



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

Tuesday, May 20, 2025

3:30 PM Afternoon Session

6:30 PM 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 P.M. AFTERNOON SESSION**1. CALL TO ORDER:****1.A. Roll Call:****2. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:****3. SPECIAL PRESENTATIONS:**

- 3.A. [160-2025](#) Proclamation for National Public Works Week**
Recommendation: Proclaim May 18-24, 2025 as National Public Works Week.
Attachments: [ATCH 1 - Proclamation](#)

- 3.B. [200-2025](#) Proclamation for Historic Preservation Month**
Recommendation: Proclaim May as Historic Preservation Month.
Attachments: [ATCH 1 - Proclamation](#)

4. PUBLIC COMMENT:**5. CONSENT CALENDAR:**

- 5.A. [204-2025](#) City Council Meeting Minutes**
Recommendation: Approve the minutes from the April 28, 2025 and May 6, 2025 Special Meetings and the May 6, 2025 Regular Meeting the City Council.
Attachments: [ATCH 1 - April 28, 2025 Draft Special Meeting Minutes](#)
[ATCH 2 - May 6, 2025 Draft Regular Meeting Minutes](#)
[ATCH 3 - May 6, 2026 Draft Special Joint Meeting Minutes](#)
- 5.B. [193-2025](#) Addition of Napa Municipal Code Section
10.32.120-Compliance with Traffic Control Second Reading**
Recommendation: Approve the second reading and final adoption of an ordinance adding Napa Municipal Code Section 10.32.120 related to compliance with traffic control.
Attachments: [ATCH 1 - Ordinance](#)
- 5.C. [209-2025](#) Appointment of Retired Annuitant Heather Ippoliti as Interim
Finance Director Pursuant to Government Code Section
21221(h)**
Recommendation: Adopt a resolution to appoint Heather Ippoliti as Interim Finance Director Pursuant to Government Code Section 21221(h).
Attachments: [ATCH 1 - Resolution](#)

- 5.D. [057-2025](#) **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.E. [099-2025](#) **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. [434-2024](#) **NCRIC Crime Analyst Services Contract Renewal**
- Recommendation:** Authorize the Acting Chief of Police to: (1) execute a reimbursement agreement with Napa County by which the City will receive \$676,315 to offset the costs of crime analyst services; (2) execute an agreement with San Mateo County by which the City will receive crime analyst services over a three-year term for \$676,315.
- Attachments:** [ATCH 1 - Agreement with San Mateo County](#)
 [ATCH 2 - Napa County Agreement](#)
- 5.G. [116-2025](#) **Silverado-Third-Coombsville-East ("5-Way Intersection") Project - Amendment #2**
- Recommendation:** Approve and authorize the Public Works Director to execute on behalf of the City Amendment No. 2 to C2023-710 with GHD Inc., a California Corporation, for professional engineering services to complete the Project Approval and Environmental Document (PA&ED) phase of the "5-Way Intersection" Project in the increased amount of \$571,479.00, plus authority up to 20% contingency, for a total contract amount not to exceed \$2,130,196.80.
- Attachments:** [ATCH 1 - Amendment No. 2 to C2023-710](#)

5.H. [152-2025](#)**Napa Valley Corporate Park Landscape and Lighting
Assessment District, Fiscal Year 2025-2026****Recommendation:**

1. Adopt a resolution to order the City Engineer to prepare and file the Preliminary Engineer's Report describing the improvements to be maintained by the Annual and Supplemental Napa Valley Corporate Park Landscape and Lighting Assessment District for Fiscal Year 2025-2026 and determining that the actions authorized by this resolution are exempt from CEQA.

2. Adopt a resolution of intention to approve the Preliminary Engineer's Report, levy and collect assessments, and give notice of a Public Hearing to consider approval of the Annual and Supplemental Napa Valley Corporate Park Landscape and Lighting Assessment District for Fiscal Year 2025-2026, and determine that the actions authorized by this resolution are exempt from CEQA.

