



# **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, August 19, 2025**

**3:30 PM**

**City Hall Council Chambers**

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

#### **1. CALL TO ORDER: 3:30 P.M.**

##### **1.A. Roll Call:**

**Present:** 4 - Mayor Sedgley, Vice Mayor Luros, Councilmember Narvaez, and Councilmember Painter  
**Absent:** 1 - Councilmember DeNatale

City Manager Potter introduced newly appointed Finance Director, Donna Lee. She provided brief remarks.

#### **2. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:**

City Clerk Carranza announced the following supplemental items:

Item 4. - Email from Ron Rodgers

Item 6.A. - PowerPoint Presentation from Staff.

Item 7.A.:

- Email from James Lloyd.
- Memo from staff asking Council to introduce the ordinance with suggested edits as provided via redline in the document.

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

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

**3.A.     [288-2025](#)**     Proclamation for Retired Police Officer and Background Investigator Betsy Bombola

Mayor Sedgley and Members of Council read the proclamation. Police Chief Fabio Rodriguez also provided remarks thanking Ms. Bombola for her service and celebrated her accomplishments. Ms. Bombola accepted the proclamation.

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

Dalton Piercey - provided comments regarding the music industry.

Ron Rogers - shared safety concerns regarding use of boulders in landscaping of public areas such as parkways and sidewalks.

Kara Vernor, Executive Director, Napa County Bicycle Coalition - provided complimentary comments regarding the Browns Valley paving project. Thanked Council and City staff for their efforts toward improving bicyclists safety.

Chris Malan, Executive Director of the Institute for Conservation Advocacy, Research and Education - shared concerns related to the results of recent monitoring that had been conducted along the Napa River in which pollutants were found. In particular, shared concerns over the use of the duck pond at Kennedy Park and would like to coordinate appropriate posting of signage with the City related to warnings regarding algae blooms.

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

Vice Mayor Luros shared she would abstain from voting on item 5.H. due to insufficient information.

**A motion was made by Councilmember Painter, seconded by Vice Mayor Luros, to approve the Consent Agenda, with Vice Mayor Luros abstaining from voting on Item 5.H. The motion carried by the following vote:**

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

**Absent:** 1 -   DeNatale

**5.A.     [333-2025](#)**     City Council Meeting Minutes

**Approved the minutes from the August 5, 2025 Special Joint Meeting and the August 5, 2025 Regular Meeting of the City Council.**

- 5.B.**     [324-2025](#)     Senior Advisory Commission Membership
- Appointed new member, Julie Seiger, to the Senior Advisory Commission to serve a term beginning immediately and ending on September 30, 2027.
- 5.C.**     [293-2025](#)     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.D.**     [062-2025](#)     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.**     [305-2025](#)     Alston Park Restroom Project and Opportunity to Enhance Trail Improvements
- Adopted Resolution R2025-093 (1) authorizing the Public Works Director to approve additional change orders up to \$56,000 (for a total change order and project services amount up to \$158,678.34) on the Alston Park Restroom Project, for a total project amount not to exceed \$590,461.75; and (2) determining that the actions authorized by this resolution are exempt from CEQA.
- Enactment No: R2025-093
- 5.F.**     [322-2025](#)     Westwood Interior Streets Rehabilitation
- Adopted Resolution R2025-094: (1) authorizing the Public Works Director to award a construction contract to, and execute a construction contract with Team Ghilotti, Inc., for the Westwood Interior Streets Rehabilitation project in the total bid amount of \$5,874,141; (2) authorizing additional contract contingency not to exceed \$1,468,535 to be administered by the Public Works Director to address unforeseen conditions and work necessary to complete the project scope; and (3) determining that the actions authorized by this resolution are exempt from CEQA.
- Enactment No: R2025-094
- 5.G.**     [330-2025](#)     Capital Improvement Program - Update for Fiscal Year 2025/26
- Adopted Resolution R2025-095 amending the FY2025/26 & 2026/27 Capital Improvement Project Plan.
- Enactment No: R2025-095
- 5.H.**     [332-2025](#)     Paramedic Tax Rate
- Adopted Resolution R2025-096 authorizing the Paramedic tax rate for Fiscal Year 2025/26.

**Aye:**    3 -   Sedgley, Narvaez, and Painter

**Absent:** 1 - DeNatale

**Abstain:** 1 - Lueros

Enactment No: R2025-096

## **6. ADMINISTRATIVE REPORTS:**

### **6.A. [266-2025](#) The Napa RiverLine Strategic Plan Update**

Economic Development Manager Neal Harrison opened the item. He, joined by Brendan Hurley, Program Manager, and Mariana Ricker of SWA Group, provided the informational report.

