza, City Clerk