



CITY OF NAPA

955 School Street
Napa, CA 94559

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

Tuesday, July 21, 2026

3:30 PM

City Hall Council Chambers

3:30 PM Afternoon Session

6:30 PM Evening Session

3:30 PM AFTERNOON SESSION

1. CALL TO ORDER: 3:30 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 Item 4.A. would not be heard that evening due to a scheduling conflict at the Napa County Animal Shelter and that Council looked forward to welcoming them back in August.

She also announced the following supplemental documents:

Item 4.D.:

- PowerPoint Presentations from City staff and Wesley Maffei, Napa County Mosquito Abatement District.
- Email from Maureen Trippe.

Item 6.A. - Memo from staff noting correction to Attachment 1, June 16, 2026 meeting minutes, to show correct mover/seconder of item 16.A.

Item 8.A. - PowerPoint Presentation from City staff.

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

4. SPECIAL PRESENTATIONS:

4.A. [152-2026](#) Presentation of Pet of the Month

This Afternoon Presentation was withdrawn.

4.B. [242-2026](#) Parks and Recreation Month

Mayor Sedgley and members of Council read the proclamation. Jeff Gittings, Parks and Urban Forestry Manager, and Ali Koenig, Parks Planning Manager, accepted the proclamation and provided remarks.

4.C. [284-2026](#) Recognizing CanDo's Pro-Inclusion Napa

Mayor Sedgley and members of Council read the proclamation. Joann Sutro and Laura Keller, of Pro-Inclusion Napa, accepted the proclamation and provided comments

4.D. [162-2026](#) Board, Committee & Commission Presentations

City Manager Potter introduced the item.

Breyana Brandt, joined by Parks, Trees and Recreation Commission Vice Chair Rex Stults, Public Art Steering Committee Vice Chair John Hannaford, Senior Advisory Commission Member Tom Woolf, and Mosquito Abatement District Manager Wes Maffei provided the presentation.

5. PUBLIC COMMENT ON NON-AGENDA ITEMS:

City Clerk Carranza announced how members of the public could participate in the meeting, remotely, via zoom.

Harris Nusbaum - Thanked the Council for recognizing the importance of promoting inclusion and eliminating prejudice in the valley. He also commented on the need for permanent studio space for local TV Channel 28 and encouraged the Council to assist in identifying a suitable location within the valley, noting the valuable service the channel provides to the community.

Councilman George Barich - Commented on the parking citation appeal process and shared his experience appealing a recent citation. He expressed frustration and concerns regarding the administrative hearing process.

Ingrid - Shared concerns about a recent Nextdoor post describing children riding bicycles in the roadway, taunting motorists, and using inappropriate language toward drivers. She thanked the City for the pavement improvements on West Lincoln Avenue and expressed hope that additional paving and work on Lincoln Avenue could begin before the start of the school year to help reduce traffic congestion. She also noted that the green bicycle lane paint in Yountville was peeling and wanted to bring it to the Council's attention. Additionally, she raised concerns about a kitten crisis related to a deadly virus, shared that she had rescued seven kittens, and advocated for increased access to low-cost spay and neuter services.

Jennifer Garcia - provided comments in opposition of the Franklin Station Hotel; suggested a water slide park for families to keep families in town.

Sarah Van Giesen - Thanked Council and City Staff for their support of the Cultural Heritage Commission. Appreciated the quality of the work being produced and complimented City staff.

Laurie (via zoom) - Shared that she had advocated for SB 707 and complimented the City's public comment process. Noted that the City of Cotati had experienced challenges with administrative hearings. Encouraged the City of Napa to review its processes to help avoid potential legal challenges.

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

Following approval of the Consent Calendar, Mayor Sedgley recognized reappointed Commissioner Sarah Van Giesen, who will continue serving on the Cultural Heritage Commission; newly appointed member Consuelo Higdon, who will serve on the Disability Access Board of Appeals; and Ray Baxter, who was appointed to the Napa Valley Transportation Advisory Committee. All three appointees were present and recognized during the meeting.

