



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, December 2, 2025

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: 4 - Vice Mayor Luros, Councilmember DeNatale, Councilmember Narvaez, and Councilmember Painter

Absent: 1 - Mayor Sedgley

2. PLEDGE OF ALLEGIANCE:

3. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

City Clerk Carranza announced the following supplemental documents:

Items 6.A. and 6.B. - PowerPoint presentations.

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

4. PUBLIC COMMENT ON NON-AGENDA ITEMS:

Hal Leggett - shared his personal experience with building an ADU in the City. Shared frustrations regarding the timing; would like to see the process more streamlined. Also voiced concern over potential associated increase in property taxes once the ADU was built.

5. CONSENT CALENDAR:

Approval of the Consent Agenda

Following approval of the consent calendar, Vice Mayor Lueros took a moment to acknowledge Michael O'Connell who was in attendance and had just been appointed to serve on the Senior Advisory Commission under item 5.B.

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

Aye: 4 - Lueros, DeNatale, Narvaez, and Painter

Absent: 1 - Sedgley

- 5.A.** [438-2025](#) "Maddy Act" 2026 Local Appointments List for the City of Napa Boards, Commissions and Committees
- Received the Annual Appointments List highlighting upcoming term vacancies occurring in the next year of City of Napa Boards, Commissions and Committees.
- 5.B.** [493-2025](#) Senior Advisory Commission Membership
- Appointed new member, Michael O'Connell to the Senior Advisory Commission to serve a term beginning immediately and ending on September 30, 2027.
- 5.C.** [429-2025](#) Napa Tourism Improvement District - Contract for Marketing Services from The Abbi Agency
- Approved and authorized the City Manager to execute an agreement with The Abbi Agency for Destination Marketing Services for the term of January 1, 2026 to June 30, 2026 for an amount not-to-exceed \$345,550.
- 5.D.** [433-2025](#) Contract Amendment: Additional Marketing Services from the Augustine Agency for the City of Napa Tourism Improvement District (TID)
- Approved and authorized the City Manager to execute Amendment No. 1 to Agreement No. C2025-897 with D. Augustine & Associates, Inc to increase the contract by \$56,850 for one additional month of marketing services and offboarding activities for a total contract amount not to exceed \$290,043.
- 5.E.** [482-2025](#) Amendment to Merchant McIntyre Contract
- Approved and authorized the City Manager to execute on behalf of the City Amendment No. 2 to Agreement No. C2025-911 with Merchant McIntyre for federal grant and advocacy work in the increased amount of \$162,000 for a total contract amount not to exceed \$216,000.
- 5.F.** [467-2025](#) Amendment No. 3 to Agreement for Interim City Attorney Services
- Approved and authorized the City Manager to execute on behalf of the City Amendment No. 3 to Agreement No. C2024-697 with Best Best & Krieger LLP ("BBK") in the increased amount of \$500,000 for a total contract amount not to exceed \$1,800,000.

- 5.G.** [491-2025](#) Enterprise Resource Planning (EERP) Support Agreement and Project Budget Amendment
- Adopted Resolution R2025-123 approving and authorizing the City Manager to (1) execute Amendment No. 2 to City Agreement No. C2025-037 with Koa Hills Consulting LLC, in the amount of \$235,000 for a total contract amount not to exceed \$535,000 for on-going technical and application support for the current Tyler Technologies Enterprise Resource Planning system; and (2) approving a transfer in the amount of \$350,660 from the Nonrecurring General Fund to the Information Technology Fund as documented in Council Budget Amendment No. 5P06.
- Enactment No: R2025-123
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- 5.H.** [440-2025](#) California Boulevard Rehabilitation
- Adopted Resolution R2025-124:
- (1) authorizing the Public Works Director to award a construction contract to, and execute a construction contract with MCK Services, Inc., for the California Boulevard Rehabilitation project (33ST26PW11) in the bid amount of \$2,317,343.25;
- (2) authorizing the Public Works Director to approve change orders and charges for project services up to \$384,784.75 for a total project construction costs amount not to exceed \$2,702,128;
- (3) amending the FY2025/26 & 2026/27 Capital Improvement Project Plan as documented in Council Budget Amendment 4P6; and
- (4) determining that the actions authorized by this resolution are exempt from CEQA.
- Enactment No: R2025-124
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- 5.I.** [469-2025](#) 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.
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- 5.J.** [490-2025](#) Napa Countywide Road Maintenance Act (Measure T) - Updated 5-Year Work Plan
- Adopted Resolution R2025-125; (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 NVTA-TA; and (3) determining that the actions authorized by this resolution are exempt from CEQA.
- Enactment No: R2025-125

5.K. [480-2025](#) Water Meter Equipment Replacement Agreements

Adopted Resolution R2025-126 approving and authorizing the Utilities Director to (1) amend existing contract with Badger Meter, Inc., increasing the compensation from \$200,000 to an amount not to exceed \$450,000 for Fiscal Year 2026, for the purchase of water service meters and associated items for use in the municipal water distribution system; (2) execute a contract in an amount not to exceed \$500,000 with Badger Meter, Inc. for Fiscal Year 2027, for the purchase of water service meters and associated items for use in the municipal water distribution system; and (3) determine that the actions authorized by this resolution are exempt from CEQA.

Enactment No: R2025-126

5.L. [478-2025](#) Lake Hennessey and Milliken Reservoir Watershed Water Quality Monitoring

Approved and authorized the Utilities Director to execute Amendment 2 to the Memorandum of Understanding with Napa County for Water Quality Monitoring of the Lake Hennessey and Milliken Reservoir Watersheds.

