



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

Tuesday, July 15, 2025

3:30 PM

City Hall Council Chambers

3:30 PM Afternoon Session
No Evening Session

3:30 P.M. AFTERNOON SESSION

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 items:

Item 4. - Letter from John Bristol.

Item 5.B. - Emails from Linder Kinder, Dianne Fetzer, David Dunlap and Ron Bushby.

Item 5.A. and 5.C. - Memo from City Staff to update the record pertaining to the First Street Napa Phase II project in order to ensure consistency with the motions made at the June 24, 2025 meeting. The update included a slight edit to the DA and the June 24th meeting minutes.

Item 5.C. - Email from Diana Reilley.

Item 7.A. - PowerPoint Presentation.

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

3. SPECIAL PRESENTATIONS:

3.A. [077-2025](#) Proclamation for Parks and Recreation Month

Mayor Sedgley and members of Council read the proclamation and staff shared a video. Breyana Brandt, Parks and Recreation Director, accepted the proclamation.

4. PUBLIC COMMENT ON NON-AGENDA ITEMS:

Maureen Trippe - provided comments regarding street trees.

Michael - provided comment regarding Dwight Murray Plaza / First Street Phase II project. Shared concerns over lack of community participation and engagement regarding use of the public space.

5. CONSENT CALENDAR:**Approval of the Consent Agenda**

A motion was made by Vice Mayor Luros, seconded by Councilmember Painter, to approve the Consent Agenda with amendments to items 5.A. and 5.C. as identified in the supplemental memo from staff, and with item 5.B. pulled for public comment. The motion carried by the following vote:

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

5.A. [269-2025](#) City Council Meeting Minutes

Approved the minutes from the June 17, 2025 Regular Meeting and the June 24, 2025 Special Meeting of the City Council.

5.B. [260-2025](#) Mixed Use Designations

This item was pulled for public comment.

Hal Leggett - shared his experience with regard to the permitting and building process; suggested improvements to reduce timeline and cost of fees.

There was no additional discussion.

A motion was made by Councilmember Painter, seconded by Councilmember DeNatale, to approve the second reading and final adoption of Uncodified Ordinance O2025-007 implementing the City of Napa 2040 General Plan by amending Title 17 of the Napa Municipal Code to (1) add zoning districts and associated zoning regulations, (2) amend the zoning map to rezone certain properties to the new zoning districts, and (3) establish procedures for review of permit applications pending the adoption of a comprehensive update to the Zoning Code. The motion carried by the following vote:

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

Enactment No: O2025-007

5.C. [267-2025](#) First Street Napa Phase II

(1) Approved the second reading and final adoption of Ordinance O2025-008 approving, pursuant to a Section 15168 analysis and addendum to the Downtown Napa Specific Plan Programmatic Environmental Impact Report (SCH No. 2010042043), and alternatively, to the CEQA Guidelines Section 15332 categorical exemption, a Development Agreement pursuant to Government Code Section 65864 et seq. by and between the City of Napa and Coombs Street LLC, and authorizing the City Manager to execute and the City Clerk to record the Agreement; and

(2) Approved the second reading and final adoption of Ordinance O2025-009 approving, pursuant to a Section 15168 analysis and addendum to the Downtown Napa Specific Plan Programmatic Environmental Impact Report (SCH No. 2010042043), and alternatively, to the CEQA Guidelines Section 15332 categorical exemption, a Planned Development Overlay (PD-39) to establish use provisions, development standards, and design guidelines for First Street Napa Phase II Project located at 1106, 1116, 1118 First Street (APNs: 003-166-010, 003-166-013, 003-166-015, and 003-166-016) and 1151 and 1199 Pearl Street (APNs: 003-166-008, and 003-166-011) (PL20-0135), and Dwight Murray Plaza (APN: 003-166-017) (PL20-0135); and

(3) Approved the second reading and final adoption Ordinance O2025-010 extending, pursuant to a Section 15168 analysis and addendum to the Downtown Napa Specific Plan Programmatic Environmental Impact Report (SCH No. 2010042043), and alternatively, to the CEQA Guidelines Section 15332 categorical exemption, the Entertainment Overlay District described in Chapter 17.37 of the Napa Municipal Code and amending the Downtown Napa Specific Plan pertaining to the property located at 1106, 1116, 1118 First Street (APNs: 003-166-010, 003-166-013, 003-166-015, and 003-166-016) and 1151 and 1199 Pearl Street (APNs: 003-166-008, and 003-166-011) and Dwight Murray Plaza (APN: 003-166-017).