Attachments:

[ATCH 1 - Resolution for Engineer's Report Prep with EX A](#)

[ATCH 2 - Resolution for Public Hearing](#)

[EX A - NVCP Preliminary Engineer's Report](#)

5.I. [167-2025](#)**Citywide Landscape Maintenance Assessment District,
Fiscal Year 2025-2026****Recommendation:**

1. Adopt a resolution to order the City Engineer to prepare and file the Preliminary Engineer's Report describing the improvements to be maintained by the Citywide Landscape Maintenance Assessment District for Fiscal Year 2025-2026, and determining that the actions authorized by this resolution are exempt from CEQA.

2. Adopt a resolution of intention to approve the Preliminary Engineer's Report, levy and collect assessments, and give notice of a Public Hearing to consider approval of the Citywide Landscape Maintenance Assessment District for Fiscal Year 2025-2026, and determining that the actions authorized by this resolution are exempt from CEQA.

Attachments:

[ATCH 1 - Resolution for Engineer's Report Prep with EX A](#)

[ATCH 2 - Resolution for Public Hearing](#)

[EX A - Citywide Preliminary Engineer's Report](#)

- 5.J. [158-2025](#) **Industrial Plumbing Materials for Water System Operation**
- Recommendation:** 1) Authorize the Utilities Director to amend existing contracts with Pace Supply, Corp. and Ferguson Enterprises, Inc., increasing the compensation from \$200,000 to an amount not to exceed \$400,000 for Fiscal Year 2025, for the purchase of industrial plumbing materials for use in the municipal potable water system;
2) authorize the Utilities Director to execute contracts in an amount not to exceed \$500,000 with Pace Supply, Corp. and Ferguson Enterprises, Inc., for Fiscal Year 2026, for the purchase of industrial plumbing materials for use in the municipal potable water system; and
3) determine that the actions authorized by this item are exempt from CEQA.
- Attachments:** [ATCH 1 - Written Determination for Specialty Items FY2025](#)
- 5.K. [195-2025](#) **Stanly Ranch Project Refund B1912-0237**
- Recommendation:** Authorize the Interim Community Development Director to execute a refund of \$4,796.40 to the Stanly Ranch Residential project.
- Attachments:** [ATCH 1 – Stanly Ranch Impact Fee Receipt](#)
- 5.L. [198-2025](#) **Coombs & South Coombs Rehabilitation - Imola Avenue to 5th Street**
- Recommendation:** Adopt a resolution: (1) authorizing the Public Works Director to award a construction contract to, and execute a construction contract with, Ghilotti Bros., Inc., for the Coombs Street & South Coombs Street Rehabilitation - Imola Avenue to 5th Street project in the bid amount of \$4,695,445.70; and (2) determining that the actions authorized by this resolution are exempt from CEQA.
- Attachments:** [ATCH 1 - Resolution](#)
- 5.M. [202-2025](#) **Memorandum of Understanding between the City and the Napa Valley Unified School District for the School Resource Officer Program.**
- Recommendation:** Authorize the Acting Chief of Police, Fabio Rodriguez to execute on behalf of the City a Memorandum of Understanding (MOU) with the Napa Valley Unified School District (NVUSD) for the collaboration and operation of the School Resource Officer Program for the 2025-2026 school year, in the shared cost of one (1) Youth Services Bureau Detective and three (3) School Resource Officers in a total joint cost of \$761,169.65.
- Attachments:** [ATCH 1 - City & NVUSD MOU](#)

5.N. [211-2025](#)**Acceptance of Homeless, Housing Assistance and Prevention Grant****Recommendation:**

Authorize the City Manager to: (1) execute all documents necessary to accept a grant from the State of California Business, Consumer Services and Housing Agency for the Homeless, Housing Assistance and Prevention Program Round 5 in the amount of \$727,623.09; and (2) approve the increase of revenue and expenditures budgets by \$363,811.55 in the Non-Recurring General Fund, as documented in Budget Adjustment #219.

