



REGULAR CITY COUNCIL AGENDA

City Hall - Council Chambers
4381 Broadway St., Suite 201, American Canyon
August 4, 2026
4:30 PM

Mayor: Pierre Washington

Vice Mayor: Mayor Mark Joseph

Councilmembers: Brando Cruz, Melissa Lamattina, David Oro

RESCHEDULED START TIME 4:30 P.M.

4:30 P.M. OPEN SESSION - REGULAR MEETING

CALL TO ORDER - OPEN SESSION

PLEDGE OF ALLEGIANCE

ROLL CALL - OPEN SESSION

PUBLIC COMMENT - ITEMS NOT ON THE AGENDA

This time is reserved for members of the public to address the City Council on items not appearing on the agenda that are within the Council's jurisdiction. Comments are limited to three (3) minutes per speaker. Pursuant to the Brown Act, the City Council is generally prohibited from discussing or taking action on items not listed on the agenda.

AGENDA CHANGES

The City Council may change the order of the agenda or request discussion of an item on the Consent Calendar. Members of the public may request discussion of a Consent Calendar item during Public Comment.

CONSENT CALENDAR

1. **Minutes of July 21, 2026**

Recommendation: Approve the minutes of the Regular City Council meeting held July 21, 2026.

2. **Minutes of the July 21, 2026, Special Joint City Council and Planning Commission Meeting**

Recommendation: Approve the minutes of the Special Joint City Council and Planning Commission meeting held July 21, 2026.

3. **Notice of Completion for the Northampton and Silver Oak Park Restroom Projects (PR23-0500 & PR23-0700)**

Recommendation: Adopt a Resolution accepting the contracted work as complete, authorizing the Public Works Director to file a Notice of Completion, and releasing Retention payment to Benchmark Civil Construction, Inc. in conjunction with the Northampton and Silver Oak Park Restroom Projects (PR23-0500 & PR23-0700).

FUTURE AGENDA ITEM REVIEW

The City Council will review upcoming agenda items. Councilmembers may request that items be added to future City Council agendas.

4. Future Agenda Items of Note

ADJOURNMENT

CERTIFICATION

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

Taresa Geilfuss, City Clerk

PUBLIC PARTICIPATION

This meeting is a limited public forum. The City expects respectful conduct from all participants. Offensive language or discriminatory remarks based on any protected classification under federal, state, or local law will not be tolerated, and the speaker may be immediately disconnected.

Meetings are conducted in person and are also available via Zoom. Meetings are broadcast live on Napa Valley TV, the [City's website](#), and [YouTube](#).

Zoom Link: [Click here](#). **Webinar ID:** 847 1017 1711. **Passcode:** 123456. **Phone-in:** (408) 638-0968

Oral Comments: In person during Open/Closed Session, or via Zoom during Open Session only. Use "Raise Your Hand" during public comment periods only.

Written Comments: Submit via [eComments](#) on the City's Meetings & Agendas webpage. eComments close at 3:00 p.m. on the day of the meeting.

Agenda Materials: Posted 72 hours in advance at www.americancanyon.gov.

ADA: Requests for accommodations or alternative formats must be submitted at least three calendar days in advance to the City Clerk at 4381 Broadway, Suite 201, American Canyon, CA 94503 or cityclerk@americancanyon.gov.

Need Additional Assistance? Contact the City Clerk by phone at (707) 647-4369 or by email at cityclerk@americancanyon.gov.

CITY OF AMERICAN CANYON

REGULAR CITY COUNCIL MEETING

ACTION MINUTES

July 21, 2026

5:30 P.M. CLOSED SESSION

CALL TO ORDER - CLOSED SESSION

The City Council Closed Session was called to order at 5:30 p.m.

ROLL CALL - CLOSED SESSION

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

Absent: None

PUBLIC COMMENT - CLOSED SESSION ITEMS

Mayor Washington opened a public comment period for Closed Session Items. Written comments: none. Oral comments: none. The public comment period was closed.