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

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

- 6.A.** [308-2026](#) City Council Meeting Minutes
- Approved the minutes from the June 16, 2026 regular meeting of the City Council.
- 6.B.** [288-2026](#) Cultural Heritage Commission Membership
- Appointed three individuals to the Cultural Heritage Commission as follows:
1. Appointed incumbents, Elizabeth McKinne and Sarah Van Giesen to serve a term beginning immediately and ending on June 30, 2028; and
 2. Appointed incumbent William Tuikka, designated as a Preservation Professional, to serve a term beginning immediately and ending on June 30, 2028.
- 6.C.** [289-2026](#) Building and Fire Code Board of Appeals and Disability Access Board of Appeals Membership
1. Reappointed incumbent, Gina Biter-Mundt, and appointed new member, Ian Heid, to serve concurrently on the Building and Fire Code Board of Appeals and the Disability Access Board of Appeals for terms effective immediately and ending on September 30, 2029; and
 2. Appointed new member, Consuelo Higdon, to serve on the Disability Access Board of Appeals, for a term effective immediately and ending on September 30, 2028.
- 6.D.** [290-2026](#) 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 Ray Baxter to serve as a City of Napa representative to the Active Transportation Advisory Committee (ATAC) for a two-year term following the NVTa Board appointment.

- 6.E.** [286-2026](#) Gann Appropriation Limits for Fiscal Year 2026/27
- Adopted Resolution R2026-085 establishing the Gann appropriations limit for Fiscal Year 2026/27.
- Enactment No: R2026-085
- 6.F.** [293-2026](#) Microsoft Enterprise License Agreement (EA)
- Approved and authorized the City Manager to execute a five (5) year Microsoft Enterprise License Agreement with SHI International Corporation for a total contract amount of \$1,630,000.00.
- 6.G.** [281-2026](#) Response to the 2026 Napa County Grand Jury Final Report
"Strengthening Napa's Planning Division: Technology, Coordination, and Workforce Stability"
- Approved the City of Napa Response to the 2026 Grand Jury Report "Strengthening Napa's Planning Division: Technology, Coordination, and Workforce Stability" and authorized the City Manager to submit the response on behalf of the City Council to the Presiding Judge of the Superior Court of Napa County.
- 6.H.** [282-2026](#) Citywide Striping - Phase 1 Bid Award
- Adopted Resolution R2026-086: (1) authorizing the Public Works Director to award a construction contract to, and execute a construction contract with Chrisp Company, for the Citywide Striping - Phase 1 project in the bid amount of \$239,872.60; (2) authorizing the Public Works Director to approve change orders and charges for project services up to \$68,988 for a total project construction cost amount not to exceed \$308,860.60; and (3) determining that the actions authorized by this resolution are exempt from CEQA.
- Enactment No: R2026-086
- 6.I.** [283-2026](#) License Agreement with Napa Valley Transportation Authority for Electric Bus Charging at 720 Jackson Street
- Adopted Resolution R2026-087: (1) approving and authorizing the Public Works Director to execute on behalf of the City a License Agreement with the Napa Valley Transportation Authority ("NVTA") for the temporary parking, storing, and charging of NVTA electric buses at 720 Jackson Street; and (2) determining that the actions authorized by this resolution are exempt from CEQA.
- Enactment No: R2026-087
- 6.J.** [299-2026](#) Pearl Street Garage Structural Assessment
- Adopted Resolution R2026-088 authorizing the Pearl Street Garage Structural Assessment and appropriating \$28,200 of the parking development impact fee fund for the assessment as documented in Budget Amendment No. 111P01 and determining that the actions authorized by this resolution are exempt from CEQA.
- Enactment No: R2026-088

- 6.K. [303-2026](#) Urban Forestry Management Plan Adoption
- Adopted Resolution R2026-089 adopting the Urban Forestry Management Plan as a guiding policy document.
- Enactment No: R2026-089
- 6.L. [301-2026](#) Amendment No. 5 to Agreement for Interim City Attorney Services
- Approved and authorized the City Manager to execute on behalf of the City Amendment No. 5 to Agreement No. C2024-697 with Best Best & Krieger LLP ("BBK") in the increased amount of \$750,000 for a total contract amount not to exceed \$2,875,000.

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

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

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

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

- 7.A. [298-2026](#) Short Term Rental Facilitator (SB 346)
- Approved the first reading and introduction of an ordinance adding Section 3.20.065 titled "Short Term Rental Facilitator Reporting" to the Napa Municipal Code to require reporting in accordance with SB 346; and finding that the Recommended Action does not qualify as a Project subject to CEQA under State CEQA Guidelines Section 15378 and is otherwise exempt from CEQA under State CEQA Guidelines Section 15061(B)(3).

8. PUBLIC HEARINGS:

8.A. [278-2026](#)

Jefferson Street Bed and Breakfast Inn

Mayor Sedgley opened the public hearing.

Associate Planner Paul O'Neill provided the report.

Mayor Sedgley called for disclosures; Councilmembers provided them.

