

**TOWN OF YOUNTVILLE**  
**MINUTES OF REGULAR COUNCIL MEETING**  
*October 3, 2006*

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**1. CALL TO ORDER – 6:00 P.M.**

Vice Mayor Saucerman called the regular Town Council meeting to order at 6:03 p.m.

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**2. PLEDGE OF ALLEGIANCE**

Council Member Rosa led the pledge of allegiance.

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**3. ROLL CALL**

Council Member Bill Dutton  
Council Member John Dunbar  
Council Member Steven R. Rosa  
Vice 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  
Myke Praul, Public Works Director, Town Engineer

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**4. ADOPTION OF THE AGENDA**

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

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

Stewart Lindauer spoke on behalf of himself and his wife Clara Lindauer regarding the Hopper Creek Overflow System at the Southwest corner of Washington Park.

Jean Halliday asked whether or not the Council would be taking public comment on Item 10 later on the agenda.

Staff responded Council will be taking public comment.

Sergeant Pete Berg commented on last Sunday's parade and stated it went very well logistically in terms of road closures and coordination with the event planner. He further commented that with large events some small pitfalls occurred which will be addressed for the parade next year. Sergeant Berg commented he had the pleasure of leading the parade and said it was a fantastic event and Yountville does a great job.

Council Member Rosa commented the parade went well.

Sergeant Berg thanked Council Member Dutton who helped coordinate the nine volunteers. Sergeant Berg also thanked the volunteers who did an exceptional job assisting with his portion of the road closures.

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**6. APPROVAL OF CONSENT CALENDAR**

**ACTION: It was M/S (Dutton/Dunbar) to adopt Consent Calendar Items 6A through 6D. Vote 4-0**

**A. *Approval of Warrants* —**

- Accounts payable check numbers \$180,287.91
- Total payroll and benefits \$ 72,303.07
- Total payments for period \$252,590.98

Recommendation: Received and Filed.

**B. *Adopt Resolution Number 2515-06*** Approving Amendment Number 5 to Agreement Number 1932 with the Napa County Flood Control & Water Conservation District pertaining to the North Bay Aqueduct contract.

Recommendation: Adopted Resolution.

**C. *Adopt Resolution Number 2516-06*** Authorizing the filing of a Notice of Completion and accepting the work for the Bus Shelter Project (ST-24) by Robert C. Jackson for a total contract amount of \$23,000.

Recommendation: Adopted Resolution.

**D. *Adopt Resolution Number 2517-06*** Authorizing the filing of a Notice of Completion and accepting the work for the Tree, Sidewalk, Curb and Gutter Replacement Project (SP-12) by Fieldstone Construction Company for a total contract amount of \$34,489.50.

Recommendation: Adopted Resolution.

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**7. PRESENTATIONS**

**A. Proclamation Declaring October as Domestic Violence Awareness Month – Napa Emergency Women’s Services (NEWS)**

Vice Mayor Saucerman presented Proclamation to Mary Piser, Outreach and Development Coordinator for NEWS.

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**8. PRESENTATION BY JOHN GLASER, SUPERINTENDENT, NAPA VALLEY UNIFIED SCHOOL DISTRICT REGARDING SCHOOL BONDS (MEASURE G)**

***Adopt Resolution Number 2518-06*** Supporting Measure G on the November 7, 2006 Ballot.

Recommendation: Adopted Resolution.

Don Evan, Facilities Manager, gave brief presentation.

*Public Comment - None*

**ACTION: It was M/S (Dutton/Dunbar) to adopt Resolution Number 2518-06 Supporting Measure G, Napa Valley Unified School District regarding School Bonds. Vote 4-0**

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**9. PRESENTATION BY CHIP BOURIL REGARDING NAPA COUNTY REGIONAL PARK AND OPEN SPACE DISTRICT (MEASURE I)**

***Adopt Resolution Number 2519-06*** Supporting Measure I on the November 7, 2006 Ballot.

Recommendation: Adopted Resolution.