MEETING RECESSED TO CLOSED SESSION

BUSINESS - CLOSED SESSION

1. Conference with Legal Counsel - Existing Litigation. Authorized pursuant to Government Code Section 54956.9(d)(1):

1. 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 - Existing Litigation. Authorized pursuant to Government Code Section 54956.9(d)(1):

2. 2026 AC-1 Litigation

6:30 P.M. OPEN SESSION

CALL TO ORDER - OPEN SESSION

The City Council meeting was called to order at 6:38 p.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

ROLL CALL - OPEN SESSION

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

Absent: None

CLOSED SESSION REPORT OUT / CONFIRMATION OF REPORTABLE ACTION

A report on Closed Session and confirmation of reportable action was given by City Attorney Matthew Summers.

PROCLAMATIONS AND PRESENTATIONS

3. Proclamation: July 2026 as Parks and Recreation Month

Mayor Washington announced the July 2026 Parks and Recreation Month proclamation. It was received by members of the Parks and Recreation Team.

A second proclamation was added honoring Recreation Manager Alana Behn for 15 years of service with the City. Mayor Washington announced the proclamation. It was received by Alana.

PUBLIC COMMENT - ITEMS NOT ON THE AGENDA

Mayor Washington opened a public comment period. Written comments: none. Oral comments: Arvind Nischal was called to speak; Jeannette Goyetche was called to speak; Orlando Harris was called to speak; Sahej Takhar was called to speak; Hugh Marquez was called to speak; Justin Hamilton Hole was called to speak; Sindy Biederman was called to speak. The public comment period was closed.

AGENDA CHANGES

The agenda was changed to add a second proclamation.

CONSENT CALENDAR

Action: Motion to adopt CONSENT CALENDAR made by Vice Mayor Mark Joseph, seconded by Councilmember Melissa Lamattina, and CARRIED by roll call vote.

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

Nay: None

Abstain: None

Absent: None

4. Minutes of June 16, 2026

Action: Approved the minutes of the Regular City Council meeting held June 16, 2026.

5. Minutes of June 16, 2026, Special Joint City Council and PCS Meeting

Action: Approved the minutes of the Special Joint City Council and Parks and Community Services Commission meeting held June 16, 2026.

6. Minutes of June 16, 2026, Special Joint City Council and OSATS Meeting

Action: Approved the minutes of the Special Joint City Council and Open Space, Active Transportation, and Sustainability Commission meeting held June 16, 2026.

7. Minutes of July 2, 2026, Special City Council Meeting

Action: Approved the minutes of the Special City Council meeting held July 2, 2026.

8. Melvin Park Improvements (PR23-0100): Design

Action: Adopted Resolution 2026-60 awarding a professional services agreement (Agreement 2026-A138) to Studio 1515, Inc., Landscape Architecture in an amount not to exceed \$144,590 for design of the Melvin Park Improvements Project (PR23-0100).

9. Coastland Construction Inspection FY26/27

Action: Adopted Resolution 2026-61 authorizing the City Manager to Execute Task Order #10 with Coastland Civil Engineering, Inc. for Construction Inspection Services (Agreement 2026-A139) in an amount not to exceed \$500,000.

10. Anderson Amendment #2

Action: Adopted Resolution 2026-62 approving Amendment #2 to Agreement #2024-86 - Anderson Home Repair, Inc. for Wastewater and Water Operations management services (Agreement 2026-A140) in an amount of \$160,000 for a total contract amount not to exceed \$475,000.

11. Acceptance of Cannabis Tax Fund Grant Program (CTFGP)

Action: Adopted Resolution 2026-63 authorizing the Police Chief to accept a grant award in the amount of \$60,694.00 from the California Highway Patrol Cannabis Tax Grant Program for the purchase of a 2026 Harley Davidson Road Glide enforcement vehicle. Including overtime wages for officers to perform DUI/Drug Enforcement operations targeting impaired driving within the City of American Canyon.

PUBLIC HEARINGS

12. Proposed Ordinance Adding Chapter 13.08 to Title 13 of the American Canyon Municipal Code

Action: Motion to continue PUBLIC HEARINGS 12.) Proposed Ordinance Adding Chapter 13.08 to Title 13 of the American Canyon Municipal Code to August 18, 2026. made by Vice Mayor Mark Joseph, seconded by Councilmember Brando Cruz, and CARRIED by roll call vote.

