



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 Chris DeNatale
Councilmember Mary Luros
Councilmember Bernie Narvaez
Councilmember Beth Painter

Tuesday, March 3, 2026

3:30 PM

City Hall Council Chambers

3:30 PM Afternoon Session
No 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 the following supplemental documents:

PowerPoint presentations from City staff for items 7.A., 7.B., and 7.C.

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

Mayor Sedgley took a moment and congratulated Julie Lucido on her promotion to Assistant City Manager and Jessica Lowe on her promotion to Public Works Director.

4. SPECIAL PRESENTATIONS:

4.A. [098-2026](#) American Red Cross Month

Mayor Sedgley and Councilmembers read the proclamation. Annie Schaefer, American Red Cross Board Member, accepted the proclamation and provided remarks encouraging folks to donate blood.

5. PUBLIC COMMENT ON NON-AGENDA ITEMS: None.

6. CONSENT CALENDAR:

Approval of the Consent Agenda

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

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

- 6.A.** [088-2026](#) City Council Meeting Minutes
- Approved the minutes from the February 17, 2026 Regular Meeting of the City Council
- 6.B.** [486-2025](#) Monthly Budget and Investment Statements
- Received the Monthly Budget and Investment Statements as of: June 30, 2025; July 31, 2025; August 31, 2025; September 30, 2025; October 31, 2025, November 30, 2025, and December 31, 2025.
- 6.C.** [018-2026](#) Measure T 5-Year List of Projects, Capital Improvement Plan and Street Paving Program Budget Amendments
1. Adopted Resolution R2026-020 amending the Fiscal Year 2025/26 & 2026/27 Capital Improvement Plan and Fiscal Year 2025/26 Street Paving Program Budget, as documented in Budget Amendment No. 3P9.
2. Adopted Resolution R2026-021: (1) approving the updated 5-Year List of Projects under the Measure T Program; (2) authorizing the Public Works Director to file the updated 5-Year List of Projects with NVT-A-TA; and (3) determining that the actions authorized by this resolution are exempt from CEQA.
- Enactment No: R2026-020 R2026-021
- 6.D.** [039-2026](#) 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 construction to replace up to 8,200 linear feet of 36-inch asbestos cement water transmission main.
- 6.E.** [042-2026](#) Laurel Manor Electrical Upgrades
- Adopted Resolution R2026-022: (1) authorizing the Public Works Director to award a construction contract to, and execute a construction contract with, TPM Construction Inc., for the Laurel Manor Electrical Upgrades Project (33FC26CM01) in the bid amount of \$1,975,000; (2) authorizing the Public Works Director to approve change orders and charges for project services up to \$533,750 for a total project construction amount not to exceed \$2,508,750; (3) amending the Fiscal Year 2025/26 Five-Year Capital Improvement Plan as documented in Budget Adjustment No. 4P9; and (4) determining that the actions authorized by this resolution are exempt from CEQA.

Enactment No: R2026-022

7. ADMINISTRATIVE REPORTS:

7.A. [056-2026](#) Facilities Energy Efficiency and Solar Project

Deborah Elliott, Climate Action Management Analyst, joined by consultants Louise Blavet, of OBTERRA Energy Services, and Craig Hill, of NHA Advisors, provided the report.

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

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

Council supported staff's recommendation to move forward with financing to be approved by Council at a subsequent date.

7.B. [515-2025](#) Lake Hennessey and Milliken Reservoir Watershed Sampling and Monitoring

Erin Kebbas, Water Quality Manager, opened the item. Candace McKenzie, Water Laboratory Analyst, provided the report.

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

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

7.C. [066-2026](#) Fiscal Year 2025/26 Mid-Year Report

Budget Officer Seth Anderson provided the report.

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

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

A motion was made by Councilmember Painter, seconded by Councilmember Luros, to receive and file the Mid-Year Financial Report and adopt Resolution R2026-023 amending the City Staffing Plan, and approving revenue and expenditure budget updates to the FY 2025/26 Adopted Budget, as documented in Council Budget Amendment 5P9 as part of the FY 2025/26 Mid-Year Report. The motion carried by the following vote:

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

Enactment No: R2026-023

- 7.D.** [010-2026](#) CalPERS Contract Amendment for Unrepresented Executive Police Safety
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 Luros, seconded by Councilmember Narvaez, to approve the second reading and adoption of Ordinance O2026-002 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: O2026-002

8. 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 Narvaez, seconded by Vice Mayor DeNatale, to approve the Consent Hearing Agenda. The motion carried by the following vote:

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

- 8.A.** [077-2026](#) City Manager's Office Staffing Plan Updates: Amending Napa Municipal Code Section 2.08.090(A) regarding the designation of appointive officers in the City Manager's Office

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.

9. PUBLIC HEARINGS:

9.A. [071-2026](#)

The Meadows of Napa Valley TEFRA Hearing

Mayor Sedgley opened the hearing.

Housing Manager Stephanie Gaul provided the report.

Mayor Sedgley called 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 DeNatale to close the public testimony. The motion carried unanimously.

A motion was made by Councilmember Painter, seconded by Councilmember Narvaez, to adopt Resolution R2026-024 approving the issuance by the California State Communities Development Authority of revenue bonds in an aggregate amount not to exceed \$125,000,000 for the purpose of financing or refinancing the acquisition, construction and rehabilitation of the Meadows of Napa Valley located at 1800, 1900, and 2000 Atrium Way. The motion carried by the following vote:

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

Enactment No: R2026-024

10. COMMENTS BY COUNCIL OR CITY MANAGER:

Mayor Sedgley shared that he and Councilmember Luros had the honor of holding the banner at the Napa Valley Marathon finish line the Saturday prior.

Councilmember Narvaez shared he had the honor of attending the State of the Union Address last week. He noted it was interesting to observe national-level politics and said the experience reinforced the way issues were handled at the local level. He also shared that he saw many individuals dedicated to public policy and felt honored to represent Napa and discuss the challenges the community was facing.

11. ADJOURNMENT: 5:26 P.M.

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

Submitted by:

Tiffany Carranza, City Clerk