



# 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 Luros*  
*Councilmember Beth Painter*

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Tuesday, May 21, 2024

3:30 PM

City Hall Council Chambers

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**3:30 PM Afternoon Session**

**6:30 PM Evening Session**

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

##### 1. CALL TO ORDER: 3:41 P.M.

###### 1.A. Roll Call:

**Present:** 4 - Councilmember Luros, Councilmember Painter, Vice Mayor Narvaez, and Mayor Sedgley

**Absent:** 1 - Councilmember Alessio

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

City Clerk Carranza announced the following supplemental document:

Item 8.A. - PowerPoint presentation by City staff.

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

##### 3. SPECIAL PRESENTATIONS:

###### 3.A. [135-2024](#) National Public Works Week

Mayor Sedgley and members of Council read the proclamation. Julie Lucido, Public Works Director, accepted the proclamation and provided remarks.

###### 3.B. [168-2024](#) Proclamation for Older Adults Month

Mayor Sedgley and members of Council read the proclamation. Richard White, Advisory Council Member at Napa Solano Area Agency on Aging accepted the proclamation and provided remarks.

#### 4. PUBLIC COMMENT:

Yvonne Baginski - shared projects she was thinking about and suggested Council consider the adoption of ordinances to ban fake grass and limit idling engines.

#### 5. CONSENT CALENDAR:

### Approval of the Consent Agenda

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

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

**Absent:** 1 - Alessio

**5.A.** [175-2024](#) City Council Meeting Minutes

Approved the minutes from the May 7, 2024 Regular Meeting of the City Council.

**5.B.** [155-2024](#) Electric Vehicle and Ebike Charging Planning Grant

**Adopt Resolution R2024-044**

(1) Authorizing the City Manager, on behalf of the City to, accept a grant from the California Air Resources Board ("CARB") in the amount of \$439,796 ("Grant") for preparation of a City of Napa Electric Vehicle (EV) and Ebike Charging Plan with a City in-kind matching contribution in the amount of \$35,000; and

(2) Authorizing the City Manager to execute a Grant Agreement with CARB and all other documents necessary for acceptance of the Grant; and

(3) Authorizing the City Manager to execute subgrantee agreements with Napa County Resource Conservation District in the amount of up to \$160,000 and with the Napa County Bicycle Coalition in the amount of up to \$60,000 for education and outreach activities; and

(4) Approving a budget amendment in the Non-Recurring General Fund increasing revenue and expenditures in the amount of \$439,796 as documented in Council Budget Amendment No. 362P11.

Enactment No: R2024-044

**5.C.** [163-2024](#) Revenue and Audit Consulting Services from Hinderliter, de Llamas and Associates (HdL)

Authorized the Finance Director to execute Amendment No. 3 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 of up to \$1,850,000 and extending the agreement for an additional year to June 30, 2025.

**5.D.**     [166-2024](#)     OpenGov, Inc. Budgeting & Planning Software

**Authorized the City Manager to execute Amendment No. 4 to City Agreement No. C2020-138 with OpenGov, Inc. in the amount of \$275,863 for the purchase of an integrated web-based electronic budgeting and planning platform, implementation services, and support services, for a three-year term for a total not-to-exceed amount of up to \$537,758.**

**5.E.**     [127-2024](#)     Neighborhood Traffic Calming Program

**Adopted Resolution R2024-045 (1) approving the City of Napa Neighborhood Traffic Calming Program Policies; (2) authorizing the City Manager and Public Works Director to establish administrative regulations to implement the City of Napa Neighborhood Traffic Calming Program; and (3) determining that the actions authorized by this resolution are exempt from CEQA.**

Enactment No: R2024-045

**5.F.**     [147-2024](#)     Fleet Replacement Schedule

**Adopted Resolution R2024-046 (1) approving an Amended Appendix H, Fleet Replacement Schedule of the Approved Fiscal Year 2024 City of Napa Operating & Capital Budget, (2) authorizing the Public Works Director to execute contracts on behalf of the city for the purchase of replacement vehicles and equipment based on the descriptions and dollar amounts identified on the Amended Appendix H, and (3) adjusting the current expenditures budget of the Fleet Replacement Funds by \$468,300 as documented by Budget Adjustment No. 372P11**

