



# CITY OF NAPA

955 School Street  
Napa, CA 94559  
[www.cityofnapa.org](http://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*

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Tuesday, September 16, 2025

3:30 PM

City Hall Council Chambers

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**3:30 PM Afternoon Session**  
**No Evening Session**

#### **3:30 P.M. AFTERNOON SESSION**

#### **1. CALL TO ORDER: 3:30 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 6.A.

- PowerPoint presentation from City staff.
- Email from Maureen Trippe

Item 6.B.

- PowerPoint presentation from City staff.

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

#### **3. SPECIAL PRESENTATIONS:**

##### **3.A. [346-2025](#) Proclamation for Hispanic Heritage Month**

Mayor Sedgley and members of Council read the proclamation. Cathy Gillis, Board President of the Napa County Hispanic Network, accepted the proclamation and provided remarks.

**3.B.     [347-2025](#)     Proclamation for Napa Legacy Business Program**

Mayor Sedgley and member of the public read the proclamation. Chris Madrid French, Executive Director of Napa County Landmarks, accepted the proclamation and provided remarks.

**4. PUBLIC COMMENT ON NON-AGENDA ITEMS:**

William Cocke - voiced compliant about a new fee structure at the Senior Center.

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

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

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

**5.A.     [381-2025](#)     City Council Meeting Minutes**

Approved the minutes from the September 2, 2025 Regular Meeting of the City Council.

**5.B.     [383-2025](#)     Public Financing Authority of the Napa Enhanced Infrastructure Financing District Membership**

Reappointed incumbent Alex Crown to the Public Financing Authority of the Napa Enhanced Infrastructure Financing District Membership for term effective immediately and ending September 30, 2027.

**5.C.     [382-2025](#)     Community Development Block Grant Advisory Committee Membership**

Reappointed incumbent Richard Tippitt to serve a term beginning immediately and ending on September 30, 2027.

**5.D.     [295-2025](#)     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 determined that the actions authorized by this item are exempt from CEQA.

**5.E.     [349-2025](#)     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.F.     [339-2025](#)     Napa Valley Transportation Improvement Act (Measure U) – Master Agreement**

**Approved and authorized the City Manager to execute the Measure U Master Agreement (“Agreement”) between the City of Napa and the Napa Valley Transportation Authority - Tax Agency.**

**5.G.     [353-2025](#)     Trancas Street Pavement Rehabilitation**

**Adopted Resolution R2025-102:**

**(1) authorizing the Public Works Director to award a construction contract to, and execute a construction contract with MCK Services, Inc., for the Trancas Street Pavement Rehabilitation project base bid (City portion) in the bid amount of \$2,103,541.15;**

**(2) authorizing the Public Works Director to execute on behalf of the City a Reimbursement Agreement with County of Napa in an amount up to \$1,280,000 to receive reimbursement from the County for the additional cost, including design, construction, contingency, inspection and project management, to rehabilitate the County’s portion of Trancas Street;**

**(3) authorizing the Public Works Director to award additive alternates A and B in an amount up to \$1,002,208.50 for pavement rehabilitation on County portions of Trancas Street;**

**authorizing the Public Works Director to approve change orders and charges for project services up to \$460,575 for a total project construction amount not to exceed \$3,566,324.65;**

**amending the FY2025/26 & 2026/27 Capital Improvement Project Plan as documented in Council Budget Amendment 8P3; and**

**(4) determining that the actions authorized by this resolution are exempt from CEQA.**

Enactment No: R2025-102

**5.H.     [355-2025](#)     City Hall Parking Lots Repairs**

**Adopted Resolution R2025-103: (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 City Parking Lots Repairs project in the bid amount of \$326,082.22; (2) authorizing the Public Works Director to approve change orders and charges for project services up to \$170,520 for a total project construction amount not to exceed \$496,602.22; (3) amending the FY2025/26 & 2026/27 Capital Improvement Project Plan as documented in Council Budget Amendment No. 7P3; and (4) determining that the actions authorized by this resolution are exempt from CEQA.**

Enactment No: R2025-103

**5.I.     [378-2025](#)     Amendment to Food Delivery Services Agreements for North Napa Center**

**Approved and authorized the City Manager to execute the following amendments for the provision of meal delivery services through June 30, 2026 at North Napa Center located at 3380 Solano Avenue:**

**Amendment No. 1 to Agreement No. 2024-567 with Moss and Vine Events, LLC in the increased amount of \$75,000 for a new total contract amount of \$425,000; and Amendment No. 1 to Agreement No 2024-770 with JJEM Foods, LLC in the increased amount of \$50,000 for a new contract amount of \$175,000.**

**5.J.     [372-2025](#)     Capital Improvement Program - Update for Fiscal Year 2025/26**

**Adopted Resolution R2025-104 amending the FY2025/26 & FY2026/27 Capital Improvement Project Plan as documented in budget amendment 58P03.**