Mayor Sedgley offered the applicant an opening statement.

Applicant Michael Clark introduced himself.

Mayor Sedgley opened public Testimony.

Ingrid - asked where parking would be.

Hal Leggett - complimented the effort made to restore the building and encouraged Council to approve the item.

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

Mayor Sedgley responded to question regarding parking and stated that parking would be contained onsite.

Discussion was brought back to Council. Brief individual comments ensued.

A motion was made by Councilmember Luros, seconded by Councilmember Painter, to adopt Resolution R2026-090 approving a Use Permit to allow the conversion of a Local Landmark property into a four (4) guest room bed and breakfast inn and a approving a Certificate of Appropriateness Permit to allow major alterations and restorations of missing historic features on the Local Landmark located at 845 Jefferson Street and determining that the project is exempt from the California Environmental Quality Act (CEQA). The motion carried by the following vote:

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

Enactment No: R2026-090

8.B. [280-2026](#) Sidewalk Vending Ordinance (NMC Chapter 5.82)

Mayor Sedgley opened the hearing.

Compliance Programs Manager Tony Valadez provided the report.

Mayor Sedgley called for disclosures; there were none.

Mayor Sedgley opened public testimony.

Consuelo - shared concern that the ordinance could negatively impact the Hispanic community members. Asked if notification would be provided in English and Spanish. Asked what kind of conflict would be avoided by enacting the ordinance.

Ben Koenig, owner Mothers Tacos - provided comments in support of the Ordinance. Asked how the City planned to enforce the Ordinance outside normal business hours.

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

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

A motion was made by Councilmember Narvaez, seconded by Vice Mayor DeNatale, to approve the first reading and introduction of an Ordinance amending the Napa Municipal Code enacting Chapter 5.82 "Sidewalk Vending" and determining the actions authorized by this Ordinance are exempt from CEQA. The motion carried by the following vote:

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

9. COMMENTS BY COUNCIL OR CITY MANAGER:

City Manager Potter shared the City would be hosting a Jefferson Corridor Community Meeting for the Jefferson Corridor Plan on Thursday, July 23rd from 5:30 P.M. to 7:00 P.M. in the City Hall Council Chambers and encouraged interested parties to attend.

Councilmember Narvaez thanked the City for working with Sunrise Rotary on another outstanding 4th of July parade.

10. CLOSED SESSION:

Andreas Booher of the City Attorney's Office announced the items.

There were no requests to speak on closed session items from members of the public.

- 10.A.** [207-2026](#) CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
Pursuant to Government Code Section 54956.9(d)(1)
Elia (Plaintiff and Appellant) v. City of Napa (Defendant and Respondent)
California Court of Appeal, First Appellate District, Case No. A175021

- 10.B.** [250-2026](#) CONFERENCE WITH LABOR NEGOTIATORS (Government Code
Section 54957.6):
City designated representatives: Steve Potter, Julie Lucido, MJ Tueros,
and Jesse Lad.
Employee organizations: Napa Police Officers Association (NPOA).

CITY COUNCIL RECESS: 5:24 P.M.

6:30 P.M. EVENING SESSION

11. CALL TO ORDER: 6:30 P.M.**11.A. Roll Call:**

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

12. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

City Clerk Carranza announced the following supplemental documents:

Item 14.A.:

- Written communications from Tim Williams, Jenny Gass, and Alonso Corona of the Napa County Hispanic Chamber of Commerce.
- PowerPoint Presentation from City staff.
- PowerPoint Presentation from Applicant team.

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

13. PUBLIC COMMENT ON NON-AGENDA ITEMS: None.**14. PUBLIC HEARINGS:**

14.A. [182-2026](#) Franklin Station II Redevelopment Project and Development Agreement

Mayor Sedgley opened the public hearing.

Molly Rattigan, Community Resources and Development Director, and Ryder Dilley, Planning Manager, provided the report.

Mayor Sedgley called for disclosures; Councilmembers provided them.

Mayor Sedgley called for the applicant's opening statement.

Jeff Dodd, from the applicant team, provided the opening statement and further outlined the project and project goals. Earl Wilson, Principal with BAR Architects and Design, further reviewed project design details. Applicant Jim Keller provided additional historical context and thanked staff for their cooperation.

Mayor Sedgley opened public testimony.

Christine Madrid French, Executive Director, Napa County Landmarks - provided comments in support of the project.

Melodie Durham - expressed concerns regarding the proposed hotel use, parking availability, and the project's impact on the downtown area. Asked whether alternative ownership or development options had been considered and suggested that providing additional project information to the public could help increase community understanding and support.

