



# CITY OF NAPA

955 School Street  
Napa, CA 94559  
[www.cityofnapa.org](http://www.cityofnapa.org)

## MEETING MINUTES - Draft

### CITY COUNCIL OF THE CITY OF NAPA

*Mayor Scott Sedgley*  
*Vice Mayor Chris DeNatale*  
*Councilmember Mary Luros*  
*Councilmember Bernie Narvaez*  
*Councilmember Beth Painter*

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Tuesday, February 3, 2026

3:30 PM

City Hall Council Chambers

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**3:30 PM Afternoon Session**

**6:30 PM Evening Session**

#### **3:30 PM AFTERNOON SESSION**

##### **1. CALL TO ORDER: 3:58 P.M.**

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

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

##### **2. PLEDGE OF ALLEGIANCE:**

##### **3. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:**

City Clerk Carranza announced the following supplemental documents:

Item 6.B. - PowerPoint presentation from City staff.

Item 8.A.

- Memo from staff with updated Exhibit A to the resolution.
- PowerPoint presentation from City staff.

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

##### **4. PUBLIC COMMENT ON NON-AGENDA ITEMS:**

Jeff Dickinson - introduced himself as the recently elected Chair of the Napa County Republican Central Committee.

##### **5. CONSENT CALENDAR:**

## Approval of the Consent Agenda

A motion was made by Councilmember Luros, seconded by Councilmember Painter, to approve the Consent Agenda with 5.I. pulled for public comment. The motion carried by the following vote:

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

- 5.A.**     [040-2026](#)     City Council Meeting Minutes
- Approved the minutes from the January 20, 2026 Regular Meeting of the City Council
- 5.B.**     [037-2026](#)     Emergency Declaration for 36-inch Asbestos Cement Water Transmission Main Replacement
- Determined there was 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.C.**     [008-2026](#)     2025 Annual Fire Inspection Compliance Report
- Adopted Resolution R2026-008 acknowledging receipt of the 2025 Annual Fire Inspection Compliance Report prepared pursuant to California Health and Safety Code Sections 13146.2 - 13146.4.
- Enactment No: R2026-008
- 5.D.**     [503-2025](#)     Traffic Control Services Contract Amendment
- Approved and authorized the Public Works Director to execute on behalf of the City Amendment No. 1 to Agreement No. C2025-798 with City Rise, LLC, for traffic control services in the increased amount of \$900,000 for a total contract amount not to exceed \$1,500,000 and determine that the actions authorized by this item are exempt from CEQA.
- 5.E.**     [012-2026](#)     Fleet Replacement Schedule
- Adopted Resolution R2026-009 (1) approving an Amendment No. 1 to Appendix H: Fleet Replacement & Planned Purchases of the Fiscal Years 2025/26 and 2026/27 Operating & Capital Budget; (2) authorizing the City Manager or Public Works Director to execute contracts and agreements on behalf of the City for the purchase of replacement vehicles and equipment based on the descriptions and dollar amounts identified on the Amendment No. 1 to Appendix H in the total amount of \$6,127,500 in FY 2025/26 and \$3,330,000 in FY2026/27; and (3) amending the Fleet Apparatus Replacement Fund Reserves (61103900), Fleet Water Replacement Fund (61030980), Fiscal Year 2025/26 and Fiscal Year 2026/27 budgets as documented by Council Budget Amendment No. 3P8
- Enactment No: R2026-009