Chip Bouril, representing the Town of Yountville on the Napa County Parks and Open Space Advisory Committee, gave a brief report and provided the website [www.napaopen.org](http://www.napaopen.org) to obtain additional information on the measure.

*Public Comment – None*

**ACTION: It was M/S (Dunbar/Rosa) to adopt Resolution Number 2519-06 Supporting Measure I, Napa County Regional Park and Open Space District. Vote 4-0**

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**10. YOUNTVILLE COMMUNITY CENTER PROJECT**

**A. *Adopt Resolution Number 2520-06*** Approving Agreement Number 2006-174 with Siegel & Strain Architects for the Final Design and Master Development Plan for the Yountville Community Center Project (CF-04) in the amount of \$180,934.

Recommendation: Adopted Resolution.

**B. *Adopt Resolution Number 2521-06*** Approving Agreement Number 2006-175 with Riechers, Spence & Associates for civil engineering for the Final Design and Master Development Plan of the Yountville Community Center Project (CF-04) in the amount of \$15,300.

Recommendation: Adopted Resolution.

Myke Praul, Public Works Director, presented staff report.

Director Praul advised Council the as-built drawings and reimbursables are not included in the Siegel & Strain agreement and will cost an additional \$15,000 should Council decide to go forward with this work.

Council Member Rosa commented he would like to have a subcommittee of the Council attend the stakeholder's meeting.

Council Member Dunbar agrees with Council Member Rosa regarding a subcommittee of the Council.

Susie Marzuola, Siegel & Strain, commented she and Director Praul have been working together to come up with a process for the next step of the project. At the end of Phase I, they hope to bring to Council in January a menu of options for the Council to choose from when making decisions on how to proceed with the project.

Ms. Marzuola commented that the meeting in January could be a joint Town Council meeting with the Zoning and Design Review Board (ZDRB).

Director Praul commented that a joint meeting would be at the pleasure of the Town Council and would serve to inform both the Council and ZDRB.

*Public Comment*

Gene Halliday commended staff for arranging changes in the design team thus cutting costs for all and commended Council Members Rosa and Dunbar for their earlier questions. Mr. Halliday questioned how the Town would leverage the \$1 Million available in the Community Hall Fund to pay for the various contractors. In addition, Mr. Halliday would like to know how the stakeholders were chosen and is surprised members of the general public have not been chosen. Mr. Halliday respectfully requested the Council defer the decision on this item until after the election and the new Council is seated.

Billie Hewitt thanked Council for their questions and staff and consultants for their presentations. Ms. Hewitt read a letter for the record on behalf of Gary Wooton who raised questions regarding the Town's reserves being used up, long-term debt, cost of project doubling for construction alone, cost of land acquisition, facility equipment or paving, insurance, maintenance, set asides for life-limited items like heating and air conditioning equipment, roofing, parking lot, paint and additional staff. In his letter Mr. Wooton requested no further action be taken until a thorough needs assessment is completed for the project.

Billie Hewitt read an email on behalf of Karla Reyff who is unable to attend this evening. Ms. Reyff opposes the community center as it is currently proposed. She believes the small population of Yountville, after removing the 1100 veterans who already have the equivalent of a community center, does not need the expensive project recommended by staff and agrees with other citizens that a smaller, more modest facility will meet town needs. Ms. Reyff commented that the Transient Occupancy Tax (TOT) is not an entitlement.

Billie Hewitt questioned why the Sheriff Station needs to be moved when they are located within the new Fire Station. Ms. Hewitt also commented on the Association of Bay Area Governments (ABAG) stats and the 2000 Census which shows the Town of Yountville as a declining population. ABAG states that while the Town offers so much for the tourists, there is very little for the residents who live and work here. Ms. Hewitt refers back to Mr. Wooten's comments about a needs assessment.

Vincent Ruggiero commented he missed all of the meetings for the development project; but stated he is excited about the project's green features because it is the future. Mr. Ruggiero believes costs could be explored, suggested using the solar institute and thinks the concept is great and the Town can be an example for the entire valley.

Sharon O'Neil strongly supports Gary Wooton and Stephen Combs in putting the proposed construction of the community center/basketball court on hold.

