



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

**Tuesday, July 16, 2024**

**3:30 PM Afternoon Session  
No 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 Bernie Narvaez  
Councilmember Liz Alessio  
Councilmember Mary Luros  
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 P.M. AFTERNOON SESSION****1. CALL TO ORDER:****1.A. Roll Call:****2. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:****3. SPECIAL PRESENTATIONS:****3.A. [241-2024](#) Proclamation for Parks and Recreation Month**

**Recommendation:** Proclaim July as Parks and Recreation Month.

**Attachments:** [ATCH 1 - Proclamation](#)

**4. PUBLIC COMMENT:**

**\*See page 8 for procedures to provide public comments to Council.**

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

**Recommendation:** Approve the minutes from the June 4, 2024 and June 18, 2024 Regular Meetings of the City Council.

**Attachments:** [ATCH 1 - June 4, 2024 Draft Regular Meeting Minutes](#)  
[ATCH 2 - June 18, 2024 Draft Regular Meeting Minutes](#)

**5.B. [260-2024](#) Civil Service Commission Membership**

**Recommendation:** Appoint incumbent, Suzanne R. Mason, to the Civil Service Commission to serve an additional term beginning immediately and ending on June 30, 2027.

**Attachments:** [ATCH 1 - Application](#)

**5.C. [259-2024](#) Cultural Heritage Commission Membership**

**Recommendation:** Appoint two individuals to the Cultural Heritage Commission as follows:

- 1) Appoint incumbent Sara L. Van Giesen to serve an additional term beginning immediately and ending on June 30, 2026; and
- 2) Appoint incumbent William A. Tuikka, designated as a Preservation Professional, to serve an additional term beginning immediately and ending on June 30, 2026.

**Attachments:** [ATCH 1 - Applications](#)

- 5.D. [261-2024](#) **Napa Valley Transportation Authority (NVTA) Active Transportation Advisory Committee (ATAC) Membership**
- Recommendation:** Direct 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.
- Attachments:** [ATCH 1 - Application](#)
- 5.E. [267-2024](#) **Public Art Steering Committee Membership**
- Recommendation:** (1) Appoint Lissa Gibbs as Visual Art Professional to the Public Art Steering Committee for a term beginning immediately and ending June 30, 2028; and  
(2) Appoint 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.
- Attachments:** [ATCH 1 - Applications](#)
- 5.F. [262-2024](#) **Senior Advisory Commission Membership**
- Recommendation:** Appoint two individuals to the Senior Advisory Commission as follows:  
1) Appoint new member Liz Marks to serve a term beginning immediately and ending on September 30, 2026; and  
2) Appoint new member Howell L. Broxton, designated as a Senior Agency Representative, to serve a term beginning immediately and ending on September 30, 2025.
- Attachments:** [ATCH 1 - Applications](#)
- 5.G. [268-2024](#) **Tentative Agreement between the City of Napa and the Napa Police Officers' Association ("NPOA")**
- Recommendation:** Approve and adopt 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.
- Attachments:** [ATCH 1 – Total Tentative Agreement Package between City and NPOA](#)

- 5.H. [243-2024](#) **Response to the 2023-2024 Napa County Grand Jury Final Report "Raising Awareness of Elder Abuse in Napa County"**
- Recommendation:** Approve 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.
- Attachments:** [ATCH 1 - Grand Jury Response Letter](#)  
[ATCH 2 - Grand Jury Report on Elder Abuse](#)
- 5.I. [255-2024](#) **Resolution Extending the Deadline to Submit Arguments and Rebuttal Arguments For and Against Measure G**
- Recommendation:** Adopt a resolution 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.
- Attachments:** [ATCH 1 - Resolution](#)  
[EX A - Resolution No. R2024-058](#)
- 5.J. [248-2024](#) **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 2024/25.
- Attachments:** [ATCH 1 - Resolution](#)
- 5.K. [249-2024](#) **Paramedic Tax Rate**
- Recommendation:** Adopt a resolution authorizing the Paramedic tax rate for Fiscal Year 2024/25.
- Attachments:** [ATCH 1 - Resolution](#)
- 5.L. [234-2024](#) **Acceptance of California Highway Patrol Cannabis Tax Fund Grant Program for 2024-2025**
- Recommendation:** Adopt a resolution (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.
- Attachments:** [ATCH 1 - Resolution](#)  
[EX A - FY24-25 CTFGP Grant Agreement](#)  
[EX B - Budget Amendment 1P223](#)

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

(1) Determine 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) Determine 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) Authorize 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) Determine that the actions authorized by this item are exempt from CEQA.