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

A motion was made by Vice Mayor DeNatale, seconded by Councilmember Painter, to close public testimony. The motion carried unanimously.

Mayor Sedgley asked the applicant team if they would like to provide a rebuttal; they declined.

Mayor Sedgley asked staff to respond to questions raised in public comment. Director Rattigan responded and provided clarification regarding property ownership and parking.

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

City staff and the applicant team responded to questions on a range of topics, including parking availability and management, project design and architectural features, public art compliance, historic preservation, affordable housing contributions, Planning Commission and Cultural Heritage Commission recommendations, project conditions of approval, and signage.

A motion was made by Councilmember Painter, seconded by Councilmember Narvaez to:

- (1) Adopt a resolution approving, pursuant to a Section 15168 Analysis, an Addendum to the Downtown Napa Specific Plan Programmatic Environmental Impact Report (SCH no. 2010042043), and alternatively, to the CEQA Guidelines Section 15332 Categorical Exemption, for the Franklin Station II Project located at 1251/1351 Second Street, 820 Randolph Street, & 801/809 Coombs Street Unit A, B, C, & D (APNs 003-212-001, 003-208-001, 003-300-015 through 003-300-024;
- (2) Approve the first reading and introduction of an ordinance repealing in its entirety Ordinance No. O2018-014, adopting planned development overlay district (PD-37) to establish use provisions, development standards, and design guidelines for the Franklin Station II Project located at 1251/1351 Second Street, 820 Randolph Street, & 801/809 Coombs Street Unit A, B, C, & D (APNs 003-212-001, 003-208-001, 003-300-015 through 003-300-024 (PL25-0068) and determining that the actions authorized by this ordinance were adequately analyzed by a previous CEQA action as recommended by staff, with amendments to Exhibit A to incorporate the revised sunset provisions outlined in the Staff Report to ensure consistency with the Draft Development Agreement;
- (3) Approve the first reading and introduction of an ordinance approving and authorizing the City Manager to execute a Development Agreement pursuant to Government Code Section 65864, et seq. by and between the City of Napa and 1351 Second Street, LLC, Keller Yountville Vineyard LLC, Young Building LLC, and James Keller, authorizing the City Clerk to record the agreement, and determining that the actions authorized by this ordinance were adequately analyzed by a previous CEQA action;
- (4) Adopt a resolution approving a (1) a Design Review Permit authorizing the construction of (i) a 5-story hotel building, including a basement and rooftop space, with 94 rooms, food and beverage uses, and spa, event, and fitness amenities; (ii) a 5-story mixed-use building, including rooftop structure and space, with 25 For-Sale Hotel Units and 3 condo units within the Young Building, for a total of 28 For-Sale Hotel Units with on-site parking facilities and retail unit on the ground-level and (2) a Tentative Parcel Map to reconfigure four existing (4) parcels into three (3) parcels for the purpose of financing, ownership, and condominium property division purposes totaling approximately 1.44 cumulative acres and located at 1251/1351 Second Street, 820 Randolph Street, and 801/809 Coombs Street Unit A, B, C, & D (APNs: 003-212-001, 003-208-001, 003-300-015, -016, -017, -018, -019, -020, -021, -022, -023, & -024) and determining that the actions authorized by this resolution were adequately analyzed by a previous CEQA action;
- (5) Adopt a resolution approving a Certificate of Appropriateness authorizing

major alterations and the preservation of the Franklin Station Post Office building, which is identified as a National Register Property and a Local Landmark, located at 1351 Second Street (APN: 003-208-001) and determining that the actions authorized by this resolution were adequately analyzed by a previous CEQA action as recommended by staff, with an amendment to Exhibit A , Conditions of Approval, to incorporate the Cultural Heritage Commission's recommendations for archival documentation.

The motion carried by the following vote:

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

15. REPORT ACTION TAKEN IN CLOSED SESSION:

Andreas Booher of the City Attorney's office announced that there was no reportable action taken in Closed Session.

16. COMMENTS BY COUNCIL OR CITY MANAGER:

City Manager Potter shared the City would be hosting a Jefferson Corridor Community Meeting for the Jefferson Corridor Plan on Thursday, July 23rd from 5:30 P.M. to 7:00 P.M. in the City Hall Council Chambers and encouraged interested parties to attend.

17. ADJOURNMENT: 8:25 P.M.

The next regularly scheduled meeting for the City Council of the City of Napa is Tuesday, August 4, 2026.

Submitted by:

Tiffany Carranza, City Clerk