

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

1. 6:00 P.M. - CONVENE REGULAR COUNCIL MEETING

Vice Mayor John Dunbar called the meeting to order at 6:02 p.m.

2. PLEDGE OF ALLEGIANCE

Council Member Lewis Chilton led the pledge of allegiance.

3. ROLL CALL

Council Member Bill Dutton

Council Member Steven R. Rosa

Council Member Lewis G. Chilton

Vice Mayor John F. Dunbar

Kevin Plett, Town Manager

Amy L. Valukevich, Town Attorney

Michelle Price, Town Clerk

Bob Tiernan, Planning Director

Richard Stranzl, Finance Director

Katie Hogan, Assistant Planner

Jennifer Carvalho, Recreation Supervisor

Mayor Saucerman was excused.

4. ADOPTION OF THE AGENDA

ACTION: It was M/S (Dutton/Rosa) to adopt the agenda. Vote 4-0-1 (Mayor Saucerman was Excused)

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

Karla Reyff repeated comments made at a prior meeting regarding the Community Swimming Pool for benefit of Council Member Chilton since he was not present at the previous meeting.

Ms. Reyff expressed on-going concern about the cost of Town staff positions and respectfully requested a breakdown of the benefits including health and retirement paid to Town employees.

6. APPROVAL OF CONSENT CALENDAR

ACTION: It was M/S (Dutton/Chilton) to approve Consent Calendar Items 6A through 6C. Vote 4-0-1. (Mayor Saucerman was excused)

A. *Approval of Warrants* —

- Accounts payable check numbers \$359,285.34
- Total payroll and benefits \$ 85,236.64
- Total payments for period \$444,521.98

Recommendation: Received and Filed.

B. *Monthly Financial and Quarterly Investment Report* – December 2006

Recommendation: Received and Filed.

C. *Approval of Minutes* – January 2, 2007

Recommendation: Approved.

7. PRESENTATION

Introduction of new Town Assistant Planner, Katie Hogan.

Kevin Plett, Town Manager, introduced and the Council welcomed Assistant Planner Katie Hogan.

8. REVIEW AND COMMENT ON NAPA COUNTY TRANSPORTATION AGENCY (NCTPA) AMENDMENT TO JOINT POWERS AGREEMENT.

Kevin Plett, Town Manager, presented staff report and introduced Jim Leddy, the new NCTPA Executive Director.

Jim Leddy, NCTPA, Executive Director, provided handout showing the new voting structure and discussed Proposition 1B and the projects that are impacted in Napa County.

Public Comment – None

Council discussed the draft amendments to the Joint Powers Agreement included with the staff report and no changes were recommended.

After all entities have reviewed and commented on the draft Joint Powers Agreement (JPA), the final JPA will be brought back to Council for consideration at a future meeting.

9. PUBLIC HEARING – FINAL READING AND ADOPTION OF ORDINANCE NUMBER 370-07 TO INCREASE WATER AND SEWER RATES AND AMENDING MUNICIPAL CODE SECTIONS 13.40.040 AND 13.64.040.

Recommendation: Adopted Ordinance.

Richard Stranzl, Finance Director, presented staff report.

Public Hearing Opened –

Billie Hewitt questioned the current tiers in comparison to the proposed tiers and says the increase seems pretty steep. Ms. Hewitt understands the increase is needed to encourage conservation and wanted to know if other conservation methods will be used (i.e. informational bulletins with water bills and/or discourage car washing, restaurants from washing sidewalks, and loose sprinklers).

Kevin Plett, Town Manager, commented on conservation stating rate payers step through the tiers and do not land in a bracket. On the conservation side, the Public Works Director/Engineer has on his to do list to revise and update the conservation ordinance and emergency ordinance (what happens in drought conditions in terms of cutback and triggers). The conservation ordinance needs to be updated to have more enforcement teeth to address some of the concerns raised by Ms. Hewitt. Currently, the Town's Municipal Code makes it illegal to waste Town water.

Town Manager Plett hopes the Public Works Director will be ready to bring this topic to the Council for consideration in the spring and the intent would be to have a good information campaign for water conservation prior to any heat spell occurring.

