

TOWN OF YOUNTVILLE
MINUTES OF REGULAR COUNCIL MEETING
October 16, 2007

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- 1. CALL TO ORDER; CONVENE REGULAR COUNCIL MEETING – 6:00 P.M.**
Mayor Saucerman called the Town Council meeting to order at 6:00 p.m.

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- 2. CLOSED SESSION – NONE**

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- 3. PLEDGE OF ALLEGIANCE**

Steve Rogers, Town Manager, led the salute to the flag.

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- 4. ROLL CALL**

Mayor and Town Councilmembers Present:

Mayor Cynthia L. Saucerman, Vice Mayor John F. Dunbar and Councilmembers William “Bill” Dutton, Steven C. Rosa and Lewis G. Chilton

Town Staff Present:

Steve Rogers, Town Manager, Bob Tiernan, Planning/Building Director; Amy L. Valukevich, Town Attorney; Michelle Price, Town Clerk; Myke Praul, Public Works Director/Town Engineer; Richard Stranzl, Finance Director; and Kenneth Leary, Community Services Director

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- 5. CLOSED SESSION REPORT – NONE**

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- 6. INTRODUCTION OF NEW TOWN MANAGER – STEVE ROGERS**

Mayor Saucerman introduced Steve Rogers.

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- 7. ADOPTION OF THE AGENDA**

ACTION: A Motion by Vice Mayor Dunbar; Seconded by Councilmember Rosa to adopt the agenda was unanimously approved.

Ayes: Dunbar, Rosa, Dutton, Chilton and Saucerman

Noes: None

Absent: None

Abstain: None

**8. Public Comment on Matters Not Listed on the Agenda
(Five-minute limitation per speaker)**

Sergeant Pete Berg welcomed Town Manager Rogers on behalf of the Sheriff's Department.

9. APPROVAL OF CONSENT CALENDAR

ACTION: A Motion by Councilmember Dutton; Seconded by Councilmember Chilton to approve Consent Calendar Items 9 A, 9 B and 9 C – June 26, 2007 minutes was unanimously approved.

Ayes: Dutton, Chilton, Rosa, Dunbar and Saucerman
Noes: None
Absent: None
Abstain: None

ACTION: A Motion by Councilmember Dutton; Seconded by Councilmember Chilton to approve Consent Calendar Items 9 C July 5, 2007 minutes was approved.

Ayes: Dutton, Chilton, Rosa and Saucerman
Noes: None
Absent: None
Abstain: Dunbar

A. *Approval of Warrants* —

- Accounts payable check numbers \$167,729.64
- Total payroll and benefits \$ 93,057.57
- Total payments for period \$260,787.21

Recommendation: Received and Filed.

B. *Monthly Financial and Quarterly Investment Report* – September 2007

Recommendation: Received and Filed.

C. *Approval of Minutes* – June 26, 2007 and July 5, 2007.

Recommendation: Approved.

10. PRESENTATIONS

A. Presentation of Proclamation to Rick Enos, Compadres Owner.

The Mayor and Town Council presented the Proclamation.

B. John Tuteur, County of Napa, Assessor-Recorder-County Clerk, to provide a report regarding the 2007 Assessed Property Values.

John Tuteur, County of Napa, Assessor-Recorder-County Clerk, provided report.

11. CONSIDER REPORT REGARDING USE PERMIT AMENDMENT REVIEW – NAPA VALLEY WINE TRAIN AND BALLOONS ABOVE THE VALLEY – 1A CALIFORNIA DRIVE (APN 034-140-012)

Ninety-Day Review of Use Permit Amendment (07-UPA-04) approved by the Town Council on July 5, 2007 authorizing the Napa Valley Wine Train to include launching of hot air balloons from the Yountville Wine Train Station site (use limited to Balloons Above the Valley).

Recommendation: Accepted Report.

Bob Tiernan, Planning/Building Director, presented staff report.

ACTION: Council Unanimously Accepted Report.

12. PRESENTATION REGARDING REVISIONS TO THE CALIFORNIA BUILDING CODE AND CALIFORNIA FIRE CODE

Recommendation: Accepted Reports and Discussed and Provided Direction to Staff.

Bob Tiernan, Planning Director, presented staff report.

John Wanger, Coastland Civil Engineering and Building Services provider, presented California Building Code Updates.

Gabrielle Avina, Fire Marshal, CalFire, presented California Fire Code updates including an additional recommendation for a local requirement for residential sprinklers. CalFire is proposing the requirement of residential sprinklers countywide.

Council Comments

Councilmember Rosa questioned how this proposed residential sprinkler requirement would impact manufactured homes.