**Attachments:**

[ATCH 1 - North Bay Chemical Agency Pool Bid Invitation](#)

[ATCH 2 - North Bay Chemical Agency Pool Bid Results](#)

[ATCH 3 - North Bay Chemical Agency Pool Bid Award](#)

[ATCH 4 - Determination for Procurement via Existing Contracts of other P](#)

[ATCH 5 - Written Determination for Specialty Items - Brenntag](#)

[ATCH 6 - Written Determination for Specialty Items - Hawkins](#)

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

Receive a Council Spotlight Presentation providing an overview of data initiative highlights from the Parks and Recreation Department.

**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****Recommendation:**

Adopt a resolution:

(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.

**Attachments:**

[ATCH 1 - Resolution](#)

[EX A - Graphic](#)

[EX B - Exchange Agreement](#)

[EX C - Third Amended PSA](#)

[EX D - Letters to HCD](#)

**7. CONSENT HEARINGS:**

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

Adopt a resolution 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.

**Attachments:**

[ATCH 1 - Resolution](#)  
[ATCH 2 - Extension request](#)  
[ATCH 3 - EIR Certification - R2018-100](#)  
[ATCH 4 - City Council Resolution - R2018-101](#)  
[ATCH 5 - 1st Administrative 2 yr Extension](#)  
[ATCH 6 - 2nd 2 Yr Extension - R2021-121](#)  
[ATCH 7 - Planning Commission Report \(May 17, 2018\)](#)  
[ATCH 8 - Approved Plans](#)

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

Adopt a resolution 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.

**Attachments:**

[ATCH 1 - Draft Resolution](#)  
[ATCH 2 - Extension request](#)  
[ATCH 3 - City Council Resolution - R2020-026](#)  
[ATCH 4 - 1st Admin Extension](#)  
[ATCH 5 - Planning Commission Report \(1/16/2020\)](#)  
[ATCH 6 - Approved Plans](#)

**8. PUBLIC HEARINGS:****8.A. [247-2024](#)****Alexander Crossings Apartments TEFRA Hearing****Recommendation:**

Adopt a resolution 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.

**Attachments:**

[ATCH 1 - Resolution](#)

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

**10. CLOSED SESSION:****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:**

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

**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 11, 2024 at 5:00 p.m.**

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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.

**PROVIDING SUPPLEMENTAL WRITTEN COMMENTS**

Any member of the public may provide supplemental written comments to the City Council before or during the meeting, and those supplemental written comments will be made a part of the written record in accordance with the Council's Rules of Order and Procedures (R2016-6).

Supplemental written comments may be submitted to the City Clerk via email at [clerk@cityofnapa.org](mailto:clerk@cityofnapa.org), via mail to ATTN: City Clerk, 955 School Street, Napa, CA 94559, via fax at (707) 257-9534, or dropped off in person at the City Clerk's Office located at City Hall. If you are commenting on a particular item on the agenda, please identify the agenda item number and letter. Please be aware that any public comments received that do not specify a particular agenda item number will be entered into the record under the general public comment portion of the agenda.

**VIEWING THE MEETING LIVE**

All members of the public are invited to view the meeting live (a) in person at the City Hall Council Chambers located at 955 School Street, Napa, CA 94559, (b) on local cable TV Channel 28; or (c) live-streamed on the City of Napa's website at [www.cityofnapa.org](http://www.cityofnapa.org) (see: <https://napacity.legistar.com/Calendar.aspx> ; and click on the "In Progress" button).

**VIEWING ARCHIVED WEBCASTS OF 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 video.

**GENERAL PROCEDURES FOR CITY COUNCIL MEETINGS****MEETING DATES:**

The City Council meets regularly on the first and third Tuesday of each month; and additional meetings may be scheduled as needed.

**INFORMATION AVAILABLE 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. Any documents related to an agenda item that are provided to a majority of the City Council after distribution of the agenda packet are reported by the City Clerk at the meeting under "Supplemental Reports and Communications," and are available for public inspection.