Public Hearing Closed

Council Member Chilton commented on the following:

- The study uses a distribution of current water usage resulting in a 5%-7% aggregate change and he would have liked the study to show a specific percentage of users in Town with a specific percentage increase (i.e. 33% of people in town will have a 10%, 15% or 20% increase).
- The surcharge for outside users is being reduced from 100% down to 25% noting that the study showed 33 households fall in the category of single-family residents outside of the Town, but 41% of the people currently fall in Tier 4 showing the highest users are outside of the Town resulting in a decrease of approximately 30% to 40% for some users.
- Requested information when this issue is revisited next year and would like to see data on how successful the Town was in actually encouraging water conservation.
- In terms of the North Bay Aqueduct (NBA) he would like data showing scenarios where the Town does not need the NBA costs and; therefore, can eliminate the subsidy or reduce water rates and requested staff make this a high priority.

Council Member Rosa agreed with Council Member Chilton's comments and stated outside users should be monitored more closely.

Vice Mayor Dunbar commended staff again for the well-done staff report and reminded residents if they need clarification on the new rates to please contact Town staff. He further commented that the Town continues to focus on conservation and will continue to review impacts in terms of conservation and uses in the various tiers.

Council Member Chilton also commented Director Stranzl did a good job with the summary.

Finance Director Stranzl commented that he has asked the Consultant to put the water and sewer rate study information in final report form for the Town.

ACTION: It was M/S (Rosa/Dutton) by roll call vote to Adopt Ordinance 370-07 – Amending Sections 13.40.040 and 13.64.040 of the Yountville Municipal Code, Increasing Sewer and Water Service Charges and Rates. Vote 3-1-1 (Council Member Chilton voted No; Mayor Saucerman was Excused)

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- 10. PUBLIC HEARING – MASTER DEVELOPMENT PLAN AMENDMENT - BARDESSONO INN PROJECT – 6526 YOUNT STREET (APN 036-090-022 AND 036-090-023)**
Consider Adoption of Resolution Number 2537-07 Approving a Master Development Plan Amendment including Use Permit, Design Review, and Heritage Tree Removal Amendments for a 62-Unit Inn Project located at 6526 Yount Street.
Public Hearing Continued from January 2, 2007.
Recommendation: Public Hearing Continued to February 6, 2007.

Bob Tiernan, Planning Director, presented staff report.

Public Hearing Opened

Steve Bardessono, Applicant Representative, advised that Phil Sherburne was unable to attend the meeting tonight due to illness and apologized on Mr. Sherburne's behalf noting staff works hard to prepare the staff reports and agendas and Council spends time reviewing the staff reports prior to the meeting.

Megan Mason commented on the following:

- In regard to relocation of the basement offices to the other location, what is the water level for the soil next to that point to Hopper Creek?
- Fitness room height should remain at 30 feet if that is what the guidelines recommend and suggested the Applicant continue to meet those guidelines since the fitness room is butting up against the nature path and residents.
- Stressed the Oak Tree should not be removed since it is located on the nature path the Town is trying to maintain for the public and natural habit and suggested the Applicant relocate drainage.
- Also worried about flooding resulting from storm drainage into Hopper Creek.

Vice Mayor Dunbar inquired whether or not Council wanted to proceed with action on the project or continue the public hearing due to the primary Applicant not being present.

Following discussion, Vice Mayor Dunbar requested that Council provide comments on the project so that concerns can be forwarded to the Applicant for consideration.

Council Member Chilton requested clarification on what has changed from the original plan in terms of the drainage pipe location going through the middle of the Oak Tree and are there any other alternatives.

Council Member Rosa commented that he understands the reasons for the changes the Applicant has made in terms of undergrounding and the basement area and understands the need to locate the drainage in its current location and believes it was part of the original application. He further commented that it would be nice if the Oak Tree could be saved; however, if unable to be saved the tree replacement ratio is 3-1.