Attachments:

[ATCH 1 - Award Letter](#)
[ATCH 2 - Budget Adjustment #219](#)

5.O. [212-2025](#)**BottleRock Festival 2025 Services Agreement****Recommendation:**

Approve and authorize the City Manager on behalf of the City to execute an agreement with Live Nation Worldwide, Inc., DBA Latitude 38 Entertainment in an amount up to \$500,000 to provide City of Napa personnel to perform general law enforcement, security, and emergency medical services at the Napa Expo located at 575 3rd St. during the 2025 BottleRock Music Festival on May 23-25, 2025.

Attachments:

[ATCH 1 - BottleRock Music Festival Service Agreement](#)

5.P. [213-2025](#)**La Onda Music Festival 2025 Services Agreement****Recommendation:**

Approve and authorize the City Manager on behalf of the City to execute an agreement with Live Nation Worldwide, Inc., DBA Buena Onda Presents in an amount up to \$300,000 to provide City of Napa personnel to perform general law enforcement, security, and emergency medical services at the Napa Expo located at 575 3rd St. during the 2025 La Onda Music Festival on May 31, 2025 - June 1, 2025

Attachments:

[ATCH 1 - La Onda Music Festival 2025 Services Agreement](#)

6. ADMINISTRATIVE REPORTS:**6.A. [168-2025](#)****CalPERS Pension Funding Update****Recommendation:**

Receive and file CalPERS Pension Funding Update

Attachments:

[ATCH 1 - TrueComp Pension Status Update Presentation](#)

7. PUBLIC HEARINGS:

- 7.A. [092-2025](#) **Local Responsibility Area Fire Hazard Severity Zones Update (Amending Napa Municipal Code Section 17.52.180)**
- Recommendation:** Approve the first reading and introduction of an ordinance amending Napa Municipal Code Section 17.52.180 related to Fire Hazard Severity Zones and adopting an uncodified Fire Hazard Severity Zone Map.
- Attachments:** [ATCH 1 - Ordinance with Exhibit A](#)
[ATCH 2 - Link to Fire Hazard Severity Zone Viewer](#)
[ATCH 3 – Fire Hazard Severity Zones Local Responsibility Area Factsheet](#)

8. COMMENTS BY COUNCIL OR CITY MANAGER:

9. CLOSED SESSION:

- 9.A. [215-2025](#) **CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION**
Pursuant to Government Code Section 54956.9(d)(2)
Two Potential Cases
- Attachments:** [ATCH 1 - Blue Oak School Claim](#)
[ATCH 2 - Hagstrom Properties Claim](#)
- 9.B. [216-2025](#) **CONFERENCE WITH LEGAL COUNSEL – INITIATION OF LITIGATION**
Initiation of litigation pursuant to Government Code Section 54956.9(d)(4)
Three Potential Cases

CITY COUNCIL RECESS

6:30 P.M. EVENING SESSION

10. CALL TO ORDER:

10.A. Roll Call:

11. PLEDGE OF ALLEGIANCE:

12. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

13. COMMISSION INTERVIEWS AND APPOINTMENTS:

13.A. [016-2025](#)**Measure G Citizen Oversight Committee Membership****Recommendation:**

Interview applicants and appoint five individuals to serve on the Measure G Citizen Oversight Committee as follows:

- 1) Two individuals to fill terms ending June 30, 2028; and
- 2) Three individuals to fill terms ending June 30, 2027; and
- 3) Designate one of the members as person demonstrating experience in accounting or finance; and
- 4) Designate one of the members as person demonstrating experience in municipal operations or capital project delivery.

Attachments:

[ATCH 1 - Redacted Applications](#)

14. REPORT ACTION TAKEN IN CLOSED SESSION:**15. COMMENTS BY COUNCIL OR CITY MANAGER:****16. ADJOURNMENT:**

The next regularly scheduled meeting for the City Council of the City of Napa is June 3, 2025.

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 May 15, 2025 at 5:00 P.M.

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.