6. ADMINISTRATIVE REPORTS:**6.A. [418-2025](#) Federal Legislative Presentation and Platform Approval**

Assistant City Manager, Liz Habkirk, introduced the item.

Katie Peterson, Partner and General Counsel, and Yasmine Sadoudi, Senior Government Relations Associate with Merchant McIntyre Associates, who joined via video conference, presented the report.

Vice Mayor Lueros 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 DeNatale, seconded by Councilmember Narvaez, to adopt Resolution R2025-127 approving the 2026 City of Napa Legislative and Regulatory Platform. The motion carried by the following vote:

Aye: 4 - Lueros, DeNatale, Narvaez, and Painter

Absent: 1 - Sedgley

Enactment No: R2025-127

- 6.B. [434-2025](#) Interim Operation Plan for the Harvest Middle School Property
- Park and Recreation Director Breyana Brandt and Public Works Director Julie Lucido provided the report.
- Vice Mayor Lueros called for public comment; there were no requests to speak.
- Discussion was turned over to Council. Individual members provided comments, questions, and considerations regarding the interim site operations plan and community engagement strategy.

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

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

Aye: 4 - Lueros, DeNatale, Narvaez, and Painter

Absent: 1 - Sedgley

- 7.A. [458-2025](#) Vacation and Quitclaim of a portion of Salvador Avenue with the Reservation of a Public Utility Easement
- Adopted Resolution R2025-128; (1) authorizing the vacation and quitclaim of a portion of Salvador Avenue with the reservation of a public utility easement; (2) declaring that the vacated area is exempt surplus land; and (3) determining that the actions authorized by this resolution are exempt from CEQA.**
- Enactment No: R2025-128

8. COMMENTS BY COUNCIL OR CITY MANAGER: None.**9. CLOSED SESSION:**

Interim Assistant City Attorney Kyler Rayden announced the closed session item.

- 9.A. [495-2025](#) PUBLIC EMPLOYEE PERFORMANCE EVALUATION
Pursuant to Government Code Section 54957
Title: City Manager

CITY COUNCIL RECESS: 4:29 P.M.

6:30 PM EVENING SESSION

10. CALL TO ORDER: 6:30 P.M.

10.A. Roll Call:

Present: 4 - Vice Mayor Luros, Councilmember DeNatale, Councilmember Narvaez, and
Councilmember Painter

Absent: 1 - Mayor Sedgley

11. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

City Clerk Carranza announced the following supplemental items:

Item 13.A.:

- PowerPoint Presentation
- Email from Maureen Trippe

Item 14.A. - PowerPoint Presentation.

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

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

13. ADMINISTRATIVE REPORTS:

13.A. [462-2025](#) Informational Presentation on Traffic Safety Projects-1st Street/Browns Valley Road and Automated Red Light Enforcement Program

Public Works Director Julie Lucido and Police Chief Fabio Rodriguez provided the staff report.

Vice Mayor Lueros called for public comment.

Mauren Trippe - provided comments encouraging Council to stay the course on the traffic calming measures; shared concerns over angry drivers; read a brief email from Slow Down Napa in support of the Automated Red Light Enforcement Program.

Ryan O'Connell - provided comments in support of all measures and thanked City Council. Asked if data was available on how many repeat offenders there were.

Kara Vernor, Napa County Bicycle Coalition - shared some thoughts regarding the recent changes and believed that in time people would trust the system; Browns Valley looks a lot like other streets the City has now. Shared many claims made by residents are untrue and not backed by data. Shared there were indications that crash rates in many areas could be going up in 2025 overall. Thanked Council for making traffic safety a priority.

Discussion was turned over to Council.

Vice Mayor Lueros asked staff to respond to question posed in public comment regarding repeat offenders. Chief Rodriguez responded.

Additional individual comments ensued from Council with staff responding to various questions regarding the red light camera citation program and process and public education regarding changed conditions.

14. PUBLIC HEARINGS:

14.A. [398-2025](#) Hotel Oxbow Modification

Vice Mayor Lueros opened the public hearing.

Senior Planner Ryder Dilley provided the staff report.

Vice Mayor Lueros called for disclosures; members of council provided them.

Vice Mayor Lueros asked if applicant wished to provide a statement. Applicant team declined but shared they were available for any questions.

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

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

Discussion was turned over to Council for deliberation.

City staff and members of the applicant team responded to individual questions and comments from members of Council.

A motion was made by Councilmember Painter, seconded by Councilmember Narvaez, to adopt Resolution R2025-129: (1) approving a subsequent Design Review Permit to modify exterior facades of a previously approved hotel project at 730 Water Street, (2) approving a two-year extension to the existing Use-Permit for the project, and (3) determining that the actions authorized by the resolution were adequately analyzed by a previous California Environmental Quality Act (CEQA) action. The motion carried by the following vote:

Aye: 3 - DeNatale, Narvaez, and Painter

No: 1 - Lueros

Enactment No: R2025-129

15. REPORT ACTION TAKEN IN CLOSED SESSION:

Interim Assistant City Attorney Rayden announced that there was no reportable action taken in Closed Session.

16. COMMENTS BY COUNCIL OR CITY MANAGER:

Councilmember Narvaez shared that he had heard comments related to the lack of a sound system at Veterans Memorial Park and asked if Council would support a request to have staff look into the feasibility and cost of potentially installing a sound system at the park. Brief discussion ensued. Members supported the request.

Vice Mayor Lueros shared that the Napa Holiday Parade would take place on Saturday December 6th at 5:00 pm and encouraged the public to attend.

17. ADJOURNMENT: 7:51 P.M.

The next regularly scheduled meeting for the City Council of the City of Napa is December 16, 2025.

Submitted by:

Tiffany Carranza, City Clerk