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

Nay: None

Abstain: None

Absent: None

BUSINESS

There were no Business items.

MANAGEMENT / STAFF ORAL REPORTS

There were no oral reports.

CITY COUNCIL COMMENTS / COMMITTEE REPORTS

13. City Council Committee Report - Mayor Pierre Washington

14. City Council Committee Report - Vice Mayor Mark Joseph

The mayor and council members provided oral reports and announced items of community interest.

FUTURE AGENDA ITEM REVIEW

15. Future Agenda Items of Note

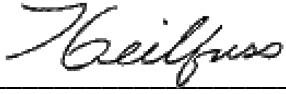
Future agenda items were reviewed.

ADJOURNMENT

The City Council meeting was adjourned at 7:28 p.m.

CERTIFICATION

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Geilfuss", written in a cursive style.

Taresa Geilfuss, City Clerk

CITY OF AMERICAN CANYON
**SPECIAL JOINT CITY COUNCIL/
PLANNING COMMISSION MEETING**

ACTION MINUTES

July 21, 2026

6:30 P.M. OPEN SESSION

CALL TO ORDER

The Special Joint City Council and Planning Commission meeting was called to order at 7:32 p.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

ROLL CALL

Present: Commissioner Davet Mohammed, Commissioner Marilyn Abelon, Vice Chair Shelby Goss, Chair Charles Plummer, Councilmember Brando Cruz, Councilmember Melissa Lamattina, Councilmember David Oro, Vice Mayor Mark Joseph, Mayor Pierre Washington

Absent: Commissioner Eric Altman

PRESENTATIONS

There were no presentations.

PUBLIC COMMENT - ITEMS NOT ON THE AGENDA

Mayor Washington opened a public comment period. Written comments: None. Oral comments: Jeanette Goyetche was called to speak; Justin Hamilton Hole was called to speak; Cindy Biederman was called to speak. The public comment period was closed.

BUSINESS

1. Removing Barriers to Development

Community Development Director Brent Cooper presented an overview of removing barriers to development for discussion by the Planning Commission and City Council. Mayor Washington opened a public comment period. Written comments: Yvonne Baginski. Oral comments: Jeanette Goyetche was called to speak; Cindy Biederman was called to speak; Hugh Marquez was called to speak; Valerie Zizak-Morais was called to speak; Buzz Butler was called to speak. The public comment period was closed.

ADJOURNMENT

The meeting was adjourned at 9:00 p.m.

CERTIFICATION

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Geilfuss", written in black ink.

Taresa Geilfuss, City Clerk



TITLE

Notice of Completion for the Northampton and Silver Oak Park Restroom Projects (PR23-0500 & PR23-0700)

RECOMMENDATION

Adopt a Resolution accepting the contracted work as complete, authorizing the Public Works Director to file a Notice of Completion, and releasing Retention payment to Benchmark Civil Construction, Inc. in conjunction with the Northampton and Silver Oak Park Restroom Projects (PR23-0500 & PR23-0700).

CONTACT

Erica Ahmann Smithies, P.E., Public Works Director
Ron Ranada, P.E., Senior Civil Engineer
David Miller, Capital Projects Coordinator

BACKGROUND & ANALYSIS

The Northampton and Silver Oak Park Restroom Projects consisted of the installation of two prefabricated public restroom buildings and associated site improvements, including demolition, grading, concrete flatwork, utility connections, asphalt restoration, landscaping, irrigation modifications, accessibility improvements, and all other appurtenant work necessary to complete the Projects.

On December 2, 2025, the City Council authorized the award of a construction contract to Benchmark Civil Construction, Inc. in the amount of \$257,032.00 for the Northampton and Silver Oak Park Restroom Projects (PR23-0500 & PR23-0700), and authorized the Public Works Director to approve and execute contract change orders in an aggregate amount not to exceed the Project Budget (Resolution No. 2025-93).

