

TOWN OF YOUNTVILLE
MINUTES OF REGULAR COUNCIL MEETING
January 2, 2007

1. CALL TO ORDER – 4:00 P.M. – INTERVIEW COUNCIL APPLICANTS

Mayor Saucerman called the Town Council meeting to order at 4:00 p.m. and requested a moment of silence in recognition of the passing of former President Gerald R. Ford.

The Town Council interviewed the following Council Applicants:

- Thomas, J. Walker
 - Renate Halliday
 - Lewis G. Chilton
 - Margret Jefferson
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2. 5:00 P.M. - CONVENE IN CLOSED SESSION

Conference with Legal Counsel: Bernice Ceretto Trust v. Town of Yountville, Napa Superior Court Case No. 26-29832 pursuant to Government Code Section 54956.9.

3. 5:30 P.M. - COUNCIL RECESS

The Council recessed at approximately 5:10 p.m.

4. 6:00 P.M. - CONVENE REGULAR COUNCIL MEETING

The Council convened the regular meeting at 6:00 p.m.

5. PLEDGE OF ALLEGIANCE

Vice Mayor Dunbar led the pledge of allegiance.

6. ROLL CALL

Council Member Bill Dutton

Vice Mayor John Dunbar

Council Member Steven R. Rosa

Council Member Lewis G. Chilton

Mayor Cynthia Saucerman

Kevin Plett, Town Manager

Amy L. Valukevich, Town Attorney

Michelle Price, Town Clerk

Bob Tiernan, Planning Director

Kenneth Leary, Community Services Director

Richard Stranzl, Finance Director

Sergeant Pete Berg, Sheriff's Department Napa County

7. REPORT OF CLOSED SESSION

Amy Valukevich, Town Attorney reported the Town Council met in Closed Session at 5:00 p.m. and there is no reportable action.

8. DISCUSSION AND POSSIBLE ACTION ON APPOINTMENT TO VACANT COUNCIL SEAT FOR UNEXPIRED TERM OF OFFICE THROUGH NOVEMBER 2008.

Kevin Plett, Town Manager, presented staff report.

Public Comment – None

ACTION: It was M/S (Saucerman/Dunbar) to appoint Lewis G. Chilton to serve as Council Member on the Town Council with the term of office expiring in November 2008. Vote 4-0

9. ADMINISTER OATH OF OFFICE AND PRESENT CERTIFICATE OF APPOINTMENT

Michelle Price, Town Clerk, administered the Oath of Office to Lewis G. Chilton. Upon receiving the Oath of Office, Council Member Chilton took his seat at the dais and assumed his role as Council Member for the remainder of the meeting.

10. ADOPTION OF THE AGENDA

ACTION: It was M/S (Dunbar/Rosa) to adopt the agenda. Vote 5-0

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

None

12. APPROVAL OF CONSENT CALENDAR

Consent Calendar items are routine and the associated staff recommendation for each item is approval by a single motion. Any interested party or member of the Town Council may request removal of an item from the Consent Calendar for purposes of considering alternative action, extended discussion, or public comment. Consent Calendar items removed from the agenda are considered next.

Council Member Rosa requested Items 12C and 12D be held for discussion.

ACTION: It was M/S (Dutton/Dunbar) to adopt Consent Calendar Items 12A, B and E. Vote 5-0

Items 12C and 12D were held for discussion and the following motions were made:

**ACTION: It was M/S (Dutton/Dunbar) to adopt Consent Calendar Item 12C.
Vote 4-1 (Council Member Rosa voted No)**

**ACTION: It was M/S (Dutton/Dunbar) to adopt Consent Calendar Item 12D.
Vote 4-1 (Council Member Rosa voted No)**

A. *Approval of Warrants* —

- Accounts payable check numbers \$212,498.53
- Total payroll and benefits \$151,439.10
- Total payments for period \$363,937.63

Recommendation: Received and Filed.

B. *Monthly Financial Report* – November 2006

Recommendation: Received and Filed.

C. *Adopt Resolution Number 2534-07* Approving the Classification, Job Description, Salary Range, and Authorizing the Town Manager to fill the Position of Community Services Facilities Supervisor and Deleting the Classification of Community Facilities Coordinator.

Recommendation: Adopted Resolution.

D. *Adopt Resolution Number 2535-07* Amending the Authorized Positions for Fiscal Year 2006/07 Adding a Regular Part-time Recreation Coordinator and deleting a Temporary Part-time Recreation Specialist.

Recommendation: Adopted Resolution.

E. *Approval of Minutes* – December 5, 2006 and November 21, 2006

Recommendation: Approved.

13. PUBLIC HEARING - CONSIDER FIRST READING AND INTENTION TO ADOPT ORDINANCE NUMBER 370-07 TO INCREASE WATER AND SEWER RATES AND AMENDING MUNICIPAL CODE SECTIONS 13.40.040 AND 13.64.040.

Recommendation: Introduced Ordinance.