Councilmember Chilton would like to see the statistics reported by Fire Marshal Avina in regard to the number of fire-related deaths and sizes of homes prior to the introduction of the ordinance implementing the changes.

Councilmember Dutton believes a majority of new units would be in the mobile home parks and staff should look at mobile homes closely in regard to residential sprinklers and the impacts associated with Title 25.

Vice Mayor Dunbar commented on “Old Town” and certain requirements being different and whether or not there are exceptions. Vice Mayor Dunbar also wanted to know how the proposed residential sprinklers would impact infill requirements.

Town Manager Rogers commented on the discussion and advised that the base level code needs to be adopted and local amendments require additional action by the Town, so if there are some areas for future consideration, we could delay those to a future meeting.

Public Comment

Don Henfling commented on similar issue that came up approximately 6 years ago and indicated the Council, at that time, decided not to require sprinklers in residential construction based on comments that there had not been any fire-related deaths in Yountville. Mr. Henfling also asked Council to consider the size of the water line that may be needed and associated costs.

Mr. Henfling further commented that six years ago he brought up the subject of an earthquake activated gas shut off valve which would be more cost effective for Yountville and suggested making that requirement a part of the Building Code.

ACTION: Following discussion there was Council consensus to bring forward adoption of the baseline building code and bring back proposed residential sprinkler requirements for consideration at a later date.

13. PUBLIC HEARING – DESIGN REVIEW – TOWN CENTER PROJECT MASTER DEVELOPMENT PLAN – 6500, 6516 YOUNT STREET AND 6514 WASHINGTON STREET (APN 036-221-016, 036-221-017 AND 036-221-018)

Consider Adoption of Resolution Number 2621-07 Approving Design Review for a proposed Lighting Plan, Town Plaza Landscape and Fountain Design, and eastern perimeter Landscaping and Wall Design for the Town Center Project Master Development Plan.

Recommendation: Adopted Resolution, as amended.

Bob Tiernan, Planning Director, presented Staff Report.

Alice Prussin, Lighting Design Consultant, presented report on the proposed Lighting Plan.

John Roberts, Landscape Architect, presented report on the proposed Landscaping and Wall Design.

Councilmember Chilton expressed concern regarding the number of proposed oak trees and their size potential over the next 30 years.

Mayor Saucerman expressed concern regarding the viability of the proposed oak trees with a concreted drip line area.

Councilmember Rosa expressed similar concern about the size of the proposed oaks and the width of the planter boxes.

Vice Mayor Dunbar expressed concern and does not want the existing Community Hall to be an afterthought in terms of the proposed landscaping.

Councilmember Rosa noticed there are a number of Mulberry Trees along Mulberry Street and expressed concern due to the roots spreading and lifting of sidewalks and curbs.

Public Hearing Opened

Ed Parkhurst thanked the Town Council and Design Team for working with the residents on Ivy Court to address most of their concerns. Mr. Parker commented that a split-faced block wall is proposed on the Town property side and he requested the Council consider using the same split-faced block wall on the resident side of the wall.

Jacqueline Chilton commented on the proposed crusher and farm theme for the fountain and requested it be reviewed for its toddler proof nature.

Sharon Stensaas commented she recalls the Town Square area was supposed to be a place for people to come and perform and during festivals a place for live entertainment. Ms. Stensaas does not see a focal point for where this entertainment would be located and whether or not there are utilities for sound amplification or a raised area for a stage.

Donna Heine commented on the following:

- Appreciates comments regarding Mulberry and Oak Trees.
- Town has a lot of Pistache Trees and would like the Town to look at those favorably.
- Paving – Concerned about possible slippage
- Lighting – Would like to know the advantage of the proposed lighting and how it compares to the existing lighting in Town and questioned whether or not the Town would have to replace all of the lighting around Town. Lighting is an ambitious project.
- Statues/Figures – Expressed concern and remembers what happened to the statue and clock in the City of Napa’s Town Center and does not want to repeat those mistakes.
- Landscaping – Understands a proposal will be going out to bid and she would like to know if the proposal will include plant descriptions and landscaping maintenance costs.
- Fountain – Shares Ms. Chilton’s comments on the fountain.

Carol Fink requested clarification on the bid process and asked if money has been set aside for the project and what happens if the bid comes in too high who makes decision to cut back.

Billie Hewitt commented on the following:

- Project pictures remind her of what she sees at the Napa Valley Museum in terms of an agricultural display of how wine is made and the agriculture uses and thinks the proposed display is a duplication of what already exists.
- Oaks – Expressed concern about proposed oaks and that they disappear fast with any building occurring within 20’ of the trunk and it would be nice if the Town could carry the Pistache Tree throughout the project.
- Original concept for this entire plaza was to provide a place to meet and greet and be together as a community and she believes the project needs a little more continuity.