Enactment No: R2024-046

**5.G.**     [153-2024](#)     Amendment to Water Treatment Chemical Purchase Contracts

**(1) Authorized the Utilities Director to execute Amendment No. 1 to Agreement No. C2023-618 with Brenntag Pacific, Inc., increasing the compensation from \$125,000 to an amount not to exceed \$225,000 for the supply of water treatment chemicals; and  
(2) authorized the Utilities Director to execute Amendment No. 1 to Agreement No. C2023-633 with SNF Holding Company, dba SNF Polydyne, Inc., to increase the compensation from \$125,000 to an amount not to exceed \$450,000 for the supply of water treatment chemicals; and  
(3) determined that the actions authorized by this item are exempt from CEQA.**

**6. ADMINISTRATIVE REPORTS:**

**6.A.**     [161-2024](#)     Appointments of Two (2) Retired Annuitants to Serve as Part-Time Employees

Heather Ruiz, Human Resources Director, provided the report.

There were no requests to comment from members of the public.

**A motion was made by Councilmember Painter, seconded by Councilmember Lueros, to (1) Adopt Resolution R2024-047 authorizing the appointment of Lori Borg as a retired annuitant part-time employee (Technical Associate - Public Safety Dispatcher II), to be employed within 180 days of the employee's retirement. (2) Adopt Resolution R2024-048 authorizing the appointment of Paula O'Rourke as a retired annuitant part-time employee (Technical Associate - Public Safety Dispatcher II), to be employed within 180 days of the employee's retirement. The motion carried by the following vote:**

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

**Absent:** 1 - Alessio

Enactment No: R2024-047 R2024-048

**7. CONSENT HEARINGS:**

**Approval of the Consent Agenda**

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

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

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

**Absent:** 1 - Alessio

**7.A.**     [141-2024](#)     Abandonment of a portion of Second Street near California Boulevard with the Reservation of a Public Utility Easement

**Adopted Resolution R2024-049 (1) vacating and abandoning a 792 square foot portion of Second Street near California Boulevard and reserving therefrom a Public Utility Easement; (2) declaring that the abandonment area is exempt surplus land; (3) authorizing the conveyance of the City's fee simple interest in the abandonment area to the adjoining property owner, Elm House Napa, LLC; and (4) determining that the actions authorized by this resolution are exempt from CEQA.**

Enactment No: R2024-049

**8. PUBLIC HEARINGS:**

**8.A.**     [137-2024](#)     City of Napa FY 2024/25 Proposed Mid-Cycle Budget Update

Mayor Sedgley opened the public hearing.

Rajneil Prasad, Finance Director, and Seth Anderson, Budget Officer, provided the report.

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

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

Mayor Sedgley called for disclosures. Councilmembers shared they had briefings with staff, but no additional disclosures.

Discussion was turned over to Council. Brief individual comments and questions ensued.

**A motion was made by Councilmember Painter, seconded by Councilmember Luros, to provide direction to staff to finalize the proposed FY 2024/25 Mid-Cycle Budget and the City-Wide Position Staffing Plan and present those documents for final review and approval at the regularly scheduled meeting on June 04, 2024. The motion carried by the following vote:**

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

**Absent:** 1 - Alessio

**9. COMMENTS BY COUNCIL OR CITY MANAGER: None.**

**10. CLOSED SESSION:**

Interim City Attorney Wolfson announced the closed session items.

**10.A.**     [185-2024](#)     CONFERENCE WITH LABOR NEGOTIATORS (Government Code Section 54957.6):

City designated representatives: Steve Potter, Liz Habkirk, Heather Ruiz, MJ Tueros, Rajneil Prasad, Sabrina Wolfson and Jesse Lad.

Employee organization: Napa City Employees Association (NCEA).

**10.B.**     [186-2024](#)     CONFERENCE WITH LABOR NEGOTIATORS (Government Code Section 54957.6):

City designated representatives: Steve Potter, Liz Habkirk, Heather Ruiz, MJ Tueros, Rajneil Prasad, Sabrina Wolfson and Jesse Lad.

Employee organization: Napa Police Officers Association (NPOA).

