

TOWN OF YOUNTVILLE
MINUTES OF REGULAR COUNCIL MEETING
July 5, 2006

1. CALL TO ORDER – 5:30 P.M.

Vice Mayor Saucerman called the regular Town Council to order at 5:30 p.m.

2. CLOSED SESSION

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

3. CONVENE REGULAR COUNCIL MEETING – 6:00 P.M.

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

4. PLEDGE OF ALLEGIANCE

Sergeant Pete Berg let the pledge of allegiance.

5. ROLL CALL

Council Members Present:

Council Member Bill Dutton
Council Member John Dunbar
Council Member Steven R. Rosa
Vice Mayor Cynthia Saucerman

Staff Members Present:

Kevin Plett, Town Manager
Amy Lyman, Town Attorney
Julie Baldia, Deputy Town Clerk
Bob Tiernan, Planning Director
Richard Stranzl, Finance Director
Kenneth Leary, Community Service Director
Myke Praul, Public Works Director/Town Engineer

Council Members Absent

None

6. REPORT OF CLOSED SESSION

Town Attorney Amy Lyman reported the Council met in Closed Session at 5:30 p.m., and there was no reportable action.

7. ADOPTION OF THE AGENDA

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

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

Don Henfling, serving on the Napa City/County Library Committee, commented on the importance of functionality and design of the new library to encourage library use and generate Visitors County wide.

Thomas Keller, gave update on improvements of the Yountville Little League concession stand.

9. APPROVAL OF CONSENT CALENDAR

ACTION: It was M/S (Dutton/Dunbar) to adopt Consent Calendar Items 1-4. Vote 4-0.

1. Approval of Warrants —

- Accounts payable check numbers \$ 1,731,155.90
- Total payroll and benefits \$69,047.31
- Total payments for period \$1,800,203.21

Action: Received and Filed as amended.

2. Resolution Number 2486-06 Establishing the Town of Yountville's Contribution for Health Care under the Public Employee's Medical and Hospital Care Act and Rescinding Resolution Number 2367-05

Action: Adopted Resolution.

3. Resolution Number 2487-06 Authorizing the filing of a Notice of Completion and accepting the work for the Washington Street Curb Ramp Retrofit Improvement Project (SP-09), by R & R Maher Construction, Inc., for a total contract amount of \$20,500.

Action: Adopted Resolution.

4. Resolution Number 2488-06 Authorizing the filing of a Notice of Completion and accepting the work for the Yount Street Storm Drain Laterals Project (SD-14), by D & D Pipelines, Inc., for a total contract amount \$23,300.

Action: Adopted Resolution.

10. PUBLIC HEARING – PARCEL MAP APPLICATION–1957 YOUNTVILLE CROSS ROAD (APN 036-041-020)

Resolution Number 2489-06 Approving a parcel map for Winiarski property located at 1957 Yountville Cross Road; (APN 036-041-020) to subdivide an existing ±14,250 square foot parcel into three parcels consisting of a ±5,089 square foot parcel, a ±5,124 square foot parcel and a ±4,039 square foot parcel.

Action: Item continued to July 18, 2006 Council meeting.

Planning Director Bob Tiernan presented the staff report.

The public hearing was opened.

Tom McDermott, stated that he would like Council to consider that the property be divided into no more than two lots. He would like lot sizes to be consistent with the rest of Mesa Court.

John Huff, also would like property to be divided into no more than two lots. Has a concern about parking.

Chuck Neidhoefer, would like to keep country look and feel of neighborhood.

Ernie Cabral, has parking concerns and would like information on how they came up with 4,000 sq. ft. lot size, verses the neighborhood standard 7,000 sq. ft. lot.

Penny Proto, has concerns of existing units being affordable, would like to see one of the units be a duplex.

Frances Brown, concurs with idea of property being divided into no more than two lots. Ms. Brown expressed concerns about parking.

The public hearing was closed.

The council had the following comments:

- Would like to see potential parking issues resolved.
- Concern is express over small lot sizes.
- Would like to see Applicant re-work lot split.
- Concerned with possible sewage issues.