Don Henfling commented the picture of the proposed Community Center in the back of Council Chambers is out of date and requested a more current version be displayed which includes the changes that have been made to date.

Mr. Henfling commented Phase I of the Community Center was the "Y" at Yount and Washington Streets and he hopes the rest of the project is better constructed. Mr. Henfling commented on the problems with the way the swimming pool was constructed and how then Mayor Todd Carlson said the project would not go over budget and then it did go over budget and was late being completed.

Mr. Henfling would like to know the costs for the Community Center and what is going to be provided for those costs. He also wanted to know how the new gymnasium would be used, number of people using the gymnasium, hours of operation, and who will pay for the facility operation. Conceptually he supports the project, but wants to make sure it makes sense.

Donna Heine submitted a letter dated September 30, 2006 signed by approximately 20 people expressing concerns about the Community Center project. The concerns raised are similar to those raised by previous speakers and include an assessment of the needs of the community. Concerns about the multi-purpose room include soundproofing of the proposed 30-foot ceiling, hours of operation, whether or not user fees will be charged, the Town paying for maintenance of a facility that will be used countywide by residents, the potential debt service for ten years or more and the associated interest rates and the doubling of the \$8 million project cost estimate. Ms. Heine and those signing the letter urged the Council to rethink the project in terms of what the Town can reasonably afford and ensure the project is worthwhile and will serve the community.

Ms. Heine thanked the Council for supporting the Bond Measure for the Napa Valley Unified School District.

Joe Bullock commented on the questions raised earlier and wanted to know if they will be answered or do the questions go unanswered? Mr. Bullock questioned whether the Town really needs the new facilities because the Town already has a library and sheriff's facility and stated the Town is a very small community. He commented the initial costs of the new building are one thing, but the added costs are another in terms of hiring extra staff, providing maintenance and insurance and wanted to know if these costs have been considered. He further commented that most of the people he has talked to about the Community Center project are concerned about added costs and question whether or not the Town really needs it.

Billie Hill commented quite a few people, including herself, are late in bringing concerns about the project to the Council and echoes the comments made earlier in the evening and she thinks it would be wise for the Town to do further research on the project.

*Public Comment Closed*

Kevin Plett, Town Manager, suggested it would be prudent of the Council to ask staff for responses to those questions that are pertinent to the Council's decision-making process.

Town Manager Plett commented and clarified that the process for the Community Center project has been on-going for 8 years and the Town has reviewed this project almost every year prior to an election and this project has been checked and rechecked numerous times. This process was started back in 1999 under a different Town Council and the needs, funding and how to build the facility has been discussed. The Steering Committee performed its work. In 2002, a joint committee of the Steering Committee and Council worked together to put a measure on the ballot to raise the funding mechanism. Staff and Council have done everything possible to keep the public informed about this project.

Town Manager Plett referred to a fact sheet put out by staff prior to the 2003 election and in reviewing the fact sheet, he noted that approximately 90 percent of the questions raised tonight were in the 2003 fact sheet.

Town Manager Plett wanted to the public to know staff is available Monday through Friday to answer any questions related to the project and invited people to come to Town Hall with their questions.

Town Manager Plett further commented that staff is putting together a new fact sheet for the public that will respond to the questions raised. He also commented the Town has held public workshops, joint meetings and community hall meetings for the Community Center project.

Vice Mayor Saucerman commented the Town did conduct a needs assessment early on before Council established the design committee to proceed on this project and the questions raised tonight were discussed. She stated that this was done some time ago and unfortunately the Town was under a water moratorium which equates to a building moratorium. The Town had to adhere to the moratorium as did many other businesses in town. During the long span Council conducted hearings and public outreach on this project and the Town is now at the point of needing to decide whether or not to proceed or abandon the project. Vice Mayor Saucerman is not sure if abandoning the project and going back to the drawing board is the best direction, as we may end up with a more modest project, but the cost will not be. She believes the concerns were addressed regarding the debt service and budget. The Council is not addressing a final figure on the budget this evening. In terms of use and hours of use, that remains to be determined. Vice Mayor Saucerman further commented she appreciates the letters Council has received on the project.