- 5.F.**     [030-2026](#)     Napa Countywide Road Maintenance Act (Measure T) - Equivalent Fund Expenditures
- Adopted Resolution R2026-010 approving a certification of Equivalent Fund Expenditures under the Measure T Program that demonstrates use of non-Measure T revenue for Class I Bike projects for Fiscal Year 2024/25.**
- Enactment No: R2026-010
- 5.G.**     [031-2026](#)     Agreement with Walker Consultants for Consultant Services related to the Downtown Parking Structure Feasibility Study
- Approved and authorized the City Manager to execute on behalf of the City an agreement with Walker Consultants in an amount not to exceed \$223,195 to provide consultant services for the Downtown Parking Structure Feasibility Study.**
- 5.H.**     [033-2026](#)     NVUSD False Alarm Write-off Request
- Adopted Resolution R2026-011 authorizing the Finance Director to write off False Alarm Fines in the amount of \$13,332.00.**
- Enactment No: R2026-011
- 5.I.**     [045-2026](#)     Authorization and Approval to Issue a No Cost Permit
- The Item was pulled for public comment.
- Wendell Coleman - provided comments in support of the action.
- A motion was made by Councilmember Painter, seconded by Vice Mayor DeNatale, to approve and authorize the Community Resources and Development Director to issue a no-cost permit for the removal of a brick wall that poses a threat to public safety at 1010-1030 Third Street. The motion carried by the following vote:**
- Aye:**    5 -    Sedgley, DeNatale, Luros, Narvaez, and Painter

## 6. ADMINISTRATIVE REPORTS:

- 6.A.**     [020-2026](#)     Discuss Napa Sanitation Pump Station Site Acquisition Process
- Neal Harrison, Economic Development Manager, joined by Tony Valadez, Code Compliance Programs Manager, provided the report.
- Mayor Sedgley called for public comment; there were no request to speak.
- Discussion was turned over to Council. Brief individual comments ensued.
- A motion was made by Councilmember Narvaez, seconded by Vice Mayor DeNatale, to direct the Community Resources and Development Director to enter negotiations with Napa Sanitation to acquire the Pump Station site for future uses consistent with Council Focus Areas. The motion carried by the following vote:**

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

**6.B.**     [499-2025](#)     Anaerobic Digestion (AD) to Renewable Natural Gas (RNG) Memorandum of Understanding (MOU)

Kevin Miller, Materials Diversion Administrator, provided the report.

Mayor Sedgley called for public comment.

Chris Benz, Napa Climate Now! - provided comments in support of the project and complimented all involved. Invited Council and members of the public to attend the 2026 Napa Climate Summit on March 26, 2026 from 3-6 P.M. at the Napa Valley College Performing Arts Center.

Discussion was brought back to Council. Individual comments ensued and Mr. Miller and Eric Herbert from Bulk Handling Systems, responded to questions.

Mayor Sedgley opened up for additional public comment.

Jeri Hansen, Napa Chamber of Commerce - provided comments in support of the project.

**A motion was made by Councilmember Painter, seconded by Councilmember Narvaez, to adopt Resolution R2026-012 (1) approving and authorizing the Utilities Director to sign an Anaerobic Digestion Memorandum of Understanding with Napa Recycling & Waste Services, LLC, and execute all necessary documents to implement a CalRecycle Organic Grant (CalRecycle No. ORG7-21-0259); (2) amending the Solid Waste and Recycling Capital Improvement Budget for FY2025/26 to add project (No. 61MD26UT08 - Anaerobic Digestion to Renewable Natural Gas System); and (3) determining that the actions authorized by this resolution were adequately analyzed by a previous CEQA action. The motion carried by the following vote:**

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

Enactment No: R2026-012

**7. CONSENT HEARINGS:**

### Approval of the Consent Agenda

Mayor Sedgley announced the consent hearings and stated that he was pulling item 7.A.

There were no requests to speak on item 7.B.; the hearing was opened and closed without comment.

**A motion was made by Councilmember Narvaez, seconded by Vice Mayor DeNatale, to approve the Consent Hearing Agenda with Item 7.A. pulled for separate action. The motion carried by the following vote:**

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

**7.A.**     [505-2025](#)     CalPERS Contract Amendment for Unrepresented Executive Police Safety

This item was pulled for separate action.

Mayor Sedgley opened the hearing and Human Resources Director Heather Ruiz provided a brief report.

