

**TOWN OF YOUNTVILLE**  
**MINUTES OF REGULAR COUNCIL MEETING**  
*April 17, 2007*

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**CALL TO ORDER – 5:45 P.M.**

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**CLOSED SESSION**

Conference with Legal Counsel – Anticipated Litigation

Significant Exposure to Litigation pursuant to subdivision (b) of Section 54956.9.  
(One Case)

Kevin Plett, Town Manager, advised there is no reportable action.

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

Council convened the regular meeting at 6:04 p.m.

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**2. PLEDGE OF ALLEGIANCE**

Councilmember Chilton led the pledge of allegiance.

Councilmember Chilton, on behalf of the Council, Staff and Residents of Yountville, expressed sympathy to the families in Virginia for the victims of the horrific event which occurred at Virginia Tech and stated flags are at half mast in recognition of those individuals who lost their lives.

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**3. 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:**

Kevin Plett, Town Manager; Amy Valukevich, Town Attorney; Michelle Price, Town Clerk; Bob Tiernan, Planning Director; Myke Praul, Public Works Director; Paul Klassen, Assistant Town Engineer; and Kenneth Leary, Community Services Director

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**4. ADOPTION OF THE AGENDA**

**ACTION: A Motion by Vice Mayor Dunbar, Seconded by Councilmember Dutton to adopt the agenda was unanimously approved.**

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

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

Michael Strong, commented he has been a member of the community since 1968 and is a real estate broker and local business owner. Mr. Strong is representing the local real estate community and expressed concern with regard to displaying real estate signs due to different interpretations of the Town's sign ordinances and requests staff work with his group to resolve the issue. Mr. Strong requested that until the Town Code is reviewed and clarified that the Town suspend the requirement for encroachment permits for display of real estates signs.

Town Manager Plett commented Council could direct staff to bring the item back in open session.

Council expressed concern and directed staff to return to Council with a staff report on the topic.

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**6. APPROVAL OF CONSENT CALENDAR**

**ACTION: A Motion by Councilmember Dutton, Seconded by Councilmember Rosa to approve the Consent Calendar was unanimously approved.**

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

**A. *Approval of Warrants* —**

- |                                  |                     |
|----------------------------------|---------------------|
| • Accounts payable check numbers | \$109,178.14        |
| • Total payroll and benefits     | <u>\$ 95,542.61</u> |
| • Total payments for period      | \$204,720.75        |

Recommendation: Received and Filed.

**B. *Monthly Financial and Quarterly Investment Report.***

Recommendation: Received and Filed.

**C. *Adopt Resolution Number 2548-07* Approving a Contract with Pyro Spectacular for the 4<sup>th</sup> of July Fireworks Display.**

Recommendation: Adopted Resolution.

**D. *Review and Approval of Statement of Investment Policy***

Recommendation: Approved.

**E. *Approval of Minutes* – April 3, 2007**

Recommendation: Approved.

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**7. PRESENTATIONS**

**A. Sheriff Department Public Safety Quarterly Report.**

Pete Berg, Sergeant, Napa County Sheriff, presented quarterly report.

**B. Fire Department Public Safety Quarterly Report.**

Mike Parkes, Battalion Chief, Cal Fire, presented Public Safety Quarterly Report.

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**8. PUBLIC HEARING – ANTIQUE FAIR/HILL FAMILY ESTATE WINES - DESIGN REVIEW AND SIGN REVIEW AMENDMENTS – 6512 WASHINGTON STREET (APN 036-222-006)**

*Consider Adoption of Resolution Number 2550-07* Approving Design Review Amendment 07-DR-05 and Sign Review Amendment 07-SR-01 to replace the front awning, change upper building signage, repaint building trim, and replace existing front doors.

Recommendation: Adopted Resolution.

Robert Tiernan, Planning Director, presented staff report.

*Applicant Comments – None*

*Public Hearing Held – No Testimony Presented*

**ACTION:** A Motion by Vice Mayor Dunbar, Seconded by Councilmember Rosa to adopt Resolution Number 2550-07 Approving Design Review Amendment 07-DR-05 to replace the front awning, repaint building trim, and replace existing front doors at Antique Fair/Hill Family Estate Wines located at 6512 Washington Street was unanimously approved.

**Ayes:** Dunbar, Rosa, Dutton, Chilton and Saucerman

**Noes:** None

**Absent:** None

**Abstain:** None

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**9. WATER SUPPLY PLAN UPDATE**

Consideration of the Acceptance of a Technical Memorandum Supplementing the 2004 Water Supply Plan prepared by West Yost & Associates.