Enactment No: O2025-008 O2025-009 O2025-010

5.D. [281-2025](#) Bicycle and Pedestrian Advisory Commission Membership

Appointed new member James Rosen to serve a term beginning immediately and ending on September 30, 2026.

5.E. [282-2025](#) Napa Public Access Cable TV Board Membership

Reappointed incumbent, Ralph DeAmicis, to the Napa Public Access Cable TV Board, with a two-year term expiring June 30, 2027.

- 5.F.** [283-2025](#) Napa Valley Transportation Authority (NVTa) Active Transportation Advisory Committee (ATAC) Membership
- Directed the City Clerk to transmit a letter to the Napa Valley Transportation Authority (NVTa) Board of Directors recommending the nomination of incumbent Jonathan Schellin to serve as the City of Napa representative to the Active Transportation Advisory Committee (ATAC) for a two-year term following the NVTa Board appointment.
- 5.G.** [060-2025](#) 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.H.** [102-2025](#) Emergency Repair of Browns Valley Creek at Tall Grass Drive Bridge
- Determined there was 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 determined that the actions authorized by this item were exempt from CEQA.
- 5.I.** [263-2025](#) Sale of State Water Project Carryover Water
- Authorized the Utilities Director to execute the sale of State Water Project Article 56 (c) water (carryover water) to Westside Districts for a total sale of up to 4,550 acre feet (AF) and determined that this action was exempt from CEQA.
- 5.J.** [233-2025](#) Overtime Emergency Pay for Employees in the Fire Department
- Adopted Resolution R2025-080 authorizing overtime portal to portal pay for non-exempt employees in the Fire Department, and overtime rate for exempt employees in the Fire Department, as reimbursed by the State of California Governor's Office of Emergency Services.
- Enactment No: R2025-080
- 5.K.** [256-2025](#) Acceptance of California Highway Patrol Cannabis Tax Fund Grant Program for 2025-2026
- Adopted Resolution R2025-081 (1) accepting a grant from the California Highway Patrol in the amount of \$352,962.55; (2) authorizing the Chief of Police to execute the Grant Agreement with the California Highway Patrol; and (3) approving revenue and expenditure budget increases of \$352,962.55 in the Police Department's Grants Fund for the CHP Cannabis Tax Fund Grant Program for Fiscal Year 2025-2026 as documented in Budget Amendment No. 149P1.
- Enactment No: R2025-081
- 5.L.** [258-2025](#) Correcting the Gann Appropriation Limits for Fiscal Year 2024/25
- Adopted resolution R2025-082 approving the correction to the Gann appropriations limit for Fiscal Year 2024/25.

Enactment No: R2025-082

5.M. [259-2025](#) Gann Appropriation Limits for Fiscal Year 2025/26

Adopted Resolution R2025-083 establishing the Gann appropriations limit for Fiscal Year 2025/26.

Enactment No: R2025-083

5.N. [265-2025](#) Community Development Block Grant (CDBG) Consolidated Plan and Annual Plan

Adopted Resolution R2025-084 adopting the Community Development Block Grant (CDBG) Program 2025-2030 Consolidated Plan and the Fiscal Year 2025-2026 Annual Action Plan and Program Budget, approving program certifications and authorizing the City Manager to execute all documents.

Enactment No: R2025-084

6. COMMISSION INTERVIEWS AND APPOINTMENTS:

6.A. [243-2025](#) Cultural Heritage Commission Membership

Mayor Sedgley introduced the item and outlined the interview process.

