



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, June 17, 2025

3:30 PM

City Hall Council Chambers

3:30 PM Afternoon Session

6:30 PM Evening Session

3:30 P.M. AFTERNOON SESSION

1. CALL TO ORDER: 3:35 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 documents:

Item 4. - Email from Sam Chapman.

Items 6.A. and 8.A. - PowerPoints from staff.

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

3. SPECIAL PRESENTATIONS:

3.A. [224-2025](#) Proclamation in Celebration of Juneteenth Holiday

Mayor Sedgley and members of Council read the proclamation into the record.

4. PUBLIC COMMENT ON NON-AGENDA ITEMS:

Chris Craiker - provided comments regarding the First Street Napa Phase II project and voiced procedural concerns regarding the Planning Commission hearing that was held.

Hugh Marquel - shared that the City of American Canyon would be a recipient of The Wall that Heals from October 16-19, 2025. He asked members of Council to help promote and share a request for volunteers for the unique, regional, event. He also provided a flyer.
(AmericanCanyon.gov/TheWallThatHeals)

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

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

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

- 5.A.** [240-2025](#) City Council Meeting Minutes
- Approved the minutes from the June 3, 2025 Regular Meeting of the City Council.
- 5.B.** [250-2025](#) Community Development Block Grant Advisory Committee (CDBG) Membership
- Following approval of the consent calendar, Mayor Sedgley recognized Rich Richardson, who was in attendance at the meeting, for being appointed to the Committee.
- Appointed new member Walter Richardson to serve a term beginning immediately and ending on September 30, 2027.
- 5.C.** [090-2025](#) Napa Tourism Improvement District - Contract for Marketing Services
- Approved Service Agreement with D. Augustine & Associates, Inc. for Destination Marketing Services for the term of July 1, 2025 to December 31, 2025 for an amount not-to-exceed of \$233,193.
- 5.D.** [059-2025](#) 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.E.** [101-2025](#) 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 determine that the actions authorized by this item are exempt from CEQA.
- 5.F.** [225-2025](#) Streets Paving Program
- Adopted Resolution R2025-062 (1) authorizing the Public Works Director to conduct in-house paving operations on behalf of the City, and (2) determining that the actions authorized by this resolution are exempt from CEQA.
- Enactment No: R2025-062
- 5.G.** [232-2025](#) Concrete Improvements - Jackson Neighborhood (Phase I)
- Adopted Resolution R2025-063: (1) approving and authorizing the Public Works Director to award a construction contract to, and execute a construction contract with, Imperial Construction & Engineering, Inc. for the Concrete Improvements - Jackson Neighborhood (Phase 1) Project in the bid amount of \$298,807; (2) authorizing the Public Works Director to approve change orders and charges for the project services up to \$81,880 for a total project amount not to exceed \$380,687; and (3) determining that the actions authorized by this resolution are exempt from CEQA.
- Enactment No: 2025-063
- 5.H.** [201-2025](#) Annual Water Supply and Demand Assessment
- Received the 2025-26 Water Supply and Demand Assessment Report
- 5.I.** [218-2025](#) Amendment to Water Treatment Chemical Purchase Contract
- Approved and authorized the Utilities Director to execute Amendment No. 1 to Agreement No. C2024-658 with Thatcher Company of California, Inc., increasing the contract amount from \$300,000 to an amount not to exceed \$450,000 per fiscal year for sodium hypochlorite for the next two fiscal years; and determined this action is exempt from CEQA.
- 5.J.** [234-2025](#) Amendment to agreement for AVTEC Dispatch Radio Console System
- Approved and authorized the City Manager to execute on behalf of the City an amendment to Agreement No. C2024 052 with AVTEC, Inc for AVTEC Dispatch Radio Console system support, in the increased amount of \$268,920.09 for a total contract amount not to exceed \$334,440.29.
- 5.K.** [236-2025](#) Amendment to Agreement for VIPER as a Service Emergency Telephone System
- Approved and authorized the City Manager to execute on behalf of the City an amendment to Agreement No. C2019 028 with West Safety Solutions, Inc for VIPER as a Service Emergency Telephone System Support, in the increased amount of \$456,168 for a total contract amount not to exceed \$1,342,760.23.