During construction, three Contract Change Orders were executed to address additional work associated with concrete improvements, utility work, reinforcing steel, and other site modifications necessary to complete the Projects. The final construction contract amount is \$279,305.50.

Benchmark Civil Construction, Inc. has completed all contracted work, including punch list items, to the satisfaction of the Public Works Director. Staff recommends that the City Council accept the

contracted work as complete, authorize the Public Works Director to file a Notice of Completion, and approve the release of retention payment to Benchmark Civil Construction, Inc.

COUNCIL PRIORITY PROGRAMS AND PROJECTS

Outdoors and Recreation: "Expand opportunities for use of outdoor recreation and an active and healthy lifestyle."

FISCAL IMPACT

The total construction contract amount, including Contract Change Order Nos. 1 through 3, is \$279,305.50.

Contract Item	Amount
Original Construction Contract	\$257,032.00
Change Order No. 1	\$13,537.50
Change Order No. 2	\$1,010.00
Change Order No. 3	\$7,726.00
Total Construction Contract	\$279,305.50

Acceptance of the Projects as complete authorizes the Public Works Director to file a Notice of Completion and begin the statutory retention release period in accordance with the Public Contract Code.

ENVIRONMENTAL REVIEW

15301 – The Projects are exempt from review under the California Environmental Quality Act ("CEQA") under the Class 1 exemption of Section 15301 of Title 14 of the California Code of Regulations and said exemption is not negated by any exception under Section 15300.2 of said Regulations.

COMMUNICATION

Level 0: No Further Public Communication Needed

ATTACHMENTS:

- [1. Resolution NOC Northampton and Silver Oak Park Restroom Projects](#)
- [2. Notice of Completion](#)

RESOLUTION NO. 2026-_____

ADOPT A RESOLUTION ACCEPTING THE PROJECTS AS COMPLETE, AUTHORIZING THE PUBLIC WORKS DIRECTOR TO FILE A NOTICE OF COMPLETION, AND RELEASING RETENTION PAYMENT TO BENCHMARK CIVIL CONSTRUCTION, INC. IN CONJUNCTION WITH NORTHAMPTON AND SILVER OAK PARK RESTROOM PROJECTS (PR23-0500 & PR23-0700)

WHEREAS, the Northampton and Silver Oak Park Restroom Projects consisted of the installation of two prefabricated public restroom buildings and associated site improvements, including demolition, grading, concrete flatwork, utility connections, asphalt restoration, landscaping, irrigation modifications, accessibility improvements, and all other appurtenant work necessary to complete the Projects; and

WHEREAS, on December 2, 2025, the City Council authorized the award of a construction contract to Benchmark Civil Construction, Inc. in the amount of \$257,032.00 and authorized the Public Works Director to approve and execute contract change orders in an aggregate amount not to exceed the Project Budget (Resolution No. 2025-93); and

WHEREAS, all contracted work, including Contract Change Order Nos. 1 through 3, has been completed at a total construction contract cost of \$279,305.50; and

WHEREAS, Benchmark Civil Construction, Inc. has completed all contracted work, including punch list items, to the satisfaction of the Public Works Director.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of American Canyon hereby accepts the Northampton and Silver Oak Park Restroom Projects (PR23-0500 & PR23-0700) as complete, authorizes the Public Works Director to file a Notice of Completion, and approves the release of retention payment to Benchmark Civil Construction, Inc.

PASSED, APPROVED and ADOPTED at a regularly scheduled meeting of the City Council of the City of American Canyon held on the 4th day of August, 2026, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Pierre Washington, Mayor

ATTEST:

APPROVE AS TO FORM:

Taresa Geilfuss, CMC, City Clerk

Matthew T. Summers, City Attorney

RECORDING REQUESTED BY:

City of American Canyon
4381 Broadway, Ste. 201
American Canyon, CA 94503

WHEN RECORDED RETURN TO:

City of American Canyon
4381 Broadway, Ste. 201
American Canyon, CA 94503

Exempt from recording fee pursuant to Government Code Section 27383

NOTICE OF COMPLETION (2025-xxx)

NOTICE IS HEREBY GIVEN:

1. That the interest or estate stated in Paragraph 3 herein in the real property herein described is owned by:

City of American Canyon
4381 Broadway, Ste. 201
American Canyon, CA 94503

2. That the full name and address of the owner of said interest or estate, if there is only one owner, and that the full names and addresses of all the co-owners who own said interest or estate as tenants in common, as joint tenants, or otherwise, if there is more than one owner, are set forth in the preceding paragraph.