Myke Praul, Public Works Director, presented staff report.

Ken Loy and Jim Yost of West Yost Associates provided PowerPoint presentation regarding the Water and Supply Demand and Demand/Supply Comparisons which included information on the State Water Project, Rector Reservoir, Recycled Water and Groundwater (Summer 2007). Additional information in the 2004 Water Supply Plan Update included the following:

- Adequate Surface Water Supplies Under Most Conditions
- Supplemental Supplies Needed for Emergencies, Droughts, Improved System Reliability
- New Well Recommended for Supplemental Supply

Jim Lincoln, Napa County Farm Bureau, complimented West Yost Associates on their input and guidance on this project and provided the following comments:

- The \$250,000 for the NBA contract could go a long way to help the Napa State Hospital connect to recycled water.
- Farm Bureau opposes a second well in Town and encourages Council and Staff to stop at 300-acre foot level on the existing well per the agreement in the management plan which covers the Town's driest scenario.
- Encourages Council and Staff to chase the 20 percent level in the Conservation Plan.
- Encourages Council and Staff to chase recycled water in regard to Napa State Hospital and to consider its use in Town projects prior to build out.
- Veterans Home is clearly a partner and potential opportunities should be explored.
- Providing recycled water to vineyards is a great thing; however, he gets nervous about trading recycled water for groundwater and stated it should be done on a voluntary basis only.

**ACTION: A Motion by Councilmember Rosa, Seconded by Vice Mayor Dunbar to accept the Technical Memorandum Supplementing the 2004 Water Supply Plan Update prepared by West Yost & Associates and to direct staff to return with a professional services contract to conduct the studies and outreach necessary to fully investigate the feasibility of selling the North Bay Aqueduct water supply was unanimously approved.**

**Ayes: Rosa, Dunbar, Dutton, Chilton and Saucerman**

**Noes: None**

**Absent: None**

**Abstain: None**

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**10. BARDESSONO PROPERTY OPTION AGREEMENT**

*Consider Adoption of Resolution Number 2549-07* Assigning the Town of Yountville's Right to Receive Property under the Development Agreement dated April 15, 2004 and Amendment One to the Development Agreement dated August 1, 2006 between the Town of Yountville and the Bardessono Family.

Recommendation: Adopted Resolution.

Kevin Plett, Town Manager, presented staff report.

*Public Comment*

Stephen Bardessono, commented the staff reports says it all and he does not have any additional information to add except to say that if the Developer wants to move forward, someone needs to give him site control. The Town does not own the property so cannot provide site control and we are obligated under the Development Agreement to give the property to the Town after we have completed certain tasks or enter into some other agreement which he thinks this request does. Mr. Bardessono stated they would work with Town staff and third party to make sure all interests are protected.

*Council Comments*

Vice Mayor Dunbar commented that Item 5 of the resolution be amended to include the option agreement be subject to review by the Town Attorney prior to signing.

**ACTION: A Motion by Vice Mayor Dunbar, Seconded by Councilmember Chilton to adopt Resolution Number 2549-07 Assigning the Town of Yountville's Right to Receive Property under the Development Agreement dated April 15, 2004 and Amendment One dated August 1, 2006 between the Town of Yountville and the Bardessono Family was unanimously approved, as amended to include in Item 5 that the option agreement be subject to review by the Town Manager and Town Attorney.**

**Ayes: Dunbar, Chilton, Dutton, Rosa and Saucerman**

**Noes: None**

**Absent: None**

**Abstain: None**

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**11. COUNCIL REPORTS AND COMMENTS**

Report of Council Member Meeting Attendance:

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

Mayor Saucerman reported the District Board accepted the Auditor's Report prepared by Bartig, Basler & Ray. The District Board also received a report on new eminent domain laws requiring agencies that take land by eminent domain pay the full assessment fee.

B. Community Affordable Housing Board (Dunbar/Rosa)

No Meeting

C. Napa Valley Housing Authority (Dunbar/Rosa)

Vice Mayor Dunbar reported on the following:

- Progress of the well project on the Mondavi farmworker site is proceeding and the need to establish a water source in order to get land transferred from the property owner to the Housing Authority in order to received \$775,00 in farmworker housing grant funding.
- The Board made a recommendation to accept the 2007/2008 budget for the farmworker centers. The farmworker housing oversight is being transferred to the Napa County Farmworker Housing Oversight Committee and they will consider the 2007/2008 budget item in July.