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

**A motion was made by Councilmember Painter, seconded by Councilmember Luros, to adopt Resolution R2026-013, a Resolution of Intention to approve an amendment to the contract between the Board of Administration of the California Public Employees Retirement System (CalPERS) and the City Council of the City of Napa; and approve the first reading and introduction of an ordinance amending the contract between the Board of Administration of the California Public Employees Retirement System (CalPERS) and the City Council of the City of Napa. The motion carried by the following vote:**

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

Enactment No: R2026-013

**7.B.**     [027-2026](#)     Amendment of Napa Municipal Code Section 5.04.210 Business License Application Procedures

**Approved the first reading and introduction of an ordinance amending Napa Municipal Code Section 5.04.210 related to Business License Application Procedures.**

### 8. PUBLIC HEARINGS:

**8.A.**     [028-2026](#)     Update of Citywide User Fees

Mayor Sedgley opened the hearing.

Accounting Supervisor Frank Herrera, joined by Finance Director Donna Lee, provided the report. Consultants Tony Thrasher and Priti Patel, from Willdan, joined via video conference and also presented.

Mayor Sedgley called for disclosures; there were none.

Mayor Sedgley opened public testimony.

Mark Pickins, General Manager of Ace & Vine Card Room. Provided comments regarding fee 11.2.1 related to Cardroom Dealer Permits. Shared that the six month renewal was a burden to staff and in conflict with other gaming facilities nearby. Suggested that Council extend the renewal to two years to align with that of the Bureau of Gaming Control.

**A motion was made by Councilmember Luros, seconded by Councilmember Painter to close the public testimony. The motion carried unanimously.**

Discussion was brought back to Council for deliberation. Councilmembers exchanged comments regarding the fee schedule, noting that certain fees may merit future review to better align with Council focus areas. There was general agreement to proceed with adoption of the fee schedule as presented, with the understanding that staff would return with potential focused amendments at a later date.

**A motion was made by Councilmember Luros, seconded by Councilmember Painter, to adopt Resolution R2026-014, updating city fees and charges related to City services, products, or regulations and updating fines for violations of City codes and regulations as recommended by staff, including the revised Exhibit A provided in the supplemental staff memo and correction of the fee in Section 1.1.4 (Certification of Documents) to \$40.00 for years 2026–2030. The motion carried by the following vote:**

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

**No:**     1 -    Narvaez

Enactment No: R2026-014

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

Councilmember Painter shared she was pleased to see that the City had availability for drop in sessions on adult classes at Harvest. Suggested members of the public review the online catalog on the Park and Recreation web page for more information. She also acknowledged community concerns related to street vendors during the Lighted Art Festival, in particular related to sale of non-food items and understood that the City and County were working together to address concerns. Brief discussion ensued. City Manager Potter shared he would ask the City's Compliance Programs Manager to provide an update on the current status of the law and the cooperation that had been taking place between agencies to address the issue.

**CITY COUNCIL RECESS: 5:22 P.M.****6:30 P.M. EVENING SESSION****10. CALL TO ORDER: 6:30 P.M.****10.A. Roll Call:**

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

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

City Clerk Carranza announced the following supplemental documents:

Item 13.A.:

- PowerPoint presentations from City staff and the applicant team.
- email from Susan Vaziri

Item 14.A.:

- PowerPoint presentation from City staff.
- 27 email communications.

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

**12. PUBLIC COMMENT ON NON-AGENDA ITEMS: None.****13. PUBLIC HEARINGS:**

**13.A. [455-2025](#)****Zinfandel Subdivision**

Mayor Sedgley opened the hearing.

Mayor Sedgley called for disclosures; Councilmembers provided them.

Senior Planner Michael Allen provided the report.

Randy Gularte, Applicant Representative, provided the opening statement. Derek Dittman, RSA+, provided comments regarding the stormwater design. Kirk Geyer, Geyer Built Design, shared the architectural designs. Matt O'Conner, O'Conner Environmental Group, spoke regarding the environmental design to include flood mitigation and Bob Biale, applicant, provided closing comments and shared community outreach efforts.

Mayor Sedgley opened public testimony.