Richard Stranzl, Finance Director, presented staff report.

Public Hearing Opened –

Protest Hearing Opened and will close at the Conclusion of the Public Hearing January 16, 2007.

Jody Leal requested clarification on the breakdown for the subsidy allocation tiers.

Director Stranzl responded that the subsidies are broken down uniformly.

Richard Gervasio requested clarification on the reduction of rates for people living outside of the town limits from 100% down to 25% (a 75% reduction).

Town Manager Plett responded that many of the water customers were there before the Town incorporated and were part of the County of Napa. Now those residents are located in the unincorporated area. After performing the rate study, the Town found there was no justification for the 100% mark up and came up with the 25% mark up as a more reasonable rate.

Billie Hewitt thanked Council for their hard work and continued subsidy. She acknowledged that as Town residents some think the subsidy is an entitlement when actually it is not and recognized residents may not always have the subsidy.

Terry Moylan commented the rate structure is fair, but reducing the outside town resident by 75% is unreasonable. He further commented the Town needs to factor in that the source of water could change if the municipal well goes on-line and also potential water pressure problems.

Richard Gervasio commented that he is of the understanding that outside users could only use the water for the inside of their residence and not for outdoor plants.

Town Manager Plett clarified that outside users are entitled to use water for residential purposes only; however, water may not be used for vineyard or agricultural purposes.

Jacqueline Chilton thanked the Council for their impeccable decision-making this evening and to ask a question regarding the average being used for the outside of Town water usage. Ms. Chilton questioned why the subsidy percentage was not considered as the percentage rating differential for the outside of town?

Town Manager Plett responded by breaking the 25% which includes lack of subsidy, buy-in to the system and coming on-line later, and the inability to pay general obligation bonds which were put on the property tax bills back when this process originally began noting the general obligation bonds are paid off.

Director Stranzl clarified further that even though the differential is being reduced from 100% down to 25%, it does not mean there is a 75% rate reduction. Effectively, it means outside users are getting about a 37% rate reduction.

Public Hearing Closed

Council Comments and Questions

Vice Mayor Dunbar commented that the Town is in a very enviable position with its water subsidy and because it has been in place for as long as it has it sometimes goes underappreciated. He believes the Council has made a statement that it would like to maintain the subsidy and believes there will be a lot of flexibility potential with the North Bay Aqueduct (NBA) water. A quarter of a million dollars a year that the Town can reallocate to other issues with the water services is a substantial thing to consider. Also, in terms of these rates, most people would understand the Town is not profiting from this rate increase and is just trying to cover Town costs noting it has been a number of years since rates have been increased.

Council Member Dutton commented that he does not think Ms. Chilton's question were fully answered in terms of the subsidy generated in Town and why the Town does not pass it on. One of the problems with Table 6 is the subsidy has jumped all over the place. In terms of the outside user, we discussed the issue and felt the 25% outside user rate is "the right thing to do".

Town Manager Plett further clarified that the subsidy is not directed towards any one customer class. The Town takes the projected revenues and expenses and figures out the differentials.

Council Member Chilton commented that he thinks the subsidy is over 25% of what is being projected for the fiscal year and would like a more scientific method of calculating the additional costs of servicing people outside of Town. Second comment is the Town does not have a whole lot of levers to pull when it comes to affecting the pocket book of the citizens in the Town and this is clearly one of them. The Council has supported raising the rates 5% to 7% on average and it is not clear where people will fall within the percentages. He further commented that the long-term health of this enterprise is important.

Mayor Saucerman thanked staff for an excellent report and stated it was very well done and explained a great deal. She further commented that these funds have operated on a deficit for as long as she can remember and she knows how much the subsidy is appreciated by the residents. There are examples in the back of the rate study of what increases people can expect to see on their water bill. Those who have a history of usage will be able to determine how the rates will impact them and she thinks the impacts are minimal. Mayor Saucerman further commented it is time that Council take a prudent approach to these funds and stated unfortunately rates will need to be increased so that they become viable.

It was M/S (Dunbar/Rosa) to Introduce Ordinance Number 370-07 Amending Municipal Code Sections 13.40.040 and 13.64.040 to Increase Water and Sewer Rates and to waive the balance of the reading. Vote 4-1 (Council Member Chilton voted No)

14. PUBLIC HEARING – FINAL MASTER DEVELOPMENT PLAN – GHIRARDI PLACE – 1904 FINNELL ROAD (APN 036-341-022)

Consider Adoption of Resolution Number 2536-07 Approving Final Master Development Plan (06-MDP-02) to subdivide and construct an 11-unit residential development on a seven (7) parcel subdivision consisting of three (3) single-family dwelling parcels and four (4) duplex parcels located at 1904 Finnell Road.

Recommendation: Adopted Resolution, as amended.

Bob Tiernan, Planning Director, presented staff report.

Public Hearing Opened

Jason Janes, Applicant, gave brief presentation and provided clarification to comments made by Council.

