

TOWN OF YOUNTVILLE
MINUTES OF REGULAR ADJOURNED COUNCIL MEETING
March 6, 2006

1. CALL TO ORDER

Mayor Carlson called the meeting to order at 6:02 p.m.

2. PLEDGE OF ALLEGIANCE

Mayor Carlson led the Pledge of Allegiance

3. ROLL CALL

Council Members Present:

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

Staff Members Present:

Kevin Plett, Town Manager
Diane Price, Town Attorney
Lisa Harper, Town Clerk
Bob Tiernan, Planning Director
Myke Praul, Public Works Director/Town Engineer
Kenneth Leary, Community Services Director

Council Members absent:

None

4. ADOPTION OF AGENDA

Mayor Carlson announced the passing of Lou Jefferson, cited his many years' service as a Council Member, Yountville Sun profile writer, conveyed condolences to his Lou's wife, Margaret on behalf of the Council, and asked for a moment of silence.

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

5. PUBLIC COMMENT ON MATTERS NOT LISTED ON THE AGENDA

Jason Janes, President of the Yountville Little League, requested the Council remove Item 6.5 from the Consent Calendar due to the fact that a local business would provide a contribution that would enable them to construct the originally designed project.

6. APPROVAL OF CONSENT CALENDAR

By Council consensus, Item 6.5 was approved for removal and deletion from the Consent Calendar.

ACTION: It was M/S/C (Saucerman/Dunbar) to approve Consent Calendar Items 1-3. Vote: 5-0.

ACTION: It was M/S/C (Saucerman/Dunbar) to approve Consent Calendar Item 4. Vote: 3-0-2 (Dutton and Rosa abstained).

1. *Approval of Warrants* —

- | | |
|--|--------------|
| • Accounts payable check numbers 028294 – 028344 | \$255,942.24 |
| • Total payroll and benefits 2/1/06 | \$87,996.57 |
| • Total payments for period | \$343,938.81 |

Action: Received and Filed.

2. *Approval of Minutes:* February 23, 2006

Action: Approved.

3. *Confirm the Continued Existence of a Local Emergency – December 31, 2005 Flood*

Action: Confirmed and filed.

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4. ***Yountville Inn Expansion and Affordable Housing – 6409-6448 Washington Street; APN 036-090-005:***

Final Reading Ordinance Number 366-06 Amending the Zoning Map of Ordinance Number 231-92 (Yountville Zoning Ordinance); and Amending Figures 1.2 and I.4 of Chapter I, Section B.6 of Chapter III, and Section A.4 of Appendix IV of Ordinance Number 232-92 (Yountville Design Ordinance) to Incorporate Rezoning of a portion of the Altamura Property (Gateway Mobile Home Park; Assessor Parcel Number 036-090-005);

Final Reading Ordinance Number 367-06 Approving Development Agreement (Yountville Inn Planned Development Mixed Use Project) and Making Findings.

Action: Adopted Final reading of Ordinances.

5. ***Yountville Little League Grant – Request for Change in Project Scope***

Action: Removed from Agenda

7. **MASTER DEVELOPMENT PLAN AMENDMENT – VINTAGE 1870 EVENT AREA (6525 WASHINGTON STREET) AND COMPADRES (6539 WASHINGTON STREET)**

1. ***Resolution Number 2444-06*** approving Amendments to the Event Area Master Development Plan 04-MDP-02, Use Permit Amendment 04-UPA-06, and Design Review 04-DR-16 for previously approved structures at the Event Area, 6525 Washington Street, including a change in use.

2. ***Resolution Number 2445-06*** approving Use Permit Amendment 06-UPA-03 and Design Review Amendment 06-DRA-02 to amend Compadres Mexican Bar and Grill Use Permit for modifications to the rear (west side) of the Compadres site, 6539 Washington Street, including a new shared trash enclosure, storage building, accessory structure related to a landscape business, and parking lot improvements.

Action: Adopted Resolutions

Mayor Carlson noted the applicants had not yet arrived for the meeting and suggested moving the item to be heard after Item 9.

