

**TOWN OF YOUNTVILLE**  
**MINUTES OF SPECIAL COUNCIL MEETING**  
*May 22, 2007*

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**1. CALL TO ORDER – 5:00 P.M.**

Mayor Saucerman called the regular Town Council meeting to order at 5:00 p.m.

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**2. CLOSED SESSION**

A. Conference with Labor Negotiator – Government Code Section 54957.6  
Non-Represented Management  
Agency Designated Representative: Bob Tiernan, Interim Town Manager

B. Public Employee Performance Evaluation – Government Code Section 54957  
Titles: Planning & Building Director, Public Works Director/Town Engineer  
and Community Services Director

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**3. CONVENE REGULAR COUNCIL MEETING – 6:00 P.M.**

Council convened the regular meeting at 6:05 p.m.

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**4. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was held.

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**5. 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:**

Bob Tiernan, Interim Town Manager/Planning Director; Amy 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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**6. CLOSED SESSION REPORT**

Amy Valukevich, Town Attorney, reported Closed Session Item 2.A. regarding labor negotiations will continue to another closed session following the open session.

**Council reconvened in Closed Session at 7:50 p.m. to take up Item 2A and at the conclusion of the Closed Session there was no reportable action.**

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**7. Public Comment on Matters Not Listed on the Agenda (FIVE MINUTE LIMITATION PER SPEAKER)**

John Dorenbecher commented on potholes and wanted to know what can be done to get the County of Napa and Caltrans to start working on potholes entering Highway 29 southbound from California Street.

Margaret Jefferson commented on her annual plea for getting the weeds out of Hopper Creek as she is concerned about a potential fire in the creek.

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**8. PUBLIC HEARING – FINAL MASTER DEVELOPMENT PLAN - TOWN CENTER PROJECT, TOWN OF YOUNTVILLE, 6500, 6516 YOUNT STREET AND 6514 WASHINGTON STREET (ASSESSOR’S PARCEL NUMBERS 036-221-016, 036-221-017 AND 036-221-018)**

- A. *Consider Adoption of Resolution Number 2566-07* Approving the Final Master Development Plan consisting of a Community Center, Town Square, Sheriff Substation, Community Hall Storage, “Point” reconfiguration, parking lot and associated site modifications.

**ACTION: A Motion by Vice Mayor Dunbar, Seconded by Councilmember Dutton to adopt Resolution Number 2566-07, was approved.**

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

- B. *Consider Adoption of Resolution Number 2567-07* Authorizing the Interim Town Manager to Execute a Professional Services Agreement with Siegel & Strain Architects to Prepare and Provide the Final Design and Construction Documents for the Yountville Town Center Project.

**ACTION: A Motion by Councilmember Dutton, Seconded by Councilmember Dunbar to adopt Resolution Number 2567-07 was approved as amended to correct Item C of the Resolution to reflect the Community Center Project Fund (rather than the Special Project Fund) for a total contract amount of \$924,000.**

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

- C. *Consider Adoption of Resolution Number 2568-07* of a Resolution Authorizing the Interim Town Manager to Execute a Professional Services Agreement with Coastland Civil Engineering to Provide the Final Civil Engineering and Construction Documents for the Yountville Town Center Project.

**ACTION:** A Motion by Vice Mayor Dunbar, Seconded by Councilmember Dutton to adopt Resolution Number 2568-07 was approved as amended to correct Item C of the Resolution to reflect the Community Center Project Fund (rather than the Special Project Fund) for a total fee not to exceed \$79,862.

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

- D. *Consider Adoption of Resolution Number 2569-07* Authorizing the Interim Town Manager to Execute a Professional Services Agreement with Mack 5 to Provide the Project Management Services for the Yountville Town Center Project.

**ACTION:** A Motion by Councilmember Dutton, Seconded by Vice Mayor Dunbar to adopt Resolution Number 2569-07 was approved as amended to correct Item C of the Resolution to reflect the Community Center Project Fund (rather than the Special Project Fund) for a total fee not to exceed \$200,000.