Public Hearing Closed

Consultant responded to comments regarding split-faced wall and indicated the purpose was to leave the neighbor’s fences up. If a split-faced wall was done on the neighbor’s side then fences would have to be taken down. The finished surface of the split-faced wall will be smooth.

Mr. Roberts responded to the following concerns raised:

- Fountain and Child Safety - Commented the mechanical equipment would not be moving, however, there might be some interactive parts that would allow kids to adjust the water level in certain areas.
- Town Square Functionality – Referred to the renderings and clarified the open space to be approximately 60 to 70 feet of open space.
- Oak Trees – Difference between native tree that is paved around versus an Oak tree planted in an urban setting from a nursery grown tree where roots are pruned and when planted are encourage to grow downward and is confident the Oaks will do well in the proposed locations.
- Mulberry Trees – Good idea to change to a different tree species.
- Pistache Trees - Showed on the renderings the number of Pistache trees proposed and currently existing on the site.
- Textures of Materials – Brick pavers are rough texture, concrete will also have rough texture and glass tiles being suggested are one-inch with grout and will pass the slip test.

Ms. Prussin responded to lighting concerns indicating that the light source proposed is Metal Hallide (not Hallogen) and no relation to Hallogen. Lighting proposed is routinely used in exterior lighting.

Council Comments

Councilmember Chilton commented on the following:

- Lighting Plan – Looks very good and is the right move. A lot of the current lighting in Town is hideous and is a project that the Town should undertake as part of Town beautification and referenced the *New Yorker* lighting article provided with the staff report..
- Oak Tree in the Middle of Plaza - Should be removed all together because the tree breaks up the space and may hamper use during special events.
- Fountain – Likes the fountain and the wine theme as it ties into the community well. Water feature is important and the noise component would be good to create a better setting.

Councilmember Chilton further commented in regard to his “no vote” noting there are approximately 100 pages of descriptions of this project which look terrific, yet there is not a single dollar sign associated with them. He has no concept of whether or not what is proposed is affordable and is concerned about budget and spending money on design.

Councilmember Rosa commented on the following:

- Lighting Standard – Likes the current lighting proposed for the project.
- Disagrees with Councilmember Chilton and stated there is too much fountain and no price tag. Thinks it is excessive.
- Split-faced Block Wall in the Back - If there was a general consensus by neighbors to have textured wall he would support that.
- Trees – See comments made above.
- Oak in Center - Can be removed and he still has concerns about planting too many large trees and the impact down the road.
- Estimated Cost – Concerned about overall cost and hopes the project is getting close to an estimate.

Councilmember Dutton commented on the following:

- Split-faced Block Wall – Appreciates outreach to neighbors and agrees should look at the resident side of the wall.
- Lighting – Agrees with comments made by Mr. Henfling at ZDRB Meeting and referenced in the staff report.
- Brick/Grass Area - Does not understand the use along Community Hall.
- Fountain/Water Feature – It is huge and approximately 13% of the footprint and he envisioned this to be part of the Town plaza. Likes the water feature idea, but the fountain proposed is way too massive.
- Oak in Center – Nice tree, but it breaks up the area.
- Cost – If we do not know the cost, cut the project back to the bone -- why start with a Cadillac project.

Vice Mayor Dunbar commented on the following:

- Credit the Town with outreach to residents on Ivy Court.
- Wall and Lighting Plan – Supports both as submitted.
- Security – Bio-swale has separated the pedestrian traffic, car door noise and potential for trash being thrown over wall from the residents on the east side of the wall.
- Lighting Plan – It is excellent, but the Town has a long way to go to match the plan. The proposed plan should be the new standard.
- Existing Community Hall – Do not forget about the entrance.
- Passive Park – Concerned that it is unclear what is happening at the north end at the passive park and assumes the proposed Landscape Plan is separate from the plan presented.
- Courtyard - Disagrees with comments made and stated there is too much focus on one specific area and if we do not have trees we will hear comments that the area is too hot and there is not enough shade. Loves the concepts of oaks and wine country theme, but is not sure whether or not the concept can be pulled off.
- Oak - Likes the idea of the Oak Tree, but is not sure the proposed location is appropriate. Defer to Consultants for what is appropriate.
- Fountain – Relatively large water feature is appropriate in terms of the overall scale of the project. He is open to the idea of diminishing the water feature size by 50 square feet in order to have less impact to the square.
- Sustainability – Continuity in design of the project to support sustainability (i.e. plants and water capture elements).
- Cost – Has been a primary concern for everyone but does not want sights to be set too low for the design.
- Overall Plan - With a few minor revisions, he thinks this is a great plan and he appreciates the response from the design team and noted years and years of input has gone into this plan and they continue to respond to changes.