D. Mosquito Abatement District (Rosa)

Councilmember Rosa commented the District is gearing up for the mosquito season and will start its advertising campaign for taking care of standing water and if people have problems they should call (707) 553-9610. The District also handles yellow jacket problems.

E. Napa County League of Governments (NCLOG)

Vice Mayor Dunbar reported several Town representatives attended the NCLOG meeting in Napa and Mayor Saucerman will be the next Chair of NCLOG and County Supervisor Bill Dodd, as the Metropolitan Transportation Commission (MTC) representative, reported on regional growth and the impact on transportation throughout the valley.

## F. Other Reports and Comments

Mayor Saucerman reported she attended the Napa County City Selection Committee Meeting prior to the Flood Control Meeting and the Committee made appointments to the Local Agency Formation Commission (LAFC) Down-Valley Seat which is represented by the City of Napa and the City of American Canyon. City of Napa Councilmember Julianna Inman was appointed as the regular member and City of American Canyon Councilmember Cindy Coffey was appointed as the alternate and their terms run until 2011.

City of St. Helena Mayor Jack Jingles was confirmed as Chair of LAFCO and he represents the Up-Valley Seats which consist of the Town of Yountville, City of St. Helena and City of Calistoga. His term will run until 2009.

Councilmember Dutton attended the Allied Council Meeting at the Veterans Home and commented on the following:

- Founder's Day Celebration is being held this Sunday
- Veterans Home and Town Pool opening ceremony
- Annex Center will open on July 11 and 12, 2007

Councilmember Chilton commented on the following:

- Thanked those staff members who were involved in the Town's Annual Easter Egg Hunt and Breakfast – especially Community Services Director Kenneth Leary and Recreation Supervisor Jennifer Carvalho – saying the event was fun for him and his family and others in Town.
- Expressed good wishes to Ed Keller in his recovery from a recent automobile accident.

Mayor Saucerman commented on the following:

- Thanked everyone who expressed their condolences in regard to the passing of her mother and recognized what a great Town Yountville is and how the residents come together in times of need.
- Reminded everyone the Town Hall Meeting at the Yountville Elementary School has been moved to May 3, 2007.
- Reminded the Non-profits that Grant Funding Applications are due back to the Town by Monday, May 7, 2007.

Recommendation: Received and Filed.

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**12. STAFF REPORTS**

- A. Town Hall Meeting at Yountville Elementary School Multi-Purpose Room, Thursday, May 3, 2007
- B. Community Pool Ribbon Cutting (Proposed Date is May 19, 2007)

Town Manager Plett commented on the following items:

- Little League Snack Stand is having its sewer line connected this week
- Major water leak at Yountville Cross Road and Yount Street resulting from an older pipe that will probably require some main improvements in the future.
- Ramp work will start next week in various parts of Town.
- He and Vice Mayor Dunbar met with Brad Onarato of Congressman Mike Thompson's Office and filed an appropriation request for funding of the Community Center Project. A funding request will be submitted on the Town's behalf.
- Forrester Park – Signs have been put up announcing park improvements and if the public has any landscaping suggestions to please contact Town Hall.
- Napa County Board of Supervisors introduced an ordinance that will do consolidation of the housing advisory committees into the Napa County Housing Commission.
- Community Affordable Housing Board – An issue came up in regard to the Town's affordable housing projects and in theory the Town is supposed to take their projects to the Board in advance. Due to changes to the various housing groups, this did not occur. Community Housing is sending a letter to the Board advising of the Town's projects.

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**13. FUTURE AGENDA ITEMS**

May 1, 2007

- A. Yountville Post Office – Lease Agreement and acceptance of the transfer of property
- B. Review Design Plan for Traffic Calming at Yountville Cross Road and Yount Street

May 15, 2007

- C. Sheriff Agreement
- D. Award East Side Pedestrian Path Agreement
- E. Preliminary Master Development Plan Hearings for the Affordable Housing Project(s)

Town Manager Plett will bring the sign ordinance back in June for review by Council.

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**14. ADJOURNMENT**

Council adjourned at approximately 8:10 to the Special Joint Meeting of the Town Council and Zoning and Design Review Board, Thursday, April 19, 2007 at 7:00 p.m. at Community Hall, 6516 Yount Street and the Next Regular Council Meeting of May 1, 2007.

ATTEST:

/s/ Michelle Price, Town Clerk

Approved by Town Council:

May 1, 2007