Mayor Sedgley called for public comment.

Steve Carlin, Chair of the Napa RiverLine Advisory Committee - read letter to Council applauding staff's efforts and provided comments in support of the project. Identified project priorities.

Bruce Barge, on behalf of the Napa Resource Conservation District - shared the District's participation and support of the project.

Chris Malan, Executive Director of the Watershed Advisor at Institute for Conservation Advocacy, Research and Education - provided comments on the river's ecology, the project's environmental impacts, and provided several suggestions.

Adam Pina - shared concern that the project was near a sacred site; hoped the site would be preserved.

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

**6.B.**     [329-2025](#)     Homekey+ Update and Authorizations for City Manager

Deputy City Manager Molly Rattigan provided the report.

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

Discussion was turned over to Council; individual comments and questions ensued.

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

- 1. Authorize the City Manager to amend the Purchase and Sale Agreement for the purchase of 1415 Fourth Street in Napa for \$3,770,000 releasing an additional deposit of \$75,000 within seven days of the execution of the amendment and begin the closing process for the property immediately upon execution.**
- 2. Authorize the City Manager to execute all necessary affordable housing agreements with Burbank Housing to own and operate 1415 Fourth Street as an affordable housing complex under the following conditions:**
  - a. If Homekey+ Funds are awarded to the City of Napa, as Permanent Supportive Housing in accordance with the Homekey+ Guidelines**
  - b. If Homekey+ Funds are not awarded to the City of Napa, as units deed restricted to households with income at or below 80% of Area Median Income.**
- 3. Adopt Resolution R2025-097 authorizing the reservation of affordable housing impact fee funds in the amount of \$700,000 for the acquisition of 1415 Fourth Street to be reimbursed if Homekey+ Funds are awarded to the City of Napa and determining that the actions authorized by this resolution are exempt from CEQA.**
- 4. Authorize the City Manager to enter into an amended Purchase and Sale Agreement for the purchase of 1443 Division Street in Napa for \$3,950,000, with the closing process to commence upon public announcement of a Homekey+ Award by the State of California. The motion carried by the following vote:**

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

**Absent:**   1 -   DeNatale

Enactment No: R2025-097

**7. CONSENT HEARINGS:**

**7.A.**     [192-2025](#)     Accessory Dwelling Unit Ordinance Amendment

Mayor Sedgley opened the Consent Hearing.

There was one request to comment from Hal Leggett who expressed general support but suggested that Napa should not be held to the state's minimum standards. He recommended increased incentives to encourage development and help address the need for affordable housing.

There were no additional requests to speak.

**A motion was made by Councilmember Narvaez seconded by Vice Mayor Luros to approve the first reading and introduction of an Ordinance, with amendments as noted in the supplemental memo from staff, amending the Napa Municipal Code to (1) amend section 15.52.070 "Review requirements for applications to perform work on historic resources"; (2) amend section 17.06.030 "Definitions"; and (3) repeal existing 17.52.015 "Accessory Dwelling Units (ADU)" in its entirety and replace it with a new section 17.52.015 "Accessory Dwelling Units and Junior Accessory Dwelling Units." The motion carried by the following vote:**

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

**Absent:**   1 -   DeNatale

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

Vice Mayor Luros shared that the Kiwanis Club of Napa would be hosting their first annual pancake breakfast on Saturday, August 23rd from 8:00 A.M. to 11:00 A.M. at the Salvation Army, 590 Franklin St.

**9. CLOSED SESSION:**

Interim City Attorney Diaz announced the closed session item.

- 9.A.**     [327-2025](#)     CONFERENCE WITH REAL PROPERTY NEGOTIATORS  
Pursuant to Government Code Section 54956.8  
Property: Harvest Middle School, 2449 Old Sonoma Road, Napa, CA  
94558  
City Agency Negotiator: Steve Potter, Liz Habkirk, Julie Lucido, Breyana  
Brandt, Donna Lee, Bill Kampton.  
Negotiating Parties: City of Napa and Napa Valley Unified School District.  
Under Negotiation: Price and Terms of Payment.  
  
There were no requests from the public to comment on closed session  
items.  
  
The meeting recessed to Closed Session at 4:58 P.M.  
  
The meeting adjourned at 5:40 P.M. There was no reportable action.

**10. ADJOURNMENT: 5:40 P.M.**

**The next regularly scheduled meeting for the City Council of the City of Napa is  
September 2, 2025.**

**Submitted by:**

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**Tiffany Carranza, City Clerk**