REGULAR CITY COUNCIL MEETING AGENDA

City Hall - Council Chambers
4381 Broadway St., Suite 201, American Canyon
December 2, 2025
6:30 PM

Mayor: Pierre Washington
Vice Mayor: Mark Joseph
Councilmembers: Brando Cruz, Melissa Lamattina, David Oro

4:30 P.M. – CLOSED SESSION

The mayor will call the meeting to order and conduct roll call. Council will immediately convene into Closed Session after hearing any public comment on Closed Session items. At 6:30 p.m. the Council will reconvene into Open Session and then resume Closed Session at the end of the meeting to address outstanding items, if necessary.

CALL TO ORDER - CLOSED SESSION

ROLL CALL - CLOSED SESSION

PUBLIC COMMENTS - CLOSED SESSION ITEMS

This time is reserved for members of the public to address the City Council on Closed Session Items only. Comments must be made in person and are limited to 3 minutes. Comments for items on the Open Session agenda will be taken when the item is called in Open Session. Comments for Items not on the Closed Session or Open Session agenda will be heard during the Open Session Public Comment period.

MEETING RECESS - COUNCIL TO CONVENE IN CLOSED SESSION

4:30 P.M. CLOSED SESSION ITEMS

1. **Conference with Legal Counsel - Existing Litigation. Authorized pursuant to Government Code Section 54956.9(d)(1):**
   a. ***City of American Canyon v. City of Vallejo, et al*. (Sacramento Superior Court Case No. 34-2022-00327471).**
   b. ***City of Vallejo v. City of American Canyon et al*. (Third District Court of Appeal Case No. C102070; formerly Sacramento County Superior Court Case No. 23WM000055).**
   c. ***City of Vallejo v. City of American Canyon et al*. (Sacramento County Superior Court Case No. 24WM000078).**
   d. ***City of Vallejo v. City of American Canyon et al.* (Marin County Superior Court Case No. CV0003752).**
   e. ***American Canyon 1, LLC and Napa Valley Ruins & Gardens, LLC v. City of American Canyon et al. (*Napa County Superior Court Case No. 25CV002277)**

2. **Conference with Legal Counsel – Anticipated Litigation. Authorized pursuant to Government Code Section 54956.9 (d)(2). Two (2) Matters.**

6:30 P.M. OPEN SESSION - REGULAR MEETING

CALL TO ORDER - OPEN SESSION

PLEDGE OF ALLEGIANCE

ROLL CALL - OPEN SESSION

REPORT ON CLOSED SESSION/CONFIRMATION OF REPORTABLE ACTION

PROCLAMATIONS AND PRESENTATIONS

There are no proclamations or presentations.

PUBLIC COMMENTS - ITEMS NOT ON CLOSED SESSION OR OPEN SESSION AGENDA

This time is reserved for members of the public to address the City Council on items that are not on the Closed Session or Open Session agenda and are within the subject matter jurisdiction of the City Council. Comments are limited to 3 minutes. Comments for items on the Open Session agenda will be taken when the item is called in Open Session. The City Council is prohibited by law from taking any action on matters discussed that are not on the agenda, and no adverse conclusions should be drawn if the City Council does not respond to public comment at this time.

AGENDA CHANGES

The Mayor and Council may change the order of the Agenda or request discussion of a Consent Item. A member of the Public may request discussion of a Consent Item by making that request during Public Comment.

CONSENT CALENDAR

3. **Minutes of November 18, 2025**
Recommendation: Approve the minutes of the Regular City Council meeting held November 18, 2025.

4. **City Council and Commission Meeting Dates for 2026**
Recommendation: Approve by Minute Order the City Council and Commission meeting dates for 2026.

5. **Appointments to Napa County Committees with Terms Expiring December 2025**
Recommendation: Reappoint by Minute Order Deborah Maffei to the Napa County Mosquito Abatement District Board for a two-year term beginning January 1, 2026, and ending December 31, 2027, and extend Barry Christian's appointment to the NVTA Active Transportation Advisory Committee (ATAC) by one year to correct the previously assigned term length.

6. **Local Appointments List for Commission Terms Ending in 2026**
Recommendation: Adopt by Minute Order the 2026 Local Appointments List of Commission Vacancies and authorize the recruitment and appointment process for terms expiring December 31, 2026.

7. **American Canyon Building and Construction Codes Update Final Reading**
Recommendation: Adopt an Ordinance amending American Canyon Municipal Code Title 16 to repeal and replace the 2022 California Building Standards Code with the 2025 edition with local amendments; and repeal and replace the 2021 International Property Maintenance Code with the 2024 edition and related model codes with appendices and amendments as identified through express findings of local necessity.

