



CITY OF NAPA

2296 Streblov Drive
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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, January 20, 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 document:

Item. 6.A. - PowerPoint Presentation.

(A copy of the supplemental document is on file in the City Clerk's department)

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

5. CONSENT CALENDAR:

Approval of the Consent Agenda

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

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

- 5.A. [014-2026](#) City Council Meeting Minutes
Approved the minutes from the January 6, 2026 Regular Meeting of the City Council
- 5.B. [016-2026](#) Napa County Library Commission Membership
Re-appointed incumbent Molly A. Adams, as a City of Napa Representative to the Napa County Library Commission for a term beginning immediately and ending on January 31, 2029.
- 5.C. [013-2026](#) Acceptance of an Amended and Restated Grant of Easement and Agreement
Adopted Resolution R2026-006 (1) accepting Amended and Restated Grant of Easement and Agreement from the Napa Valley Community College District for water facilities, and (2) authorizing the Utilities Director to execute a certificate of acceptance for the Amended and Restated Grant of Easement and Agreement and record said deed at the Napa County Recorder's Office, and determining that the actions authorized by this resolution are exempt from CEQA.
Enactment No: R2026-006
- 5.D. [017-2026](#) 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.

6. ADMINISTRATIVE REPORTS:

- 6.A. [456-2025](#) Financial and Economic Indicator Update, Q4 2025
Brendan Hurley, Economic Development Coordinator, introduced the item.
Dr. Robert Eyler provided the report.
Mayor Sedgley called for public comment.
Kevin LeMasters - posed questions regarding occupancy rates and real estate growth in jobs.
Dr. Eyler responded to questions posed in the public comment.
Discussion was turned over to Council. Individual questions and comments ensued.

6.B. [005-2026](#) 2026 Long-Term Financial Forecast

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. Brief Individual Council comments and questions ensued.

6.C. [006-2026](#) Fiscal Year 2024/25 End of Year Report Update and Annual Comprehensive Financial Report and Other Audit Reports for Fiscal Year Ending June 30, 2025

Finance Director Donna Lee and 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. Brief individual Council comments and questions ensued.

A motion was made by Councilmember Painter, seconded by Councilmember Narvaez, to accept and file the City's Annual Comprehensive Financial Report for the fiscal year ending June 30, 2025 and to direct staff to return to a future Council meeting regarding the allocation of the available General Fund unassigned fund balance as recommended. The motion carried by the following vote:

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

6.D. [025-2026](#) City Manager Employment Agreement

Assistant City Manager Liz Habkirk provided the brief report.

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

Councilmember Luros expressed appreciation for City Manager Potter's decision to forgo his increase. Mayor Sedgley concurred. Councilmember Painter noted that this decision contributes to a stable and predictable environment. Councilmember Narvaez added that when he joined in 2020, the City experienced significant instability, and credited the City's recovery and current stability to City Manager Potter's leadership. Appreciation was expressed for his continued leadership.

A motion was made by Councilmember Narvaez, seconded by Vice Mayor DeNatale, to adopt Resolution R2026-007 approving an amended and restated employment agreement with City Manager Steve Potter that maintains his current overall compensation. The motion carried by the following vote:

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

Enactment No: R2026-007

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

Interim City Attorney Diaz announced the closed session items. He also noted that Vice Mayor Luros would be recusing from participation in item 8.B. due to Blue Oak School's involvement in the litigation.

8.A. [023-2026](#) CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
Pursuant to Government Code Section 54956.9(d)(1)
Elia v. City of Napa, et al.
Napa County Superior Court Case No. 22CV001127

- 8.B.** [024-2026](#) 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

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

The meeting recessed to Closed Session at 5:16 P.M.

The meeting adjourned at 6:03 P.M. There was no reportable action.

9. ADJOURNMENT: 6:03 P.M.

**The next regularly scheduled meeting for the City Council of the City of Napa is
February 3, 2026.**

Submitted by:

Tiffany Carranza, City Clerk