- 10.C.**    [187-2024](#)    CONFERENCE WITH LABOR NEGOTIATORS (Government Code Section 54957.6):  
City designated representatives: Steve Potter, Liz Habkirk, Heather Ruiz, MJ Tueros, Rajneil Prasad, Sabrina Wolfson and Jesse Lad.  
Employee organization: Napa City Firefighters Association (NCFA).
- 10.D.**    [188-2024](#)    CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Government Code Section 54956.8).  
Property: (1) an approximately 8,000 square foot property located at 1126 First Street (APN 003-166-017), and (2) an approximately 0.75 acre property located at 1051 – 1199 Pearl Street (APNs 003-166-008; and 003-166-011).  
City Negotiators: Steve Potter, Vin Smith, Neal Harrison, and Sabrina Wolfson.  
Negotiating Parties: City of Napa and Coombs Street LLC.  
Under Negotiation: price and terms of payment.
- 10.E.**    [189-2024](#)    CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Government Code Section 54956.8).  
Property: (1) Southeast corner of 2nd Street and Randolph Street (APN 003-212-001);  
(2) Property at the northeast corner of 2nd Street and Randolph Street (APN 003-211-006);  
(3) Second Street Garage at 2nd Street between Coombs and Brown St. (APN 003-214-013);  
(4) 0.89 acres of property at 1057 Freeway Drive (APN 004-081-012); and  
(5) 0.86 acres of property at 1061 Freeway Drive (APN 004-081-013).  
City Negotiators: Steve Potter, Vin Smith, Neal Harrison, and Sabrina Wolfson.  
Negotiating Parties: City of Napa and James F. Keller, 1351 Second Street LLC, Keller Yountville Vineyard LLC, and William R. Keller and Dorothy C. Keller, Trustees of the Bill and Dottie Keller Revocable Trust.  
Under Negotiation: price and terms of payment.

**CITY COUNCIL RECESS: 4:33 P.M.**

**6:30 P.M. EVENING SESSION**

**11. CALL TO ORDER: 6:30 P.M.**

**11.A. Roll Call:**

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

**12. PLEDGE OF ALLEGIANCE:**

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

City Clerk Carranza announced the following supplemental documents:

Item 15.A.:

- PowerPoint presentations from City staff, the appellant and applicant.
- (4) Neutral/Information documents to include a report from the Napa Valley Transportation Authority, a letter from Congressman Mike Thompson's office, City staff's analysis on a petition to appeal the application, and a memo from City staff.
- (64) submitted emails or letters in support of the project.
- (46) submitted emails or letters in opposition of the project.

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

**14. PUBLIC COMMENT:**

Dorothy Glaros - provided comments and concerns regarding Measure U.

**15. PUBLIC HEARINGS:**

15.A. [172-2024](#) Le Petit Elephant Use Permit Appeal

(Supplemental documents were provided and are on file in the City Clerk's Department)

Mayor Sedgley opened the public hearing.

Assistant Planner, Angela Alvarez-Cendejas, provided the staff report.

Mayor Sedgley turned discussion over to Council for brief, individual questions. Staff responded.

Mayor Sedgley called for disclosures; Councilmembers provided them.

Mayor Sedgley called for the appellant's testimony. Katherine H. Falace of Buchalter, on behalf of the appellants, Alta Heights Neighborhood Coalition, provided a report.

Mayor Sedgley called for the applicant's testimony. Milli Pintacsi, applicant, provided a report.

Mayor Sedgley opened public testimony.

1. Bill Chadwick - spoke in support of the project.
2. Lynne Hobaugh - spoke in opposition of the project.
3. Sylvia Andrews - spoke in opposition of the project.
4. Michele Grupe, Director of Communities Leader Coalition - spoke in support of the project.
5. Joelle Gallagher - spoke in support of the project.
6. Tuesday Allison - spoke in opposition of the project location due to health concerns.
7. Karla Stomberger - spoke in opposition of the project.
8. Kate Harland - spoke in support of the project.
9. Jeri Hanson, Napa Chamber of Commerce - spoke in support of the project.
10. Monica Naman - spoke in support of the project.

11. Stephanie Han - spoke in opposition of the project.
12. Tom Sabo - spoke in opposition of the project.
13. Sacia Novak - spoke in opposition of the project.
14. Cheryl Woods - spoke in support of the project.
15. Thai Pham - spoke in opposition of the project.
16. Lucy Devlin - spoke in support of the project.
17. Sergio Novak - spoke in opposition of the project.

**Mayor Sedgley called for a break at 8:12 P.M. The meeting reconvened at 8:18 P.M.**

18. Brent Shortridge - spoke in opposition of the project.
19. Laura Corthell - spoke in opposition of the project.
20. Daniel Harder - spoke in support of the project.
21. Deluca Eubanks - spoke in opposition of the project.
22. James Rosen - spoke in support of the project.
23. Matt Eisenberg - spoke in opposition of the project.
24. Jason Teravest - spoke in support of the project.
25. Hillary - spoke in opposition of the project.
26. Allison Wilson - spoke in support of the project.
27. Michael Abernathy - spoke in support of the project.
28. Jeff Berger - spoke in opposition of the project.
29. Erika Lubensky, Executive Director of Community Resources for Children - spoke in support of the project.
30. Carole - spoke in opposition of the project.

