



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 Mary Luros*  
*Councilmember Chris DeNatale*  
*Councilmember Bernie Narvaez*  
*Councilmember Beth Painter*

Monday, April 28, 2025

3:30 PM

City Hall Council Chambers

SPECIAL MEETING - 3:30 PM

A Special Meeting for the City Council of the City of Napa was called on Monday, April 28, 2025 at 3:30 p.m. to be held at City Hall Council Chambers, 955 School Street, Napa California, for the purpose identified on the Agenda. This Special Meeting was called in accordance with California Government Code Section 54956.

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

1.A. Roll Call:

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

2. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

City Clerk Carranza announced the following supplemental documents:

Item 4.A. - PowerPoint Presentation from City staff.

Item 5.A. - PowerPoint Presentation from City staff.

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

3. CONSENT CALENDAR:

**Approval of the Consent Agenda**

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

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

- 3.A. [173-2025](#) Application for Homekey+ Funds for Permanent Supportive Housing at 1415 Fourth Street and 1443 Division Street

1. Adopted Resolution R2025-040 authorizing a joint application to and participation in the Homekey+ Program; and  
 2. Adopted Resolution R2025-041 authorizing a reservation of Affordable Housing Impact Fee Funds in an amount up to \$600,000 as match for the Homekey+ for the acquisition and rehabilitation of 1415 Fourth Street and 1443 Division Street in Napa, if alternative funds cannot be identified; and determining that the actions authorized by this resolution are exempt from CEQA.

Enactment No: R2025-040; R2025-041

- 3.B. [174-2025](#) Harvest Village Project Refund

Approved and authorized the Interim Community Development Director to execute a refund of \$37,501.20 to the Harvest Village Residential project.

#### 4. PUBLIC HEARINGS:

- 4.A. [163-2025](#) City of Napa Operating Budget Workshop for FY 2025/26 and FY 2026/27

Mayor Sedgley announced the public hearing.

City Manager Potter opened the item. Budget Officer Seth Anderson provided the report.

Mayor Sedgley asked for disclosures; there were none.

Mayor Sedgley opened Public Testimony. There were no requests to speak.

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

Discussion was brought back to Council. Individual Council comments and questions ensued regarding individual budget items and proposed amendments.

**A motion was made by Councilmember Painter, seconded by Vice Mayor Lueros to provide direction to staff to schedule public hearings on June 3, 2025 and June 17, 2025 to receive public comment on the Fiscal Year 2025/26 and 2026/27 Proposed Budget, and to incorporate proposed amendments brought forth by Councilmembers during the workshop. The motion carried by the following vote:**

**Aye:** 5 - Sedgley, Lueros, DeNatale, Narvaez, and Painter

*Mayor Sedgley called for a break at 4:50 P.M. The meeting reconvened at 4:58 P.M.*

## 5. ADMINISTRATIVE REPORTS:

### 5.A. [011-2025](#) Capital Improvement Program; FY26 & FY27 Budgets

Public Works Director Julie Lucido presented the proposed Measure G projects.

Deputy Public Works Director Jessica Lowe presented the General Fund Citywide projects.

Senior Civil Engineer Doug DeMaster presented the Utilities Enterprise Fund Projects: Water and Solid Waste & Recycling.

Following the presentation Mayor Sedgley called for public comments. There were no requests to speak.

Discussion was turned over to Council. Individual comments ensued regarding the proposed program and staff responded to questions. Brief discussion ensued regarding expressed desire from members of Council to include the addition of a splash pad in a City park.

## 6. COMMENTS BY COUNCIL OR CITY MANAGER: None.

## 7. CLOSED SESSION:

Interim City Attorney Diaz announced the closed session item.

### 7.A. [133-2025](#) CONFERENCE WITH REAL PROPERTY NEGOTIATORS Property: Harvest Middle School, 2449 Old Sonoma Road, Napa, CA 94558 City Agency Negotiator: Steve Potter, Liz Habkirk, Julie Lucido, Breyana Brandt, Raj Prasad, Molly Rattigan Negotiating Parties: City of Napa and Napa Valley Unified School District Under Negotiation: Price and Terms of Payment

The meeting recessed to Closed Session at 5:59 P.M.

The meeting adjourned at 6:32 P.M. There was no reportable action.

**8. ADJOURNMENT: 6:32 P.M.**

**The next regularly scheduled meeting for the City Council of the City of Napa is May 6, 2025.**

**Submitted by:**

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**Tiffany Carranza, City Clerk**