Susan Vaziri - shared opposition to the project stating environmental and ecological impacts of the project to include flooding, wildlife in creek, traffic, crowding, and loss of privacy. She requested a full EIR.

Ricardo Gaudino - provided historical comments regarding the site.

**A motion was made by Councilmember Luros, seconded by Councilmember Painter to close the public testimony. The motion carried unanimously.**

Mayor Sedgley asked applicant if they wished to provide a rebuttal.

Mr. Dittman offered additional comments regarding potential impacts to the creek, which he indicated would be minimal.

Discussion was brought back to Council for deliberation. Individual questions and comments ensued.

**A motion was made by Councilmember Luros, seconded by Councilmember Painter, to adopt:**

**(1) Resolution R2026-016 adopting a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program for the Zinfandel Subdivision at 1583 and 1657 El Centro Avenue; and**

**(2) Resolution R2026-015 approving, pursuant to a Mitigated Negative Declaration and a Consistency Analysis regarding the Certified 2020 General Plan Environmental Impact Report (Sch No. 95033060), a Tentative Subdivision Map and Design Review Permit to subdivide an approximately 9.56-acre property into 51 single-family residential lots with four (4) open space parcels, a Design Review Permit for the Tentative Map and house plans, and a Use Permit to authorize the use of small lot development and flag lot standards at 1583 & 1657 El Centro Avenue. The motion carried by the following vote:**



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

Enactment No: R2026-015 R2025-016

## 14. ADMINISTRATIVE REPORTS:

**14.A. [011-2026](#)****Lincoln Avenue Safety and Rehabilitation Project**

Public Works Director Julie Lucido opened the report.

Senior Traffic Engineer Farid Javandel provided the report.

Mayor Sedgley called for public comment.

1. Christine French - provided comments in support of the project.
2. Mark Longoria - shared concerns with regard to queuing of the traffic in various intersections along Lincoln as well as left hand turns at Candy Way at Napa High School.
3. TC Hulsey - provided comments in support of the project.
4. Richard Tippitt - provided comments in support of the project.
5. Cindy Deutch - provided comments in support of the project.
6. Ryan O'Connell - provided comments in support of the project.
7. Carlotta Sainato, Program Manager, Napa County Bicycle Coalition - provided comments in support of the project.
8. Ingrid - asked if West Lincoln would be paved as well. Shared support of bike lanes, yet concerned with traffic bottleneck especially near the freeway.
9. Liz Tippitt - provided comments in support of the project.
10. Kara Vernor, Executive Director, Napa County Bicycle Coalition - provided comments in support of the project and cited injury statistics of the current design.
11. Joel King - provided comments in support of the project.
12. Robert - provided comments in concern of traffic pushing into the surrounding neighborhood streets.
13. Robert Francis - posed various concerns; impatient drivers being pushed to side streets as a cut through to avoid congestion on Lincoln. Suggested rumble strips or speed cushions.
14. Regina Brinker - provided comments in support of the project.

15. Sam Brinker - provided comments in support of the project.

16. Robert Reber - provided comments in support of the project.

17. Lisa Goff - shared comments in opposition of the project to include additional congestion to the side streets, lane width, and questioned data provided regarding injury accidents.

18. Dottie Rentschler - shared concerns regarding additional traffic on side streets. Supported added safety, suggested additional measures that could be taken now to mitigate concerns. Not enough public transit options.

Mayor Sedgley asked staff to address questions posed during public comment.

*Mayor Sedgley called for a break at 8:35 P.M. The meeting reconvened at 8:30 P.M.*

Discussion was turned over to Council. Individual questions and comments ensued.

**A motion was made by Councilmember Narvaez, seconded by Vice Mayor DeNatale to support the Lincoln Avenue Safety and Rehabilitation Project as presentd. The motion carried by the following vote:**

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

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

**16. ADJOURNMENT: 9:08 P.M.**

**The next regularly scheduled meeting for the City Council of the City of Napa is February 17, 2026.**

**Submitted by:**

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**Tiffany Carranza, City Clerk**