Vice Mayor Saucerman reported on a letter received by Mrs. Ladbrook who opposes the project, but did not specify why and a letter from Eric Knight who supports the project.

Council Member Rosa commented a fact sheet would be a good idea to help clear up the confusion.

Council Member Dunbar commented that there are questions the public has been asking us for many weeks because of the election, but the questions are not new to the election. He is hearing many of the same questions repeated and has yet to hear a question that Council or staff has been unable to answer which is meant in a positive way because the information is available to the public. This entire process has been incredibly thorough, and the Town has made numerous attempts to get information out to people. Council Member Dunbar commented that Council is not discussing or approving the Final Design of the project tonight and redirected the discussion back to agenda item being considered by Council.

Council Member Dutton agrees with Council Members comments above and likes that the Consultant will provide a menu of options to choose from on the project. He likes the idea that staff is going to put out a fact sheet that includes the work done to date.

Vice Mayor Saucerman commented Council is taking responsibility for this project and will not make a decision that would jeopardize the Town financially. Financial plans have been worked out for the projected budget and will be reviewed when the final design comes back to Council. At that time there will be additional public hearings and public comment on the project. In the meantime, if people have questions, please direct them to Town staff.

**ACTION: It was M/S (Dunbar/Dutton) to adopt Resolution Number 2520-06 Approving Agreement Number 2006-174 with Siegel & Strain Architects for the Final Design and Master Development Plan for the Yountville Community Center Project (CF-04) in the amount of \$180,934. (Vote 4-0)**

**ACTION: It was M/S (Dunbar/Dutton) to adopt Resolution Number 2521-06 Approving Agreement Number 2006-175 with Riechers, Spence & Associates for civil engineering for the Final Design and Master Development Plan of the Yountville Community Center Project (CF-04) in the amount of \$15,300. (Vote 3-1) (Council Member Rosa Voted No)**

**ACTION: Council Members Rosa and Dunbar volunteered to serve on the subcommittee for the project and Council concurred.**

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**11. CONCEPT REVIEW – PACIFIC BLUES CAFÉ – 6525 WASHINGTON STREET (APN 036-330-009)**

Concept Review for a proposed addition, remodel, and renovation of the Pacific Blues Café.

Recommendation: Received applicant's presentation and provided comments.

*Vice Mayor Saucerman recused herself due to a conflict of interest resulting from her primary residence being located within 500' of the subject project and left the Council Chambers.*

*Council Member Dutton chaired the item.*

Bob Tiernan, Planning Director, presented staff report.

Paul Kelley, Architect, Lail Design Group spoke on behalf of the Applicant.

Jeff Steen, Applicant, spoke on behalf of himself and Louis Packard, Applicant and provided an overview of the remodel to Pacific Blues which is outlined in the staff report.

Jan Fechter, Vintage 1870 Partner, spoke in support of the project and commented it is a joint project.

Council Member Rosa briefly commented he likes the idea to change the lap siding on the building. He would like to see the wood shingles remain on the roof except for the outside dining area which he thinks would look good with the corrugated metal in order to maintain the look of a train depot loading area; no complaints about railing; fireplace looks good; and the basement has needed fixing and upgrading for some time. Council Member Rosa commented the overall project is great and recommends taking the project to the Zoning & Design Review Board (ZDRB) for their comments.

Council Member Dunbar commented the project is challenging because it is a very public space and all four sides need to be carefully represented and it looks like this has been done. In regard to the coordinating of the trash area, restrooms and proposed bar area, it is unclear how the optional patio on the north side will interact with the bar/coffee service area and suggests this be made more clear. He commented the ZDRB's attention to this project will be helpful. He agrees with Council Member Rosa's comment in regard to changing the lap siding and stated it is a good decision at this early stage. Council Member Dunbar further commented that there is no question that the café definitely needs more space and likes the idea of enhancing the outdoor dining area. The Applicant has clearly given great care to the historic integrity which is an important element and suggested the Applicant work with staff on either peer review or just making sure everyone is clear on the historic elements and maintaining the overall presentation. Council member Dunbar is ready to move forward with review of the project.

