



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

Tuesday, November 4, 2025

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

City Hall Council Chambers

*955 School Street
Napa, CA 94559
www.cityofnapa.org*

CITY COUNCIL OF THE CITY OF NAPA

*Mayor Scott Sedgley
Vice Mayor Mary Luros
Councilmember Chris DeNatale
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: 3:42 P.M.****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. [447-2025](#) City Council Meeting Minutes**

Recommendation: Approve the minutes from the October 21, 2025 Regular Meeting of the City Council.

Attachments: [ATCH 1 - October 21, 2025 Draft Regular Meeting Minutes](#)

5.B. [388-2025](#) 2026 City Council Calendar

Recommendation: Adopt a resolution establishing the 2026 Calendar for Regular and Special City Council Meetings and City Holidays, and approving the cancellations of regular meetings of the City Council on July 7, 2026 and November 4, 2026.

Attachments: [ATCH 1 - Resolution](#)
[EX A - 2026 City Council Calendar](#)
[ATCH 2 - Hyperlink to online Napa Municipal Code Chapter 2.04.050](#)

5.C. [392-2025](#) Adoption of the 2025 Building Code Standards

Recommendation: Approve the first reading and introduction of an ordinance amending Napa Municipal Code Sections 15.04.010, 15.04.030, 15.04.040, 15.04.050, 15.04.080 and 15.04.090, adopting by reference the 2025 California Building Code; the 2025 California Residential Code; the 2025 California Electrical Code; the 2025 California Plumbing Code; the 2025 California Mechanical Code; the 2025 California Energy Code; the 2025 California Administrative Code; the 2025 California Wildlands Urban-Interface Code; the 2025 California Historical Building Code; the 2025 California Fire Code; the 2025 California Existing Building Code; the 2025 California Green Building Standards; the 2025 California Referenced Standards Code, including appendices identified herein, together with certain amendments, additions, deletions, and penalties;

Attachments: [ATCH 1 - Ordinance](#)

- 5.D. [323-2025](#) **Updated Regulations for Water Contamination Prevention**
- Recommendation:** Approve the second reading and final adoption of an ordinance amending Napa Municipal Code Chapter 13.08 Water Contamination Prevention Regulations.
- Attachments:** [ATCH 1 - Ordinance](#)
[EX A - NMC Chapter 13.08 Amendment](#)
[ATCH 2 - City of Napa Cross-Connection Control Program](#)
- 5.E. [448-2025](#) **Emergency Repair of Browns Valley Creek at Tall Grass Drive Bridge**
- Recommendation:** Determine there is a need to continue the emergency action to execute and implement a contract for the design, permitting, and construction to stabilize the creek bank and adjacent roadway for Browns Valley Creek at Tall Grass Drive, and determine that the actions authorized by this item are exempt from CEQA
- 5.F. [453-2025](#) **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.G. [384-2025](#) **On-Call Engineering and Multidisciplinary Professional Services**
- Recommendation:** Approve and authorize the Public Works Director to negotiate and execute on behalf of the City agreements with three engineering consulting firms: (1) GHD, Inc.; (2) Harris & Associates; and (3) Sonoma RSA, Inc. for task-order based on-call engineering and multidisciplinary professional services in an amount not to exceed \$1,000,000 each.
- Attachments:** [ATCH 1 - GHD Contract](#)
[ATCH 2 - Harris Contract](#)
[ATCH 3 - Sonoma RSA Contract](#)
- 5.H. [386-2025](#) **Capital Improvement Program - Update for Fiscal Year 2025/2026**
- Recommendation:** Adopt a resolution amending the Fiscal Year 2025/26 & 2026/27 Capital Improvement Project Plan as documented in Council Budget Amendment No. 6P5.
- Attachments:** [ATCH 1 - Resolution](#)
[EX A - Council Budget Amendment No. 6P5](#)

- 5.I. [409-2025](#) **Amendment to On-Call Architectural Services Agreement**
- Recommendation:** Approve and authorize the Public Works Director to execute on behalf of the City Amendment No. 2 to C2021-379 with The KPA Group, a California corporation, for professional architectural services in the increased amount of \$500,000 for a total contract amount not to exceed \$1,000,000
- Attachments:** [ATCH1 - Amendment No 2 - C2021-379](#)
- 5.J. [430-2025](#) **Fiscal Year 2024-2025 Annual Tax Report for City of Napa Community Facilities District No. 2017-1 (Gasser Soscol Gateway)**
- Recommendation:** Receive the City of Napa Community Facilities District No. 2017-1 (Gasser Soscol Gateway) Annual Tax Report for the fiscal year ended June 30, 2025.
- Attachments:** [ATCH 1 - Annual Tax Report for the CON CFD No. 2017-1 for FY2025](#)
- 5.K. [435-2025](#) **Amendment No. 2 to Gosserco Agreement for Dispatch Recording System**
- Recommendation:** Approve and authorize the Chief of Police to execute on behalf of the City Amendment #2 to Agreement No. C2019 113 with Gosserco, Inc. for Public Safety Dispatch 24-hour Communications Recorder System support for an additional three (3) years, in the increased amount of \$41,334.97 for a total contract amount not to exceed \$216,334.97.
- Attachments:** [ATCH 1 - Amendment #2 to Agreement No. C2019-113](#)
[ATCH 2 - Amendment #1 to Agreement No. C2019-113](#)
[ATCH 3 - Agreement No. C2019-113](#)
- 5.L. [439-2025](#) **Law Enforcement Specialized Units (LESU) Program Grant**
- Recommendation:** Adopt a resolution (1) accepting the California Office of Emergency Services (Cal OES) Law Enforcement Specialized Units (LESU) Program Grant for calendar years 2026, 2027, & 2028 in the annual amount of \$270,856 and authorizing the Chief of Police to execute the grant agreement on behalf of the City to fund services provided to survivors of domestic violence and their children; (2) approving and authorizing revenue and expenditure budget increases of \$203,142 in the Police Department's Special Revenue Grants Fund with a local match from the City of \$67,714 from the Police Department's General Fund for the Cal OES LESU Grant Program for calendar years 2026, 2027, & 2028.
- Attachments:** [ATCH 1 - Resolution](#)
[EX A - Council Budget Amendment](#)