3. That the nature of the original contract, if any, for said work of improvement was:

Northampton and Silver Oak Park Restroom Projects (PR23-0500 & PR23-0700)

4. That on the 4th of August 2026, a work of improvement on the real property herein described was completed.

5. That the name of the original contractor for said work of improvement was:

Benchmark Civil Construction
973 Enterprise Way
Napa, Ca. 94558

6. That the name and address of the transferor is:

Benchmark Civil Construction
973 Enterprise Way
Napa, Ca. 94558

7. That the real property referred to herein is situated in the County of Napa, State of California, located at Northampton and Silver Oak Parks, within the City of American Canyon, California.

By: CITY OF AMERICAN CANYON

Erica Ahmann Smithies, P.E.
Public Works Director

Date

Future Agenda Items

August 5, 2026, OSATS 6:30 p.m.

Presentation MCE
Residential Tree Program

August 13, 2026, PCS 6:30 p.m.

Cancelled

August 18, 2026, City Council 6:30 p.m.

Proclamation: Chris Morris
Backflow Devices Ordinance First Reading
Sites Reservoir Project Update
Utility Enterprise Financial Update
Urban Water Management Plan
Utility Update

August 27, 2026, Planning Comm. 6:30 p.m.

Promontory DP and WRSPA

September 1, 2026, City Council 6:30p

Proclamation: Hispanic Heritage Month
Proclamation: Suicide Prevention Month
Presentation: American Canyon Library Update
Rezoning Changes First Reading
Density Bonus, Inclusionary Ordinance, and
ADU Ordinance First Reading
Ag Use Ordinance: First Reading
Measure B Position

September 2, 2026, OSATS Meeting. 6:30 p.m.

Napa County BayREN Home Energy Savings
Reusable Foodware Ordinance

September 3, 2026, Finance Subcom. 1:00 p.m.

5 Year Budget

September 10, 2026, PCS, 6:30 p.m.

Active Adult Program Fee Waiver Policy
Municipal Code Chapter 2.29 and Guidelines

September 15, 2026, City Council 6:30 p.m.

Proclamation: Community Planning Month
Proclamation: National Recovery Month
NVTa SR29 Multi-Modal Project Local Funding
Commitment
Promontory DP and WRSPA
Q1 CIP Update

September 24, 2026, Planning Comm. 6:30 p.m.

TBD

October 6, 2026, City Council 6:30 p.m.

Proclamation: Domestic Violence Awareness
Proclamation: Filipino American Heritage
Q2 CIP Update

October 7, 2026, Joint OSATS & PCS 6:30p

E-Bike Ordinance

October 8, 2026, PCS 6:30 p.m.

Cancelled

October 20, 2026, City Council 6:30 p.m.

Proclamation: Code Compliance Month
Proclamation: Veteran's Day
Code Enforcement Process Review

October 22, 2026, Planning Comm. 6:30 p.m.

TBD

November 3, 2026, City Council 6:30 p.m.

Cancelled Due to Election

November 4, 2026, OSATS. 6:30 p.m.

Residential Tree Program
Reusable Food ware Ordinance
E-bike Ordinance

Unscheduled Council Directed Items			
Item	Councilmember	Date of Vote	Notes
Food Ware Ordinance	Joseph	9/17/2024	On hold, pending RCAAP
Purple Heart Designation	Washington	10/15/2024	In progress, Council date TBD
Discussion of Operating Budget (5Y Plan)	Joseph	6/2/2026	Scheduled for August Finance Subcommittee
Add Quarterly Circulation Update Report	Joseph	6/2/2026	TBD