

TOWN OF YOUNTVILLE
MINUTES OF REGULAR COUNCIL MEETING
September 26, 2006

1. CALL TO ORDER – 6:00 P.M.

Vice Mayor Saucerman called the regular Town Council meeting to order at 6:00 p.m.

2. PLEDGE OF ALLEGIANCE

Former Council Member Eric Knight led the pledge of allegiance.

3. ROLL CALL

Council Member Bill Dutton	Kevin Plett, Town Manager
Council Member John Dunbar	Amy Lyman, Town Attorney
Council Member Steven R. Rosa	Michelle Price, Town Clerk
Vice Mayor Cynthia Saucerman	Bob Tiernan, Planning Director
	Kenneth Leary, Community Services Director
	Myke Praul, Public Works Director/Town Engineer
	Richard Stranzl, Finance Director
	Sergeant Pete Berg, Napa County Sheriff's Department

4. ADOPTION OF THE AGENDA

Kevin Plett, Town Manager, requested Item 6C be removed from the Agenda.

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

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

Battalion Chief Mark Barclay provided a briefing for the Town Council and community on the recent fire which originated on Napa Nook Road.

Vice Mayor Saucerman thanked CDF and Emergency Services Personnel who participated in controlling the fire.

Tom Walker, Candidate for Town Council, expressed concerns regarding the Yountville Community Center in terms of overall cost and potential debt and questioned who would utilize the proposed Center. Mr. Walker further commented that he believes the proposed Community Center should be placed on a ballot for a vote of the people and requested any decisions for the Community Center be postponed until after the November 2006 Election.

6. APPROVAL OF CONSENT CALENDAR

Item 6C was removed from the Agenda.

ACTION: It was M/S (Rosa/Dutton) to adopt Consent Calendar Items A, B, D and E, as amended. Vote 4-0

A. *Approval of Warrants* —

- Accounts payable check numbers \$163,058.21
- Total payroll and benefits \$ 94,264.28
- Total payments for period \$257,322.49

Recommendation: Received and Filed.

B. *Approval of Minutes:* September 5, 2006.

Recommendation: Approved.

C. *Final Reading of Ordinance Number 369-06* Amending Zoning Ordinance Section 6.1.d., State Density Bonus Program, to Comply with Government Code Section 65915.

Recommendation: Removed from the Agenda.

D. *Adopt Resolution Number 2509-06* Awarding the Bid and Approving Construction Contract Number 2006-173 with Ameca General Engineering for the Yount Street Pedestrian Path Project (ST-13) in the amount of \$83,749.

Recommendation: Adopted Resolution.

E. *Monthly Financial Report – August 2006*

Recommendation: Received and Filed.

7. PRESENTATIONS

A. Introduction of new Deputy Sheriff.

Sergeant Pete Berg commented on the following:

- Congratulated Deputy Aaron Mosley and his wife on the birth of their baby girl.
- Thanked Deputy Aaron Mosley for his work over the past two years and stated the Sheriff's Department and Town were well represented.
- Introduced Deputy Mark Horvath who is replacing Deputy Aaron Mosley.

- B. John Tuteur, County of Napa, Assessor-Recorder-County Clerk, to provide a report regarding 2006 Assessed Property Values.

John Tuteur, County of Napa, Assessor-Recorder-County Clerk, reported on the upcoming November 7, 2006 Election and stated early voting will begin on October 30, 2006 thru November 6, 2006 at 2:00 p.m.. Mr. Tuteur noted the Town is part of the consolidated election and will be sharing elections costs with several other entities which he hopes will substantially reduce the costs of the election as compared to when the Town stood alone for elections.

Mr. Tuteur reported on 2006 Assessed Property Values and stated the County overall has a \$23.2 billion assessment roll. The Town of Yountville showed an increase in 10.51% keeping up with the rest of the community.

The major contributors to the assessment roll increase are properties which change hands, new construction, and finally the 2% increase which is applied to all properties that do not change hands or have new construction. Another contributor is the collection of documentary transfer tax by the County. The Town of Yountville receives one-half of the documentary transfer tax from transactions where people are buying and selling property within the Town. The Town received \$27,000 from July 1, 2005 to June 30, 2006 for those transactions.

8. PUBLIC HEARING (CONTINUED) – PRELIMINARY MASTER DEVELOPMENT PLAN – GHIRARDI PLACE – 1904 FINNELL ROAD (APN 036-341-022)

Adopt Resolution Number 2510-06 Approving Preliminary Master Development Plan (06-MDP-02) to construct an 11-unit residential development on a seven (7) parcel subdivision consisting of three (3) parcels with a single-family dwelling on each and four (4) parcels with a duplex on each located at 1904 Finnell Road.

Recommendation: Adopt Resolution.

Public Hearing continued from September 5, 2006.