6. CONSENT HEARINGS:

- 6.A. [399-2025](#) **Preservation of Qualified Historical Property at 1727 Main Street**
- Recommendation:** Approve and authorize the Community Resources and Development Director, on behalf of the City, to execute the Mills Act Historic Preservation Agreement for the property at 1727 Main Street.
- Attachments:** [ATCH 1 - Mills Act Contract](#)
[ATCH 2 - Project Description](#)
[ATCH 3 - Tax Assessor Information](#)
- 6.B. [400-2025](#) **Preservation of Qualified Historical Property at 1030 Napa Street**
- Recommendation:** Approve and authorize the Community Development Director, on behalf of the City, to execute the Mills Act Historic Preservation Agreement for the property at 1030 Napa Street.
- Attachments:** [ATCH 1 - Mills Act Contract](#)
[ATCH 2 - Project Description](#)
[ATCH 3 - Tax Assessor Information](#)
- 6.C. [401-2025](#) **Preservation of Qualified Historical Property at 1447 Calistoga Avenue**
- Recommendation:** Approve and authorize the Community Development Director, on behalf of the City, to execute the Mills Act Historic Preservation Agreement for the property at 1447 Calistoga Avenue.
- Attachments:** [ATCH 1 - Mills Act Contract](#)
[ATCH 2 - Project Description](#)
[ATCH 3 - Tax Assessor Information](#)
- 6.D. [402-2025](#) **Preservation of Qualified Historical Property at 1532 H Street**
- Recommendation:** Approve and authorize the Community Resources and Development Director to execute the Mills Act Historic Preservation Agreement for the property at 1532 H Street.
- Attachments:** [ATCH 1 - Mills Act Contract](#)
[ATCH 2 - Project Description](#)
[ATCH 3 - Tax Assessor Information](#)
- 6.E. [404-2025](#) **Preservation of Qualified Historical Property at 1830 Brown Street**
- Recommendation:** Approve and authorize the Community Resources and Development Director to execute the Mills Act Historic Preservation Agreement for the property at 1830 Brown Street.
- Attachments:** [ATCH 1 - Mills Act Contract](#)
[ATCH 2 - Project Description](#)
[ATCH 3 - Tax Assessor Information](#)

- 6.F. [405-2025](#) **Preservation of Qualified Historical Property at 1737 Laurel Street**
- Recommendation:** Approve and authorize the Community Development Director, on behalf of the City, to execute the Mills Act Historic Preservation Agreement for the property at 1737 Laurel Street.
- Attachments:** [ATCH 1 - Mills Act Contract](#)
[ATCH 2 - Project Description](#)
[ATCH 3 - Tax Assessor Information](#)
- 6.G. [445-2025](#) **Preservation of Qualified Historical Property at 623-633 Third Street.**
- Recommendation:** Approve and authorize the Community Resources and Development Director to execute the Mills Act Historic Preservation Agreement for the property at 623-633 Third Street.
- Attachments:** [ATCH 1 - Mills Act Contract](#)
[ATCH 2 - Project Description](#)
[ATCH 3 - Tax Assessor Information](#)
- 6.H. [461-2025](#) **AB 562 Report for Le Petit Elephant Loan**
- Recommendation:** Hold a public hearing and accept the AB 562 Economic Development Subsidy Report for a \$175,000 loan to Miss Mama, LLC doing business as Le Petit Elephant.
- Attachments:** [ATCH 1- Estimated Permit Fees as of October 29, 2025](#)
[ATCH 2 - AB 562 Report for Le Petit Elephant](#)

7. COMMENTS BY COUNCIL OR CITY MANAGER:

8. ADJOURNMENT: 4:06 P.M.

The next regularly scheduled meeting for the City Council of the City of Napa is November 18, 2025.

Submitted by:

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, 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 (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; or by contacting the City Clerk by email at 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. 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. 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.