Council Member Dutton agrees with everything that has been said and indicated it has been positive. In regard to peer review or an outside source, he will rely on staff to determine what is appropriate. In regard to comments on the roof, Council Member Dutton sees both points in terms of shingles or straight line and recommended ZDRB comment on the roofing. He further commented the overall project is great and much needed.

Director Tiernan commented on the following:

Clarified with the Applicant that the peer review will be an independent architect selected by the Town who will review and prepare a report on what the Applicant has submitted and comment on the submittal in relation to the Secretary of Interior guidelines.

Given the modest scope of the project and discussion of the project materials, requested that the project proceed on a one-hearing process which would include the Preliminary and Final hearings be held together.

Following the conceptual hearing, there will be a formal application process and at that point staff will need to secure the services of a historic architect who is preparing the peer review of the Applicant's plan. Once the Architect's peer review is completed, it can be inserted into the initial study and from there staff will prepare the Negative Declaration and post the Notice of Intent to Adopt the Negative Declaration. In the meantime, the project will be scheduled for review by the ZDRB and then return to Council to consider adoption of the Negative Declaration along with a Resolution to approve the project.

Comments by Council were noted by staff and Council concurred to proceed with the hearing process presented by staff.

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**12. COUNCIL REPORTS AND COMMENTS**

Report of Council Member Meeting Attendance:

*Vice Mayor Saucerman returned to chair the remainder of the meeting.*

A. Napa County Farmworker Housing Oversight Committee (Dutton/Rosa)

Council Member Dutton commented the opening of the Robert Mondavi Farmworker Housing will be held at 3:00 p.m., Thursday, October 5, 2006.

B. Napa County Flood Control and Water Conservation District (Saucerman)

Vice Mayor Saucerman attended the Flood Control District meeting this afternoon and the District presented Certificates of Appreciation to Senator Wes Chesbro and Assemblywoman Noreen Evans for their hard work at the State level for the flood control project. There was also a report on the trip to Washington, D.C., attended by Board Chairman Bill Dodd, City of Napa Mayor Jill Techel, Michael Mondavi and Heather Stanton, Project Coordinator.

C. Other Reports and Comments

Council Member Dutton thanked Community Services Director Ken Leary along with Town staff for heading up Yountville Days.

Vice Mayor Saucerman thanked the volunteers, Town Staff and Committee Members on their hard work for Yountville Days and said it was a successful community event.

Council Member Rosa echoed Council comments and thanked everyone who was involved in Yountville Days. He also thanked Napa Valley Balloons for transporting Council.

Council Member Dunbar said the entire weekend was great fun.

Council Member Dunbar also commented on something else the Town of Yountville can be proud of which is the Michelin Ratings. Michelin just announced its ratings recognizing local restaurants for their excellence. If he understands the ratings correctly, the only Napa Valley restaurant to receive three stars is the French Laundry. There were only five restaurants throughout the valley that received one star and Bouchon and Bistro Jeanty received two of those five stars out of 356 restaurants rated.

Vice Mayor Saucerman, commented the restaurants were on the front page of the San Francisco Chronicle and Channel 7 News. Both did a nice piece on Yountville.

Recommendation: Received and filed.

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**13. STAFF REPORTS**

Town Manager Plett reminded Council there is a Napa County League of Governments (NCLOG) meeting on October 12, 2006 and asked Council to provide their reservation form to the Town Clerk.

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**14. FUTURE AGENDA ITEMS**

October 17, 2006:

- A. West – Yost Update of Water Supply Plan
- B. Festival of Lights Special Event Permit
- C. Density Bonus Ordinance

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**15. ADJOURNMENT**

Next regular Council Meeting – October 17, 2006

The Council adjourned to regularly scheduled meeting on October 17, 2006.

ATTEST:

/s/ Michelle Price, Town Clerk

Approved by Town Council:

December 5, 2006