31. Jay Golik - spoke in opposition of the project.
32. Kevin McElroy - spoke in opposition of the project.
33. John Millea - spoke in support of the project.
34. Katy Mayall - spoke in support of the project.
35. Betsy Teravest - spoke in support of the project.
36. Maria Freitas Creech - spoke in opposition of the project.
37. Michael Moffett - spoke in support of the project.
38. Dylan McCapes - spoke in support of the project.
39. Noah Lovitz-Wolfson - spoke in support of the project.
40. Ashley Ponne - spoke in opposition of the project.
41. Dennis Bertolucci - spoke in opposition of the project.
42. Joan Kisthardt - spoke in support of the project.
43. Jessica Bresin - spoke in support of the project.
44. Tara Doran Muccitelli - spoke in support of the project.
45. Adrean Takemoto - spoke in support of the project.
46. Daniel Sanchez, County of Napa - provided comments as to why the Napa County Board of Supervisors decided to select Le Petit Elephant for American Rescue Plan Act funding.
47. Nick Burton, Napa Solano SBDC - provided comments regarding childcare and the project's viability to bring childcare to Napa.
48. Unidentified speaker - spoke in support of the project.
49. Unidentified speaker - spoke in support of the project.
50. Steven C. spoke in support of the project.
51. Scott Wagner - spoke in support of the project.

52. Dorothy Salmon - spoke in support of the project.

53. Amanda - spoke in support of the project.

54. Robert - spoke in support of the project.

There were no additional requests to speak.

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

Mayor Sedgley called for the appellant's rebuttal.

Ms. Falace provided the rebuttal and shared comments in support of the appeal and encouraged Council to further define and study the impacts of the accessory uses of the daycare center and stated additional CEQA analysis should be done.

Mayor Sedgley called for the applicant's rebuttal.

Ms. Pintacsi provided the rebuttal and shared additional clarification on the proposed ancillary uses and the funding the uses would provide. She also responded to concerns regarding potential mold and other concerns regarding the safety of the facility.

Discussion was turned over to council for deliberation. Individual comments, questions and discussion ensued.

Rebecca Schenk, from Napa Valley Transportation Authority, responded to questions regarding evacuation plans.

Councilmember discussion ensued regarding potential conditions to impose on the project.

**A motion was made by Vice Mayor Narvaez, seconded by Councilmember Luros, to adopt Resolution R2024-050 denying an appeal and upholding the Planning Commission's approval of a Use Permit to authorize a daycare with up to 250 children and other youth services, with reduced parking, on the property located at 15 Chapel Hill Drive, and affirming the Planning Commission's determination that the actions authorized by this resolution are exempt from the California Environmental Quality Act (CEQA) as recommended by staff, with the following amendments to the use permit conditions #30 through #33 to read as follows:**

- " 30. The Applicant's use of the Site shall be limited to the uses identified in Attachment 1 to this resolution, except that for the following uses are prohibited:**
- a. Adult-only parties or events, weddings, anniversary parties, retirement parties, and/or sports tournaments;**
  - b. Rental of any outdoor spaces; and/or**

c. Any use determined by the Community Development Director that is not subordinate, similar, or otherwise ancillary to the primary use.

31. The Applicant shall make a presentation to the City Council 1-year from the date of commencement of daycare operations on the Site to demonstrate compliance with the obligations of the Use Permit.

32. The Site shall not be used for more than one (1) special event per year, and the maximum attendance at such event shall be 150 people.

33. No more than one (1) single-day license from the California Department of Alcoholic Beverage Control (ABC) may be used on the Site per calendar year."

The motion carried by the following vote:

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

**Absent:** 1 - Alessio

Enactment No: R2024-050

#### **16. REPORT ACTION TAKEN IN CLOSED SESSION:**

Interim City Attorney Wolfson announced that there was no reportable action taken in Closed Session.

#### **17. COMMENTS BY COUNCIL OR CITY MANAGER:**

Vice Mayor Narvaez invited members of the public to attend the Memorial Day service at Veteran's Memorial Park at 11:30 a.m. on May 27, 2024.

#### **18. ADJOURNMENT: 10:28 P.M.**

The next regularly scheduled meeting for the City Council of the City of Napa is June 4, 2024.

Submitted by:

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Tiffany Carranza, City Clerk