Bob Tiernan, Planning Director presented staff report and noted amendments to Condition of Approval #77 and all its subconditions to reflect rental units (rather than for sale units) and Condition of Approval #80 to include reference for CC&R's and to allow the option of a recorded agreement for all properties which would provide for maintenance of the private roadway and common areas.

Public Comment – No Public Comment

Closed Public Hearing

ACTION: It was M/S (Dunbar/Rosa) to Adopt Resolution Number 2510-06 Approving Preliminary Master Development Plan (06-MDP-02) for the Ghirardi Place Residential Project, as amended. Vote 3-1. (Council Member Dutton Voted No.)

9. PUBLIC HEARING – CITIZENS OPTION FOR PUBLIC SAFETY (COPS) PROGRAM FISCAL YEAR 2006-07

Adopt Resolution Number 2511-06 Approving Fiscal-Year 2006-07 Citizens Option for Public Safety (COPS) Program and Approving Budget Adjustment 2007-02.

Richard Stranzl, Finance Director, presented staff report.

Public Hearing Opened – No Public Comment

Closed Public Hearing

ACTION: It was M/S (Dunbar/Dutton) to Adopt Resolution Number 2511-06 Approving Fiscal-Year 2006-07 Citizens Option for Public Safety (COPS) Program and Approving Budget Adjustment 2007-02. Vote 4-0.

10. CONCEPT REVIEW – ALOYSIUS INN – WASHINGTON STREET (APN 036-330-001)

Concept Review of the Affordable Housing Portion for a Proposed Development Consisting of a 20-Unit Inn located at the Northwest Corner of Washington Street and Webber Avenue that includes the Provision of Affordable Housing.

Recommendation: Receive applicant's presentation and provide 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 Rosa disclosed he has a conflict of interest resulting from his primary residence being located within 500' of the affordable housing portion of the subject project. However, in order for the Council to conduct business, Council Member Rosa has been selected to participate in the decision making process for the project.

The Political Reform Act allows members with certain conflicts to participate in the decision-making process when the Agency would be unable to act without their participation. Because the Town Council currently consists of four members, if two members were to recuse themselves, the Town Council would be unable to conduct business.

Council Member Dutton chaired the item.

Bob Tiernan, Planning Director, presented staff report.

Chef Keller, Applicant, provided brief introduction.

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

Michael Holman, Attorney, Dickenson, Peatman & Fogarty, spoke on behalf of the Applicant.

Public Comment Requested - No Public Comment

There was consensus by Council to develop the 11 units of affordable housing.

Based on discussion staff and the applicant understand how to proceed with the project.

11. NAPA VALLEY COMMUNITY HOUSING – FINNELL ROAD AFFORDABLE HOUSING PROJECT

Adopt Resolution Number 2512-06 Approving a Predevelopment Agreement between the Town of Yountville and Napa Valley Community Housing for the Affordable Housing Site located on the Bardessono Property at Yount Street and Finnell Road.

Recommendation: Adopt Resolution.

Vice Mayor Returned to Chair the Remainder of the Meeting.

Amy L Lyman, Town Attorney, presented staff report.

Public Comment Requested – No Public Comment

ACTION: It was M/S (Dunbar/Dutton) to Adopt Resolution Number 2512-06 Approving a Predevelopment Agreement between the Town of Yountville and Napa Valley Community Housing for Development of Affordable Housing on the Bardessono Property. Vote 4-0.

12. ADOPT RESOLUTION NUMBER 2513-06 APPROVING THE INSTALLATION OF STOPS SIGNS AT VARIOUS LOCATIONS WITHIN THE TOWN OF YOUNTVILLE AND RESOLUTION NUMBER 2514-06 APPROVING THE INSTALLATION OF STOP SIGNS ON WASHINGTON STREET AT THE YOUNT STREET INTERSECTION.

Recommendation: Adopt Resolutions.

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

Public Comment Requested

Don Henfling commented adding more stop signs in Town will not improve traffic flow. Mr. Henfling stated more stop signs may contribute to more pollution and noise and suggested someone who is familiar with small town traffic review the issue.

Donna Heine concurs with Mr. Henfling's comments and wanted to know the costs for the stop signs. Ms. Heine suggested the Town Council wait until the additional housing and Inn are built to see what happens before approving the stop signs at Washington and Yount Streets.

Sharon Stensaas, understands drivers have been conditioned to stop at colorized cross walks, but wanted to know if the Town has colorized crosswalks north of the Yount Street intersections, and if so will more cross walks and stop signs be added. Ms. Stensaas believes adding more stop signs would be problematic.

Closed Public Comment

Several Council Members suggested the curb on the southeast corner of Washington and Humboldt Streets be painted red and no parking signs added to improve visibility at that intersection.