**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). For TTY/ Speech to Speech users, dial 7 1 1 for the California Relay Service, for text to speech, speech to speech, and Spanish language services 24 hours a day, 7 days a week.

In making any request to the City for assistance, please provide as much advance notice as feasible, at least 48-hours prior to the meeting.

**TRADUCCIONES EN ESPAÑOL / SPANISH-LANGUAGE TRANSLATIONS:**

Esta agenda identifica los asuntos que serán considerados para la acción de un cuerpo legislativo de la Ciudad en la fecha, hora y lugar que se muestran en la primera página. 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 cuerpo legislativo.

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](mailto:clerk@cityofnapa.org). Para una solicitud de asistencia, favor de avisar con al menos 48 horas de anticipación.

**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.

**PROCEDURES TO DIRECTLY ADDRESS THE CITY COUNCIL:**

Any member of the public may directly address the Council regarding any matter identified on the agenda. Regular meeting agendas will include an agenda item for "Public Comment". Each speaker is requested to submit a speaker card or request to speak before the item is called to be addressed by Council (for Public Comment, Consent Calendar, Administrative Reports, Consent Hearings, or Public Hearings). Speaker cards are used to promote efficient and orderly progress of the meeting; however, a card is not required if the speaker otherwise 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.

Speakers should direct comments to Mayor and Councilmembers, not the audience. Speakers are expected to yield the floor when the time limit is identified. For each item, speaking time is limited to no more than 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 the Rules of Order in order to facilitate the efficient and fair conduct of the meeting. This may include moving all or a portion of the Public Comment portion of the agenda to the end of the meeting (see Council Policy Resolution 19, R2016-6 section 6.1.4).

**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. However, State law strictly limits the Council's authority to respond at the meeting to any matter that is not on the agenda.

**CONSENT CALENDAR:**

Items on the Consent Calendar are considered routine and may be approved by a single vote of the City Council.

**ADMINISTRATIVE REPORTS:**

Items on the Administrative Reports portion of the agenda will include a staff report and an opportunity for the public to address the City Council, but they do not require a formal public hearing prior to City Council taking the identified action.

**CONSENT HEARINGS:**

Items on the Consent Hearing portion of the agenda are considered routine and may be approved by a single vote of the City Council; however, any member of the public or City Council may remove an item for consideration during the Public Hearing portion of the agenda.

**PUBLIC HEARINGS:**

During any public hearing (which includes any appeal hearing), an opportunity will be provided for public testimony when any person may directly address the City Council. Applicants (or appellants) are allowed 10 minutes to present testimony at the beginning of the public hearing, and if needed, 5 minutes to present rebuttal at the end of the public testimony. All other speakers will be limited to times established by the Mayor under the Procedures to Directly Address the City Council (above).

**CLOSED SESSION:**

The City Council is authorized to meet in closed session, without attendance by the public, on limited confidential topics such as pending litigation, real property negotiations, or personnel or labor matters.

**CALIFORNIA ENVIRONMENTAL QUALITY ACT:**

The California Environmental Quality Act ("CEQA") is the state law that requires the City to evaluate and document the potential environmental consequences of discretionary decision. (See, California Public Resources Code Sections 21000-21189.3; and the "CEQA Guidelines" at California Code of Regulations Title 14, Division 6, Chapter 3, Sections 15000-15387). For each item that requires a CEQA determination by City Council, there is a reference to that determination on this agenda, and more information regarding the CEQA analysis is included in the documents that accompany this Agenda. To the extent that City staff determines that particular items are not subject to CEQA, there will be no indication of a CEQA action on this Agenda.

**CHALLENGES TO DECISIONS MADE BY THE CITY COUNCIL:**

If a person wishes to file a legal challenge to any decision made by the City Council, you may be limited to raising only those issues which you or someone else raised during the meeting, or in a written communication received by the City Clerk prior to or during the meeting. In addition, a legal challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies. The time limit to commence any legal challenge may be subject to strict timing requirements, and failure to comply with applicable timing requirements may result in a legal challenge being barred. Any lawsuit or legal challenge to any quasi adjudicative decision made by the City Council is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision. Under Section 1094.6, any lawsuit or legal challenge to any quasi adjudicative decision made by City Council must be filed no later than the 90th day following the date on which such decision becomes final.