8. **Contract Award for East American Canyon Road Guardrail Project (TR23-0300)**
Recommendation: Adopt a Resolution awarding a Construction Contract to Granite Rock Company in the amount of $352,097 and authorizing the Public Works Director to approve and execute contract change orders in an aggregate amount not to exceed the Project Budget, in conjunction with the East American Canyon Road Guardrail Project (TR23-0300).

9. **Annual Impact Fee Inflation Adjustment**
Recommendation: Adopt a Resolution approving the 2026 annual Inflation-adjustment to the Traffic Impact Fee, Water Capacity Fee, Wastewater Capacity Fee, Parks and Recreation Fee, Civic Facilities Fee, General Plan Update Fee, and Affordable Housing Nexus Fee.

10. **Recology American Canyon Franchise Agreement Amendment**
Recommendation: Adopt a Resolution authorizing the City Manager to execute Amendment #2 to the City's Solid Waste Franchise Agreement with Recology American Canyon to address updated definitions and scope of services.

PUBLIC HEARINGS

There are no public hearings.

BUSINESS

11. **City Manager Employment Agreement**
Recommendation: Adopt a Resolution approving an Employment Agreement with Jason B. Holley for employment as City Manager.

12. **Sites Reservoir Project**
Recommendation: Receive an update on the Sites Reservoir Project.

13. **High Strength Waste Project Update**
Recommendation: Receive an update from City staff on High Strength Waste Project.

14. **Selection of Vice Mayor and City Council Committee Appointments for 2026**
Recommendation:
1. By Minute Order, nominate and select a Vice Mayor to serve for a one-year term, January to December 2026.
2. By Minute Order, approve the 2026 City Council Appointments List.

MANAGEMENT AND STAFF ORAL REPORTS

MAYOR/COUNCIL COMMENTS AND COMMITTEE REPORTS

The Mayor and Council may comment on matters of public concern and announce matters of public interest; no collective council action will be taken.

15. **City Council Committee Report - Vice Mayor Mark Joseph**

16. **City Council Committee Report - Mayor Pierre Washington**

FUTURE AGENDA ITEMS

17. Future Agenda Items of Note

ADJOURNMENT

CERTIFICATION

I, Taresa Geilfuss, City Clerk for the City of American Canyon, do hereby declare that the foregoing agenda of the City Council was posted in compliance with the Brown Act prior to the meeting date.

_____

Taresa Geilfuss, CMC, City Clerk

PUBLIC PARTICIPATION

This meeting is a limited public forum. American Canyon promotes respectful and responsible behavior among its meeting participants, whether they are present in person or remotely. Using offensive language or remarks that promote, foster, or perpetuate discrimination based on race, creed, color, age, religion, gender marital status, status regarding public assistance, national origin, physical or mental disability or sexual orientation/gender identification, as well as any other category protected by federal, state or local laws will not be tolerated. In the case of an occurrence, the speaker will be immediately disconnected from the microphone.

City Council and other public meetings will be conducted in person. This meeting is also available via Zoom, is broadcast live to residents on Napa Valley TV, on our website and on YouTube.

Zoom Link: Click here. **Webinar ID:** 847 1017 1711; **Passcode:** 123456. **Phone in to Zoom**: 408-638-0968

Oral comments, during the meeting: Oral comments can be made in person during Open and Closed Session or through Zoom in Open Session only. On Zoom use the "raise your hand" tool during any public comment period. To avoid confusion, hands raised outside of Public Comment periods will be lowered.

Written comments: Submit written comments by the eComments link, located on the Meetings & Agendas page of our website. eComments are available to council members in real time. To allow for Council review of comments, eComments will close at 3:00 pm on the day of the meeting.

The above identified measures exceed all legal requirements for participation in public comment, including those imposed by the Ralph M. Brown Act. For more information, please call the Office of the City Clerk at (707) 647-4369 or email cityclerk@ americancanyon.gov.

AGENDA MATERIALS: City Council agenda materials are published 72 hours prior to the meeting and are available to the public via the City's website at www.americancanyon.gov.

AMERICANS WITH DISABILITIES ACT: The City Council will provide materials in appropriate alternative formats to comply with the Americans with Disabilities Act. Please send a written request to City Clerk at 4381 Broadway, Suite 201, American Canyon, CA 94503 or by email to cityclerk@ americancanyon.gov. Include your name, address, phone number and brief description of the requested materials, as well as your preferred alternative format or auxiliary aid, at least three calendar days before the meeting.