Councilmember DeNatale shared that he would abstain from voting on the item due to one of the applicants being a donor to his employer, Arts Council Napa Valley.

Interviews began with each applicant providing a brief, three minute introduction and statement, in the following order:

1. Julie Seiger
2. Karen Wesson
3. Kent Rasmussen

Council questions of individual applicants followed.

Each Councilmember voted, by paper ballot, to identify the two preferred candidates to be appointed to the commission.

City Clerk Carranza announced that the greatest number of votes were received by Karen Wesson and Kent Rasmussen with 5 votes each:

She also announced the vote of each Councilmember for the candidates was as follows:

Mayor Sedgley: Wesson, Rasmussen

Vice Mayor Luros: Wesson, Rasmussen

Councilmember Painter: Wesson, Rasmussen

Councilmember Narvaez: Wesson, Rasmussen

A motion was made by Councilmember Painter, seconded by Councilmember Narvaez, to reappoint Karen Wesson and Kent Rasmussen to the Cultural Heritage Commission to serve terms beginning July 1, 2025 and ending on June 30, 2027; and to designate Karen Wesson as a Preservation Professional. The motion carried by the following vote:

Aye: 4 - Sedgley, Luros, Narvaez, and Painter

Abstain: 1 - DeNatale

7. ADMINISTRATIVE REPORTS:

7.A. [257-2025](#) Overview of the Municipal Bond Financing Process

Interim Finance Director Heather Ippoliti introduced the item.

Craig Hill, Managing Principal at NHA Advisors; Chris Lynch, Esq., Shareholder at Jones Hall; and Eric McKean, Managing Director at Ramirez & Company, provided the informational report.

Discussion was turned over to Council. Staff and the consultant team responded to questions from individual members.

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

8. CONSENT HEARINGS:**Approval of the Consent Agenda**

Mayor Sedgley announced the consent hearings. There were no requests to speak; the hearings were opened and closed without comment.

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

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

8.A. [255-2025](#) Mayor and Council Compensation

Approved the first reading and introduction of an ordinance amending Section 2.04.110 of the Napa Municipal Code relating to the compensation of the Mayor and Council.

8.B. [261-2025](#) City Manager's Office Staffing Plan Updates

- 1. Adopted Resolution R2025-085 amending the City Classification Plan by adopting the new classification specification, salary range, and benefits for Community Relations and Media Analyst; and**
- 2. Approved the first reading and introduction of an ordinance amending Napa Municipal Code Section 2.08.090(A) regarding the designation of appointive officers in the City Manager's Office.**

Enactment No: R2025-085

9. COMMENTS BY COUNCIL OR CITY MANAGER: None.

10. CLOSED SESSION:

Interim City Attorney Diaz announced the closed session items.

- 10.A.** [298-2025](#) CONFERENCE WITH LABOR NEGOTIATORS (Government Code Section 54957.6):
City designated representatives: Steve Potter, Liz Habkirk, Heather Ruiz, MJ Tueros, and Christopher Diaz.
Employee organization: Police Management Unit (PMU).

- 10.B.** [301-2025](#) CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
Pursuant to Government Code Section 54956.9(d)(1)
Hagstrom Properties, LLC v. Napa Sanitation District, City of Napa, et al.
United States District Court, Northern District of California, Case No. 3:25-cv-4369

- 10.C.** [302-2025](#) CONFERENCE WITH LEGAL COUNSEL – INITIATION OF LITIGATION
Pursuant to Government Code Section 54956.9(d)(4)
Two Potential Cases

There were no requests from the public to comment on closed session items.

The meeting recessed to Closed Session at 5:21 P.M.

The meeting adjourned at 6:17 P.M. There was no reportable action.

11. ADJOURNMENT: 6:17 P.M.

The next regularly scheduled meeting for the City Council of the City of Napa is Tuesday, August 5, 2025.

Submitted by:

Tiffany Carranza, City Clerk