Council Member Dutton expressed concerns on the following:

- Would like an explanation before proceeding with the removal of a healthy Oak Tree.
- Changes made to the buildings and its features.
- Restrooms being removed from second floor.
- Approximately 40 additional linear feet have been added to the building height resulting in the east/west view corridor being blocked.

Vice Mayor Dunbar commented that he agrees with virtually all of the comments made by Council and added the following:

- Emphasized one of his initial concerns was the height impact and in looking at the rendering that is a direct view corridor from the main entrance. One of the initial selling points of the project was the flat roof that was going to be used to maintain the view corridor.
- Will there be solar paneling on top of the additional fitness center? If so, it will impact the view corridor.
- Change in FAR is increasing up another percentage and the public benefit is being reduced, as a result.
- Reiterated he would like every effort be made to find alternatives to save the healthy Oak Tree.

ACTION: It was M/S (Chilton/Dutton) to continue the Public Hearing to February 6, 2007. Vote 4-0-1 (Mayor Saucerman was excused)

11. REVIEW AND APPOINT COUNCIL MEMBERS TO VARIOUS BOARDS, COMMITTEES AND COMMISSIONS.

Continued to the February 6, 2007 Council Meeting.

12. COUNCIL REPORTS AND COMMENTS

Report of Council Member Meeting Attendance:

A. Napa Valley Housing Authority (Dunbar/Rosa)

Vice Mayor Dunbar reported on the following:

- Napa Valley Housing Authority (NVHA) Board approved the purchase of new kitchen equipment for the Calistoga Camp.
- An ad hoc committee has been set up and is comprised of two representatives from the City of Napa and County of Napa to discuss the \$1.4 million cost overrun related to renovation of the Calistoga and Mondavi Centers which is parallel to the independent audit being conducted to determine what money was spent and how it was authorized. NVHA is hoping to see the results of the audit in the next couple of months.
- NVHA Board is also reviewing the Executive Director position as it relates to the City and County since the retirement of Executive Director Peter Dreier. The Interim Executive Director position is also being reviewed.
- County Service Area #4 self assessment taxing is up for a revote in July, so all agencies concerned are trying to make sure there is a clear understanding of what happened and how to avoid any problems in the future.

B. Other Reports and Comments

Council Member Dutton commented the portable electronic speed limits sign on Washington Street is in a good location; however, it was not working due to a dead battery. He hopes that staff can find batteries that will last for a longer period of time.

Council Member Rosa reported on a recent Mosquito Abatement District Meeting and stated mosquito calls are down.

Council Member Rosa reported the Napa County Transportation Agency (NCTPA) meeting is being held tomorrow.

Council Member Chilton reported he recently attended an Allied Council Meeting at the Veterans Home with Council Member Dutton which was interesting and very informative.

Council Member Dutton invited residents to the pasta feed at the Community Center. Funds raised go to the teachers at Yountville Elementary School so they can buy supplies for the kids.

Recommendation: Received and Filed.

13. STAFF REPORTS

A. Website Preview

Kevin Plett, Town Manager, reported the website is looking better and nearing completion.

Town Manager reported on the following:

- North Bay Division General Membership Meeting
- Notice of Vacancy for the Zoning and Design Review Board has been posted and closes on February 15, 2007.

14. FUTURE AGENDA ITEMS

- A. Comprehensive Annual Financial Report (CAFR)
- B. Update on Affordable Housing Projects (Keller/Adhoc Site and Bardessono)
- C. Dog Park Meeting Report

Additional items added and continued from earlier on the Agenda.

- Master Development Plan Amendment - Bardessono Inn Project
- Review and Appoint Council Members to Various Boards, Committees and Commissions.

15. RECESS TO YOUNTVILLE HOUSING AUTHORITY ANNUAL BOARD MEETING (SEE SEPARATE MINUTES).

Recessed to Yountville Housing Authority Annual Board Meeting at 7:42 p.m.

16. ADJOURNMENT

The Council adjourned at approximately 7:55 p.m. to the next Regular Meeting scheduled for February 6, 2007.

ATTEST:

Michelle Price, Town Clerk

Approved by Town Council:

February 6, 2007