Mayor Saucerman commented on the following:

- Agrees with many of the comments made by Vice Mayor Dunbar.
- Wall – Determine whether or not residents want the fences removed and if a majority does, the Town should consider finishing the wall.
- Overall Design – Very pleased with design and hopes the elements incorporated are reasonable and can be afforded.
- Menu Items – Council requested architects and designers design the project in a menu fashion, so Council can remove items, if necessary, when final bids come in.
- Lighting Plan – Likes the plan and it conforms to the Town’s ordinance and the Town needs to take an aggressive approach to replacing the “hideous” lighting standards throughout Town.
- Vegetation – Agrees with Councilmember Rosa in regard to the Mulberry Trees. Loves the Pistache Trees and they are a theme throughout Town and should be incorporated wherever possible.
- Fountain - It is too big and thinks the stainless steel tanks and legs on east/west side of fountain can be eliminated and still have a nice fountain.

- Vandalism – Fountain in Van de Leur Park receives frequent vandalism and it is not well taken care of and not very attractive.
- Maintenance – Plan is a very aggressive and appears to be high maintenance.
- Cost - Hopes we can afford the project when the bids come in.

Council Comments on Design Elements

Planning Director Tiernan clarified the following with Council:

- East Wall - Council consensus to leave the wall plan, as submitted.
- Lighting - Council consensus on the Lighting Plan, as submitted.
- Courtyard Oak Tree Planting – Following clarification from the Landscape Architect on growth of Oak and Public Works Director clarification on tree canopy Council is okay with proposed tree.
- Fountain – Majority of Council prefers smaller fountain.
- Paving Materials - Council consensus, as submitted.
- Grass Pavers – Council consensus, as submitted.

ACTION: A motion by Vice Mayor Dunbar; seconded by Councilmember Rosa to Adopt Resolution Number 2621-07 Approving Design Review for a proposed Lighting Plan, Town Plaza Landscape and eastern perimeter Landscaping and Wall Design for the Town Center Project Master Development Plan, as amended and referral of final Fountain Design to the Town Center Subcommittee was approved.

Ayes: Dunbar, Rosa, Dutton and Saucerman
Noes: Chilton
Absent: None
Abstain: None

14. COUNCIL REPORTS AND COMMENTS

Report of Council Member Meeting Attendance:

A. Napa County Flood Control and Water Conservation District
(Saucerman/Dunbar)

Mayor Saucerman commented the District met in Closed Session and there was no reportable action.

B. Napa County Mosquito Abatement District (Rosa)

Councilmember Rosa reported that a Napa County resident has contracted the West Nile Virus; however, health officials are not sure where the virus was contracted, as the individual had been vacationing outside of the area. The District has increased its efforts to eradicate mosquitoes.

C. Napa County League of Governments (NCLOG)

Vice Mayor Dunbar commented on the following:

- He thought it was the best representation from the Town Council and Staff.
- Received presentation from representative in the real estate industry.
- Town of Yountville takes over hosting NGLOG in 2008.

Councilmember Rosa thanked Executive Director Jim Leddy and the NCTPA for providing the bus to get people to the meeting in Calistoga.

D. Yountville Days

Mayor Saucerman and Vice Mayor Dunbar reported the parade turned out great and thanked everyone who volunteered for their hard work.

Councilmember Rosa thanked Kim and Susan Kleist and Don Surplus and the crew at Napa Valley Balloons for hauling Council around though the parade.

E. Other Reports and Comments

Councilmember Chilton commented that he and the Mayor attended the Blessing of the Animals at Compadres and thanked the people from the Humane Society for participating.

Recommendation: Received and Filed.

15. STAFF REPORTS

None

16. FUTURE AGENDA ITEMS

- A. Funding Assistance Related to the Ad Hoc Affordable Housing Project
- B. Sheriff and Fire Public Safety Quarterly Reports
- C. Introduction of Amendments to the California Building and Fire Codes
- D. Introduction of Amendments to Development Impact Fees for Water Connections

Planning Director Tiernan commented on the following additional items:

- Burgundy House Use Permit
- Bardessono Passive Park - Discussion regarding information regarding various alternatives from previous discussion.

17. ADJOURNMENT

Adjourned to the Next Regular Town Council Meeting November 6, 2007.

ATTEST:

/s/ Michelle Price, Town Clerk

Approved by Town Council:

November 6, 2007