- 5.L.** [237-2025](#) Amendment to Agreement for Hexagon Software Maintenance Contract with Intergraph Corporation

Approved and authorized the City Manager to execute on behalf of the City an amendment for Services Agreement with Intergraph Corporation, doing business as Hexagon Safety & Infrastructure, for an additional 6-month term (July 2025-December 2025) for maintenance support of the Computer Aided Dispatch system (CAD), and Mobile Data Computing (MDC) systems in the increased amount of \$95,094.18 for a total contract amount not to exceed \$945,094.18

- 5.M.** [246-2025](#) Acceptance of Capital Program Implementation Grant for Electric Vehicle Charging Infrastructure

1. Approved and authorized the City Manager to accept and sign all necessary documents related to the \$974,000 grant from the Metropolitan Transportation Commission (MTC) for the Charging Infrastructure Grant; and
 2. Adopted Resolution R2025-064 authorizing the filing of an application for funding assigned to MTC and committing any necessary matching funds and stating assurance to complete the project; and
 3. Increased revenues and expenditures in the Administrative Special Revenue Fund (297) in the amount of \$974,000, and an interfund transfer for from the Nonrecurring General Fund to the Administrative Special Revenue Fund for a local match in the amount of \$126,170, and the additional expenditure budget in the Administrative Special Revenue Fund for the match in the amount of \$126,170, as documented in Council Budget Amendment 167P12.

Enactment No: R2025-064

- 5.N.** [251-2025](#) MTC Capital Program Implementation Grant - Parking Management

1. Approved and authorized the City Manager to accept and sign all necessary documents related to the \$500,000 grant from the Metropolitan Transportation Commission (MTC) for Parking Management; and
 2. Approved and authorized the City Manager to complete the necessary budget actions to accept and implement the grant; and
 3. Adopted Resolution R2025-065 authorizing the filing of an application for funding assigned to MTC and committing any necessary matching funds and stating assurance to complete the project.

Enactment No: R2025-065

- 5.O.** [248-2025](#) Homeless Outreach Services Agreement

Approved and authorized the City Manager to execute an agreement with Abode Services for an amount not to exceed \$649,444 for the term July 1, 2025 to June 30, 2026 for the provision of homeless outreach services.

6. ADMINISTRATIVE REPORTS:

6.A. [025-2025](#) Financial and Economic Indicator Update, Q2 2025

Brendan Hurley, Economic Development Coordinator, introduced the item.

Dr. Robert Eyler provided the report.

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

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

6.B. [247-2025](#) Loan to Le Petit Elephant

Deputy City Manager/Interim Community Development Director Molly Rattigan provided the report.

Mayor Sedgley called for public comment.

Milli Pintacsi, Le Petit Elephant - provided comments requesting the approval of the deferral of fees as outlined in the staff report.

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

Councilmember DeNatale announced, that, due to his wife's work with the Napa Valley Community Foundation, he would abstain from voting on the item.

A motion was made by Vice Mayor Luros, seconded by Councilmember Painter, to:

(1) Approve and authorize the City Manager to execute a loan agreement with Le Petit Elephant, that cannot be assigned to another party without approval by City Council, in the amount of \$175,000 at no interest, for a term of three years from date of building permit issuance of 15 Chapel Hill Drive in Napa, for the payment of building, impact, and related fees for the relocation of 128 childcare slots and the creation of a minimum of 70 child care slots in the City of Napa; and
(2) Approve the budget actions necessary to move \$175,000 (\$29,360.70 of which was already appropriated) from the General Fund Contingency to the Non-Recurring General Fund Contingency to fund a loan in an equal amount with Le Petit Elephant as documented in Budget Adjustment No. 277P12. The motion carried by the following vote:

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

Abstain: 1 - DeNatale

7. 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 Vice Mayor Luros, seconded by Councilmember Narvaez, to approve the Consent Hearing Agenda. The motion carried by the following vote:

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

- 7.A. [203-2025](#)** 2025 Triennial Public Health Goal Report
- Received the City's Triennial Water Quality Report pursuant to Health and Safety Code Section 116470, and determined the action was exempt from CEQA.
- 7.B. [084-2025](#)** Downtown Business Promotions Tax Area - FY 2025-2026 Levy of Taxes
- Adopted Resolution R2025-066 levying taxes in the Downtown Business Promotions Tax Area (DBPTA) for FY 2025-2026 in accordance with Napa Municipal Code Chapter 3.28; and determining that the actions authorized by this resolution are exempt from CEQA.
- Enactment No: R2025-066
- 7.C. [086-2025](#)** Oxbow Business Promotions Assessment Area - FY 2025-2026 Levy of Assessment
- Adopted Resolution R2025-067 levying assessments in the Oxbow Business Promotions Assessment Area for FY 2025-2026 in accordance with Napa Municipal Code Chapter 3.29; and determining that the actions authorized by this resolution are exempt from CEQA.
- Enactment No: R2025-067
- 7.D. [208-2025](#)** Downtown Parking Assessment Area - 2026 Levy of Assessment
- Adopted Resolution R2025-068 authorizing levying of assessments in the Downtown Parking Assessment Area for 2026 in accordance with Napa Municipal Code Chapter 3.30; and determining that the actions authorized by this resolution are exempt from CEQA.
- Enactment No: R2025-068
- 7.E. [087-2025](#)** Napa Tourism Improvement District FY 2025-26 Budget and Work Plan
- Adopted Resolution R2025-069 approving the Napa Valley Tourism Improvement District City of Napa Local Governing Committee Budget and Work Plan for Fiscal Year 2025-26.
- Enactment No: R2025-069

- 7.F. [171-2025](#) Napa Valley Corporate Park Landscape and Lighting Assessment District, Fiscal Year 2025-2026

Adopted Resolution R2025-070 approving the Engineer's Report, confirming diagram and assessment, ordering levy of assessment for the Napa Valley Corporate Park Landscape and Lighting District for Fiscal Year 2025-2026, and determining that the actions authorized by this resolution are exempt from CEQA.

Enactment No: R2025-070

- 7.G. [172-2025](#) Citywide Landscape Maintenance Assessment District, Fiscal Year 2025-2026

Adopted Resolution R2025-071 approving the Engineer's Report, confirming diagram and assessment, ordering levy of assessment for the Citywide Landscape Maintenance Assessment District for Fiscal Year 2025-2026, and determining that the actions authorized by this resolution are exempt from CEQA.

Enactment No: 2025-071

8. PUBLIC HEARINGS:

- 8.A. [185-2025](#) City of Napa FY 2025/26 and 2026/27 Budget Adoption

Mayor Sedgley announced the public hearing.

City Manager Potter opened the item. Budget Officer Seth Anderson provided the report.

Mayor Sedgley asked for disclosures; there were none.

Mayor Sedgley opened Public Testimony. There were no requests to speak.

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

Discussion was brought back to Council. Individual Council comments ensued.

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

1. Adopt Resolution R2025-072 approving and adopting the FY 2025/26 and FY 2026/27 Budget; and

2. Adopt Resolution R2025-073 approving the City-Wide Position Staffing Plan.

The motion carried by the following vote:

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

Enactment No: R2025-072

R2025-073

9. COMMENTS BY COUNCIL OR CITY MANAGER:

Councilmember DeNatale recognized Janet Todd, known as "Joyful Janet," on her retirement from the Girls on the Run program and thanked her for her contributions to the Napa community.

CITY COUNCIL RECESS: 4:44 P.M.

6:30 P.M. EVENING SESSION

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

10.A. Roll Call:

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

11. PLEDGE OF ALLEGIANCE:

12. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

City Clerk Carranza announced the following supplemental documents:

Item 14.A. - PowerPoint Presentation from staff.

Item 14.B.

- PowerPoint Presentation from staff.
- Email communications from Jim and Sheila McNamara and Mark Phillips.

(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. [089-2025](#)

Downtown Napa Property and Business Improvement District Renewal
Public Hearing

Mayor Sedgley opened the hearing and outlined the hearing and ballot
tabulation procedures.

Economic Development Manager Neal Harrison provided the report.