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

Recommendation: Adopted Resolutions.

Bob Tiernan, Interim Town Manager/Planning Director, presented staff report.

Myke Praul, Public Works Director/Town Engineer, presented staff report.

John Roberts, Landscape Architect, responded to comments related to certain activities and mobility of the pavers proposed for the project and indicated the difference between concrete and brick is essentially insignificant. In the context of maintenance, brick does not wear as well as concrete.

Susi Marzuola, Siegel & Strain, provided brief overview regarding LEED Certification.

*Public Hearing Opened*

Vice Mayor Dunbar paraphrased comments into the record from Town resident Pete Marshall, Captain for Concord Fire Department, in support of the Sheriff's Substation, as he is on duty this evening. Captain Marshall's comments as a first responder indicate seconds do matter if there is an emergency and being in the center of town could have an impact as opposed to being on the edge of town. Having a substation in the middle of town would make deputies more a part of the community and provide a police presence with more visibility in town. The concern over potential noise from sirens is outweighed by potential life-saving response time. Freeway access to Highway 29 is still close enough for easy access to respond to calls on Highway 29 and Yount Street. A substation in town would also support in town traffic diversion and would also act as traffic calming for Washington Street.

Tim Bringman commented he had a question concerning electric cars as there are no electric cars, and questioned the total cost we would be considering for LEED Certification versus a standard building that meets local building codes and California Code for efficiency, etc.

Richard Gervasio spoke on the following:

- The Town Engineer mentioned the 3 hook ups would be for electric cars and would be green. Would like know when you follow the cord and wires back to where the electricity is generated, is that a green source that the power is coming from?
- Commented on Councilmember Dutton's earlier remarks that he would like to see things eliminated tonight to reach determination of what Council is going to vote for.
- Commented his son-in-law is a California Highway Patrolman and questioned the need for a Sheriff's Substation as their patrol cars are like mobile offices. The patrol cars have fax machines, cell phones, cb radios to listen to trucks, shortwave radios to reach the office, and a computer to retrieve license numbers. For those reasons, he does not think the Sheriff's deputies need an office to sit in and thinks they should be proactive and out on the road.

Interim Town Manager/Planning Director Tiernan advised Council received a letter from Marion Ladbrook in opposition of the project and read into the record.

*Closed Public Hearing*

Public Works Director Praul responded to the questions raised earlier and believes Ms. Marzuola addressed the costs of construction. In response to the questions raised for LEED Certification, there is a cost associated with it because there is a strict procedure for accountability related to the design and planning stage and it has been estimated at around \$90,000 for the project. In response to the cost associated with the electric car outlets, he does not have that cost in a separate line item and

would estimate the cost is minor. A separate line item for electric car outlets could be provided in the budget if Council directs staff to do so.

Ms. Marzuola responded to first question regarding the difference in construction costs for LEED Certification and stated there is a difference in cost between conventional building and a green building, but not necessarily a difference in cost between a green building and a LEED certified building in terms of construction.

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**9. DISCUSSION AND POSSIBLE ACTION REGARDING AN INCREASE TO THE OUT-OF-CLASS PAY COMPENSATION FOR THE INTERIM TOWN MANAGER**

Michelle Price, Town Clerk, presented staff report.

Tim Bringman commented it is totally fair to give a raise when someone is doing extra work and he supports the increase.

**Council directed staff to prepare a resolution setting the out-of-class pay for the Interim Town Manager at 25%, effective three weeks after the date of appointment which was April 23, 2007 and place on the Consent Calendar of the next agenda.**

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**10. ADJOURNMENT**

Adjourned to Council Budget Work Session Wednesday, May 23, 2007 at 9:00 a.m. and the Next Regular Council Meeting June 5, 2007.

ATTEST:

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Michelle Price, Town Clerk

Approved by Town Council:

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July 5, 2007