ACTION: It was M/S (Dunbar/Dutton) Council Member Rosa opposes. Vote 3-1

11. CONCEPT REVIEW – ALOYSIUS INN – WASHINGTON STREET Concept Review of the Affordable Housing Portion for a Proposed Development Consisting of a 20 Unit Inn and Affordable Housing located at the Northwest Corner of Washington Street and Webber Avenue; APN 036-330-001.

Recommendation: Receive applicant's presentation and provide comments.

Town Attorney Amy Lyman recommended that since both Council Member Rosa and Vice Mayor Saucerman have a conflict with this item, based on the rule of necessity, that Council Member Rosa remain, due to lack of a quorum if both members are excused from this item.

It was M/S (Dunbar/Dutton) to waive the standard protocol to ensure that they have the least conflicted council member remain. Vote 4-0

Planning Director Bob Tiernan presented the Staff report.

Thomas Keller, commended the French Laundry and its association with the Town of Yountville and that he wants to share his vision with the Town. Mr. Keller stated how this is an extraordinary opportunity to have a world renowned architect design this inn for this Town.

Donna Oldford, Planning Consultant, gave the Council background on previous land use. Discusses possible affordable housing units on a site other than inn site. She stated she would like the Councils help finding a solution to the affordable housing issue.

Michael Holman Attorney for applicant, reaffirmed that this is an important topic for Mr. Keller and investors. Mr. Holman discussed affordable housing requirements, and asked Council for a response and approval on the Wine Garden location for the affordable housing units. Mr. Holman stated that they felt the dedication of this land is a key opportunity.

The public hearing was opened

Peter Dreier Director, Napa Valley Housing Authority, stated he feels it will define the direction the Town will go in the future pending how Council proceeds with this affordable housing issue. He felt the staff report has touched on all major issues. He felt that Mr. Keller's vision for this project would not be possible without general plan amendment. He reminded the Council that this was a mitigation measure for initial approval to convert the property from residential to commercial activity, and that is was not up to the applicant to decide the use; it is up to the Council. Mr. Dreier stated that the development should be at their cost and at affordability of the Council's discretion. He also stated that Mr. Keller has a responsibility to provide the affordable housing as a condition of approval.

Rob Anglin, concurs with the statements of Peter Dreier. He stated that this is not about the French Laundry or design of the inn that it is about the affordable housing. He pointed out that similar inns have recently gone through the process, and have provided the affordable housing at the developer's expense.

Carol Fink, questioned whether the Town going to build the Bardessono affordable housing units. She stated that she would like to see the inn move forward.

Donna Heine, questioned whether it was the Town's responsibility to provide the affordable housing?

Margie Muller, stated that Thomas Keller has done a lot for this Town, has put Yountville on the map, and that the Town should help Mr. Keller with this process.

Joe Wender, informed Council that he is Mr. Keller's partner and very much wants to see affordable housing here, but needs guidance with the items put before them. He stated they went out and bought property primarily so they could deal with the affordable housing issue and would like to dedicate it to the Town but needs guidance as to whether that would be an acceptable location for affordable housing units. He stated he would like to get a developer in to create a critical mass to get units built.

Peter Jacobson, stated it sounds like this an evolutionary process and that there is some synergy to this process. He appreciates some flexibility to the process.

Kevin Teague, informed the Council that they do not want to get out of land use mitigation measures, and employee housing, presents plan of how to meet the mitigation measure.

Vincent Ruggiero states that Mr. Keller is working very hard, looking for a solution and that it didn't make sense to have affordable housing along the highway.

Peter Dreier, clarifies that the units that are being demolished, are not replaced, the Town can be fined, so it is important to ensure that those units will be replaced.

Donna Oldford, clarified that the two units on Mr. Keller's property are not affordable units, they are market rate units.

Thomas Keller, thanked the Council and appreciates that Kevin Plett feels that each project has its own merit, the community should thrive together, and merit does not promote community spirit. The Town's money comes from the businesses that are here in Town, for bettering the community. He stated he was offended by lack of appreciation. He stated the units will not get built at any expense, and that the property is commercial property.