Mayor called for disclosures; Council provided any.

Mayor opened public testimony.

There were no requests to speak and no additional submittals of ballots or
written requests to withdraw a ballot.

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

At 6:41 P.M. Deputy City Clerk Samantha Pascoe and Economic
Development Manager Neal Harrison left the Chambers and went into the
Committee Room to conduct the count. Mayor Sedgley announced Council
would move to the next item on the agenda, item 14.B. and would come
back to hear the final results of the PBID renewal following that action.

14.B. [484-2023](#) Solid Waste and Recycling Collection Rates

Mayor Sedgley opened the hearing and outlined the hearing process.

Materials Diversion Administrator Kevin Miller provided the staff report.

Mayor Sedgley asked for disclosures; there were none.

Before Mayor Sedgley opened the Public Testimony portion of the Hearing, City Clerk Carranza explained that while City Council would carefully consider the public comments provided, under the requirements of the California Constitution and Proposition 218, the City may not implement the proposed updated solid waste and recycling rates if written protests were submitted from a majority of the parcels that receive collection service from the City. She instructed the public to submit written protests prior to the close of public testimony, and that prior to the closing of the public testimony portion of the hearing, Mayor Sedgley would ask for a final call for written protests. She reiterated that if the number of written protests was fifty percent or less than the number of parcels that receive water service from the City, the Council would deliberate and vote on the staff's recommendation to approve the water rates.

Mayor Sedgley opened the public testimony portion of the Public Hearing. The following individuals spoke:

Jim McNamara - thanked staff for their efforts in reducing waste and provided comments in opposition of the rate increase.

James Gray - provided comments in opposition of the rate increase.

Mayor Sedgley and Mr. Miller briefly responded to questions posed during public comment.

Mayor Sedgley asked if anyone in the audience wished to submit a written protest against the proposed update; there were none.

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

Mayor Sedgley asked the City Clerk to provide the total number of written protest letters received, and to identify the total number of parcels that received solid waste and recycling collections services from the City. Clerk Carranza announced that 24,623 parcels received collection services and at least 12,313 protests were required to constitute a majority protest of

more than 50% of the number of parcels. Clerk Carranza stated that as of close of business that date, a total of 335 protest letters were received. During the hearing, an additional 1 protest letter was received, resulting in a total of 336 protest letters received; therefore, a majority of protests did not exist.

Discussion was turned back over to Council and brief comments ensued.

A motion was made by Vice Mayor Luros, seconded by Councilmember Narvaez, to adopt Resolution R2025-075 establishing rates for collection of municipal solid waste, recyclable materials and compostables, with effective dates on July 1, 2025, January 1, 2026, January 1, 2027, January 1, 2028, and January 1, 2029. The motion carried by the following vote:

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

Enactment No: R2025-075

14.A. [089-2025](#)

Downtown Napa Property and Business Improvement District Renewal Public Hearing

This item was continued from earlier in the meeting to announce ballot tabulation results.

City Clerk Carranza announced that there were 273 parcels subject to PBID which resulted in 154 total ballots. Of the 154 ballots, 77 qualified ballots were returned, and weighted results were 91.48% (57 ballots) voting yes, and 8.52% (20 ballots) voting no.

A motion was made by Councilmember Narvaez, seconded by Councilmember Painter, to adopt Resolution R2025-074 (1) declaring the results of the Majority-Protest Proceedings; (2) renewing the Downtown Napa Property and Business Improvement District (DNPBID) for a seven-year term from January 1, 2026 through December 31, 2032; and (3) approving the Assessment Formula and levying Assessments in the DNPBID. The motion carried by the following vote:

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

15. COMMENTS BY COUNCIL OR CITY MANAGER:

City Manager Potter thanked Council for their support by passing the budget earlier in the meeting.

Councilmember Narvaez expressed appreciation for community members who showed solidarity and support for the immigrant community during a challenging time; noted the importance of unity over division.

16. ADJOURNMENT: 7:38 PM

The next regularly scheduled meeting for the City Council of the City of Napa is July 15, 2025.

Submitted by:

Tiffany Carranza, City Clerk