Enactment No: R2025-104

**5.K.     [377-2025](#)     Council Budget Adjustment - 4th and Division Street Real Property Purchases**

**Approved Council Budget Adjustment No. 103P3 for the purchase of 1415 Division Street, and if Homekey+ Funds are received, 1443 Division Street.**

**5.L.     [364-2025](#)     Community Development Block Grant (CDBG) Program Consolidated Annual Performance Evaluation Report (CAPER) 2024-2025**

**Adopted Resolution R2025-105 approving the CDBG Fiscal Year 2024-2025 Consolidated Annual Performance Evaluation Report (CAPER).**

Enactment No: R2025-105

**5.M.     [365-2025](#)     Meridian Mobile Vehicle Barriers for the Police Department**

**Adopted Resolution R2025-106 approving and authorizing the City Manager to execute on behalf of the City a purchase order agreement with Meridian Rapid Defense Group Sales, LLC for the purchase of Archer Barriers and related equipment in an amount not to exceed \$295,855.91**

Enactment No: R2025-106

**6. ADMINISTRATIVE REPORTS:**

- 6.A.**     [357-2025](#)     Update on Community Relations Initiatives, Measure G Communications, and Aspen Institute Collaboration
- Assistant City Manager Liz Habkirk opened the item. Community Relations & Media Manager Jaina French provided the report.
- Mayor Sedgley called for public comment.
- Betsy Cooper, Director of Aspen Academy - thanked City for participating in the program. Suggested that the City (1) make city meeting agendas more publicly accessible, (2) make public comments more accessible and (3) invest in Community Liaisons Program.
- Christina - provided additional comments regarding the Community Liaisons Program.
- Jim McNamara - shared frustration with the lack of ability to view the Council meeting online due to the City's technical issues.
- Discussion was turned over to Council. Individual comments ensued.

- 6.B.**     [354-2025](#)     Purchase and Sale Agreement and Budget Transfer for the acquisition of Harvest Middle School property
- Assistant City Manager Liz Habkirk provided the staff report.
- Mayor Sedgley called for public comment.
- Hal Leggett - thanked Council. Shared he had lived in Napa since 1981 and liked what the City was considering for potential use of the property. He also posed questions regarding the funding.
- Discussion was turned back over to Council. Individual comments and questions ensued.
- A motion was made by Councilmember Narvaez, seconded by Councilmember Painter, to adopt Resolution R2025-107 (1) approving and authorizing the City Manager to execute a Purchase and Sale Agreement with the Napa Valley Unified School District for the property located at 2447 Old Sonoma Road, Napa, CA 94559 (APN 004-460-030-000); (2) approve the appropriation of funds as documented in budget amendment No. 92P3; and (3) and finding the actions authorized by this resolution are exempt from or not yet subject CEQA. The motion carried by the following vote:**

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

Enactment No: R2025-107

**7. COMMENTS BY COUNCIL OR CITY MANAGER:**

Councilmember Painter inquired about the \$1 fee at the Senior Center that was mentioned during public comment and asked if Council could receive an update on the fee structure. She stated she hoped there were no barriers for members of the public to participate in activities. Her request was supported by Council and City Manager Potter confirmed that an update would be provided from staff.

Vice Mayor Luros reminded folks that on September 17th at 7:00 p.m. at the Alta Heights Elementary School the City was hosting a public meeting and information session on the five-way intersection improvement project.

**8. CLOSED SESSION:**

Interim City Attorney Diaz announced the closed session items.

He also noted that Vice Mayor Luros would be recusing from item 8.B. due to impacts on her personal finances related to the Blue Oak School.

**8.A. [374-2025](#)**

CONFERENCE WITH LEGAL COUNSEL - INITIATION OF LITIGATION  
Pursuant to Government Code Section 54956.9(d)(4)  
4 Potential Matters

**Reportable action from item 8.A.**

- The City Council voted with all members in the affirmative to join the class action lawsuits against Purdue/Sackler and Alvogen, Amneal, Apotex, Hikma, Indivior, Mylan, Sun Pharma, and Zydus, regarding opioid remediation.
- The City Council voted with all members in the affirmative to initiate a receivership for the nuisance conditions located at 456 Seymour Street.
- The City Council voted with 4 members in the affirmative, with Mayor Scott Sedgley abstaining, to initiate a receivership for the nuisance conditions located at 2307 1st Street.

- 8.B.**     [387-2025](#)     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 5:03 P.M.

The meeting adjourned at 5:59 P.M.

**9. ADJOURNMENT: 5:59 P.M.**

**The next regularly scheduled meeting for the City Council of the City of Napa is October 7, 2025.**

**Submitted by:**

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**Tiffany Carranza, City Clerk**