Public Hearing Closed

It was M/S (Rosa/Dunbar) to Adopt Resolution Number 2536-07 Approving Final Master Development Plan for the Ghirardi Place Residential Subdivision Project located at 1904 Finnell Road (Assessor Parcel Number 036-341-022), as amended to include the following:

- 1. Lighting standards as shown on the amended plans for the private interior driveway are not required to be provided and may be deleted.**
- 2. The provision of windows on the north side of single-family dwelling Unit C as amended are not required to be provided and the north elevation may revert to the original proposal.**
- 3. The provision of dormers on the east side of Units B shall be required as shown on the amended plans.**
- 4. The dividing walls within the duplex unit garages shall remain.**

5. **Landscaping at the front entry adjacent to the south sides of the duplex units shall be provided and maintained in order to provide all-season screening of the uncovered parking spaces located on the south sides of the duplex units to the public way. This landscape screen shall not interfere with sight distance for cars entering or exiting the driveway. Selection of planting material and installation shall be to the approval of Town staff. A condition of approval shall be added to include in the CC&Rs a requirement that obligates the owners and subsequent future owners of the street fronting duplex buildings to maintain in perpetuity the landscape screen in a healthy and vigorous condition so that screening function provided by the landscape material is effectively fulfilled.**
6. **Front entry paving material shall be an all-weather dustless and durable surface including unit pavers or stamped concrete to be approved by staff.**
7. **Completion and submittal of a Storm Water Pollution Prevention Plan (SWPPP) shall be at the discretion of the Town Engineer.**

Vote 4-1 (Council Member Dutton voted No)

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15. **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.
Recommendation: Applicant requests continuance to January 16, 2006.

Public Hearing Opened and Continued

It was M/S (Saucerman/Rosa) to continue the Public Hearing for the Master Development Plan Amendment - Bardessono Inn Project – 6526 Yount Street to January 16, 2007. Vote 5-0

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16. **COUNCIL REPORTS AND COMMENTS**
Report of Council Member Meeting Attendance:
A. Napa Valley Housing Authority (Dunbar/Rosa)

Vice Mayor Dunbar commented he attended a recent meeting and advised there will be a special meeting tomorrow of the NVHA. In between the two meetings, Peter Dreier, City of Napa Housing Director, resigned. In the meantime, NVHA continues to work through the circumstances that led to an approximate \$1.5M cost overrun for the Mondavi and River Ranch Farmworker centers.

B. Napa County Mosquito Abatement District

Council Member Rosa commented mosquito calls are down.

C. Upper Valley Waste Management Authority (Dutton/Saucerman)

Council Member Dutton stated that no meeting was held in December.

D. Other Reports and Comments

Council Member Dutton congratulated the Town's former Deputy Sheriff, Tracy Stuart, on her recent promotion to Lieutenant.

Council Member Chilton thanked the Council for selecting him for the Council Member position and stated for the record that he understands his position is elected by the people. He further commented that he was nominated for the position, not by election, and stated his responsibility is to represent all the citizens of Yountville and he will endeavor to do that.

Mayor Saucerman commented on the following:

- Reminded everyone of the Boy Scouts 32nd Annual Christmas Tree pick-up this Saturday.
- Thanked Town Staff who put together the Town Newsletter stating they did an outstanding job.
- Festival of Lights has concluded and it was successful.
- The New Year's Celebration was a success and thanked those involved.

Vice Mayor Dunbar commended staff for their long, drawn out work with Worldzoo in putting together the Town's new website.

Recommendation: Received and filed.

17. STAFF REPORTS

A. Website Update

Town Manager Plett concurred with the Vice Mayor's comments and indicated some fine tuning will take place next week. He thanked Vice Mayor Dunbar for his help with the project and hopes to have a Press Release out next week launching the new site. The launch is just a start and staff will continue to add information to the website.

B. County Pool Guidelines

Town Manager Plett reported the Board of Supervisors adopted Community Activity Pool Guidelines last month subsequent to a request from the Town and noted all Town comments were included. The Town will have fully-permitted pool and children's pool when opened this spring. The changes went through with good help from Steve Lederer, the new Director of Environmental Management.

Town Manager Plett reported the Town's new Assistant Planner, Katie Hogan, will start work on January 8, 2007.

Town Manager Plett also reported that some Town Hall offices have been moved around recently.

18. FUTURE AGENDA ITEMS

- A. Napa County Transportation Planning Agency (NCTPA) Joint Powers Agreement
- B. Discussion of Banners on Town Light Poles
- C. Master Development Plan Amendment for the Bardessono Inn Project
- D. Final Reading and Adoption of Water and Sewer Rate Ordinance
- E. Review Council Committee Appointments

19. ADJOURNMENT

The Council adjourned at approximately 9:00 p.m. to the next Regular Meeting scheduled for January 16, 2007.

ATTEST:

Michelle Price, Town Clerk

Approved by Town Council:

January 16, 2007