Several Council Members suggested the Humboldt stop sign be moved to the Finnell Intersection at Yount Street.

Council agreed to delay discussion regarding the intersection at Yountville Cross Roads.

ACTION: It was M/S (Dutton/Dunbar) to Adopt Resolution Number 2513-06 Approving the Installation of Stop Signs at Various Locations within Town. Vote 4-0.

ACTION: It was M/S (Dutton/Dunbar) to Adopt Resolution Number 2514-06 Approving the Installation of Stop Signs on Washington Street at the Yount Street Intersection. Vote 3-1. (Council Member Rosa Voted No.)

13. ZONING AND DESIGN REVIEW BOARD APPOINTMENTS

Consideration of appointment and/or interview of applicants.

Michelle Price, Town Clerk, presented staff report.

ACTION: It was M/S (Dunbar/Rosa) to Reappoint the Incumbents Jarrod Denton and Donald M. Judah to three-years terms commencing immediately and expiring June 19, 2009 and to appoint Matt Lamborn to fill an unexpired term of office commencing immediately and expiring June 19, 2007. Vote 4-0.

Council requested staff send a letter on behalf of the Council thanking Mr. Anglin for his service on the ZDRB.

14. COUNCIL REPORTS AND COMMENTS

Report of Council Member Meeting Attendance:

A. League of California Cities Annual Conference (Dunbar)

Council Member Dunbar attended the League of California Cities and commented on the following:

- Traffic Calming Vendors
- Inspirational Keynote Speaker who formerly worked for Nike and commented how civic leaders have the opportunity to represent the community and encourage people to participate in the process.
- Emergency Response Systems - Reverse 911 which provides communication to emergency personnel, residents and town employees and whether or not it is cost prohibitive remains unknown.
- Municipal Websites and the need to continue to evolve the Town's site to be more interactive and beneficial to residents.
- State Housing Requirements for Affordable Housing

B. Community Affordable Housing (Dunbar/Rosa) - Meeting Cancelled

C. Napa Valley Housing Authority (Dunbar/Rosa) - Meeting Cancelled

D. Mosquito Abatement (Rosa) - Meeting Cancelled

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

Council Member Dutton reported the Authority is getting close to a new rate package.

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

Vice Mayor Saucerman reported the Flood Control District is trying to pursue the designation of the Napa River and Napa Creek Flood Project as a project of National Significance. If the project receives the designation, then the project will be eligible to receive the maximum funding levels each year.

The Town of Yountville has submitted a letter of support to the Army Corps of Engineers.

G. Other Reports and Comments

Council Member Rosa reported he has been involved with the recruitment of the Executive Director position for the Napa County Transportation Planning Agency (NCTPA). NCTPA has interviewed numerous qualified applicants and hopes to have a final decision by the end of next month.

Vice Mayor Saucerman commented on the following:

- Recognized and thanked Town Staff for their work in response to the Fire
- Noticed the Villagio fencing
- Attended Lou Jefferson Memorial at Villagio
- Yountville Days Movie Night – *The Incredibles*
- Yountville Days – Parade Starts at Noon

Council Member Rosa reiterated his thanks to the Firefighters and Sheriff's Department, Red Cross and Town staff in response to the fire.

Council Member Dunbar reported on a local news report that interviewed local residents who went to the Veterans Home in case of an evacuation, and he thanked residents for stepping up who were not necessarily trained in emergency response.

Council Member Dutton reported on the following:

- Thanked the Town Manager and staff for the Candidate's briefing
- Yountville Days - BBQ Dinner and Dance at Yountville Elementary School's Multi-Purpose Room

Recommendation: Received and Filed.

15. STAFF REPORTS

- A. Yountville Park Improvements
- B. Yountville Days
- C. Festival of Lights

Myke Praul, Public Works Director/Town Engineer, reported the improvements to the Yountville Park will be completed by this Friday in time for Yountville Days.

Kevin Plett, Town Manager, reported the Chamber of Commerce will be submitting their request for the Annual Festival of Lights.

Town Manager Plett reported on the following:

- Attended the League of California Cities Conference and many good sessions dealing with a variety of topics including density bonus issues and housing requirements, state mandates, management planning for city staff, water updates, storm drainage, how can small towns be cool, and under grounding and electric.
- Attended the CAJPA Annual Conference for three days of risk management and how to govern pools and keep entities safe from liabilities. The bulk of the cost of the conference was covered by PARSAC.

16. FUTURE AGENDA ITEMS

October 3, 2006:

- A. Yountville Community Center Project Design Agreement
- B. Pacific Blues Concept Plan

17. ADJOURNMENT

Next regular Council Meeting – October 3, 2006

The Council adjourned to the next Regular Meeting scheduled for October 17, 2006.

ATTEST:

/s/ Michelle Price, Town Clerk

Approved by Town Council:

October 17, 2006