The Council recessed at 8:20 for a break.

The Council reconvened at 8:30.

The public hearing was closed.

The Council had the following questions and comments:

- Clarification was requested as to what type of access issues would there be on the proposed site?
- Clarification was requested on staff's evaluation of a what is a reasonable number of affordable units?
- Impacts of parking and driveway access were questioned.
- It was questioned and confirmed that there could be drainage issues, and that the Department of Fish and Game would be involved.
- It was questioned and confirmed that utilities are available at the site.
- It was clarified that this was a concept hearing only and there is no approval associated with this meeting.

- It was stated that there are very few parcels available to the Town to satisfy their building requirement and that it is the applicant's responsibility to make this project work and encouraged the applicant to move cautiously forward to satisfy requirements. It was stated that the Council appreciates applicant's history working with the Town.
- It was stated that the Council Members would like to see 11 units on the proposed site with the to market units being replaced.
- The applicant was encouraged to work with staff to come back with something that will be acceptable to everyone.
- It was stated that land dedication would be considered if it would fit properly.

The applicant requested a five minute recess to caucus.

The applicant reconvened to the Council Chambers stating that they needed no further direction at this time.

12. USE PERMIT KNIGHT FENCE COMPANY

Item withdrawn at request of applicant. Public hearing will be re-noticed at a later date.

13. CAPITAL IMPROVEMENT PROGRAM

Resolution Number 2490-06 adopting the Town's Five-Year Capital Improvement Program for Fiscal Years 2007-2011.

ACTION: Adopted Resolution.

Assistant Town Engineer Paul Klassen presented the staff report.

The public hearing was opened.

The public hearing was closed.

It was M/S (Dunbar/Dutton) to approve Resolution Number 2490-06 adopting the Town's Five-Year Capital Improvement Program for Fiscal Years 2007-2011.

Vote 4-0

14. EMPLOYEE SALARIES AND BENEFITS

A. Resolution Number 2491-06 Approving a Memorandum of Understanding with the Yountville Employees Association for the period July 1, 2006 to June 30, 2009.

Action: Adopted Resolution.

Finance Director Richard Stranzl gave the staff report.

The public hearing was opened.

The public hearing was closed

It was M/S (Dutton/Rosa) to adopt Resolution Number 2491-06 approving a Memorandum of Understanding with the Yountville Employees Association for the period July 1, 2006 to June 30, 2009. Vote 4-0

- B. *Resolution Number 2492-06 Approving*** a Salary and Benefit Compensation Schedule for General, Confidential and Management Employees for Fiscal-Year 2006-07.

Action: Adopted Resolution.

It was M/S (Dutton/Rosa) to adopt Resolution Number 2492-06 Approving a Salary and Benefit Compensation Schedule for General, Confidential and Management Employees for Fiscal-Year 2006-07. Vote 4-0.

15. FUTURE AGENDA ITEMS

July 18, 2006:

1. Bardessono Project P/MDP – Amendment to DA
2. Water Conservation Ordinance – First Reading
3. Presentation of Reclaimed Water Project Study

Town Manager Plett discussed future agenda items.

16. COUNCIL REPORTS AND COMMENTS

1. Report of Council Member Meeting Attendance:

- a) Other Reports and Comments

Council Members reported on their meeting attendance. Council Member Dunbar acknowledged the passing of Al Bronstein from Parkinson's disease. The Council commended the July 4th celebration at the Veterans Home. Vice Mayor Saucerman mentioned complaints from residents about leaf blowers.

17. STAFF REPORTS

1. Update on Community Swimming Pool Project;

Public Works Director/Town Engineer, Myke Praul, gave the update on the Community Swimming Pool Project and updated the Council of safety measure that will be implemented at the Point project.

18. ADJOURNMENT

1. Next regular Council Meeting – July 18, 2006

The Council adjourned at 9:40 p.m. to the next regularly scheduled meeting of July 18, 2006.

ATTEST:

/s/ Julie Baldia, Acting Town Clerk

Approved by Town Council:

July 18, 2006