ACTION: It was M/S/C (Saucerman/Dutton) to defer the item for discussion after Item 9. Vote: 5-0.

8. **PRELIMINARY MASTER DEVELOPMENT PLAN (05-MDP-01) CASTELLO SOGNO – 6774 WASHINGTON STREET (APN 036-032-009)**

1. Use Permit and Design Review, 20 unit Inn, four apartment units, and retail commercial uses within a one- and two-story building group including related exterior open space and parking area.

Action: Reviewed current proposal, provided comments to the applicant and staff, and continued the public hearing to March 28, 2006.

Planning Director Bob Tiernan gave the staff report, described how the FAR was reduced per Council's previous request in the retail space, wine/coffee bar/café, inn units, apartment units, and noted the mechanical room was now located in the basement level. He discussed the roof shape, chimneys, property boundary, and County health regulations and seating for the café.

The public hearing was re-opened.

Bruce Peters, Applicant, said they have complied with all requests and asked for Council consensus on the design.

John Kasten, Architect, spoke on the property boundary, gas fireplaces, setback issues, and archway details.

There was no public comment.

Council Members agreed the project was ready to move forward, noted that the FAR had been reduced, agreed the project would help the north end of town, and thanked the applicant for working with staff and ZDRB on redesign.

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ACTION: It was M/S/C (Saucerman/Rosa) to continue the public hearing to March 28, 2006 Council meeting. Vote: 5-0.

9. SPECIAL EVENT PERMIT – TASTE OF YOUNTVILLE

Approve Special Event Permit/Amplified Sound Permit for “A Taste of Yountville” and Van de Leur Park Use

Recommendation: Discuss and approve.

Community Services Director Kenneth Leary gave the staff report, discussed changes proposed which are designed to enhance the festival, discussed the use of Van de Leur Park, art work, music and wine tasting activities, and supported the Chamber of Commerce request.

Council Members had questions and concerns regarding information on tent locations, signage, volunteers monitoring parking and patron activities, having enough garbage cans, traffic and pedestrian safety, the need for portable toilets at the park, the presence of four sheriff deputies, alcohol consumption at the park and scheduled activities.

Sergeant Pete Berg, spoke briefly on alcohol consumptions, traffic and pedestrian safety.

Vicky Baxter, Executive Director, noted signs would be posted restricting alcohol past certain areas, discussed parking, work of volunteers, and having a wine booth at the park.

After discussion, there was Council consensus for support of the use and allowing the consumption of alcohol at Van de Leur Park, support for the approval of the special event permit and amplified sound permit. Council requested the Chamber of Commerce provide enough garbage cans throughout the event areas and to locate a porta-potty at Van de Leur Park.

ACTION: It was M/S/C (Saucerman/Dutton) to approve the Special Event Permit, Amplified Music Permit Applications, and Van de Leur Park use. Vote: 5-0.

10. MASTER DEVELOPMENT PLAN AMENDMENT – VINTAGE 1870 EVENT AREA (6525 WASHINGTON STREET) AND COMPADRES (6539 WASHINGTON STREET)

1. **Resolution Number 2444-06** approving Amendments to the Event Area Master Development Plan 04-MDP-02, Use Permit Amendment 04-UPA-06, and Design Review 04-DR-16 for previously approved structures at the Event Area, 6525 Washington Street, including a change in use.
2. **Resolution Number 2445-06** approving Use Permit Amendment 06-UPA-03 and Design Review Amendment 06-DRA-02 to amend Compadres Mexican Bar and Grill Use Permit for modifications to the rear (west side) of the Compadres site, 6539 Washington Street, including a new shared trash enclosure, storage building, accessory structure related to a landscape business, and parking lot improvements.

Action: Adopted Resolutions

Mayor Carlson and Vice Mayor Saucerman excused themselves from the Council Chambers and from participation in the public hearing due to conflict of interest relating to their residences being within 500 feet of the project.

Planning Director Bob Tiernan gave the staff report and staff recommendation, presented a variety of pictures of the site, described storage structures which would be retained and removed, amendments to the event area and Compadres, lawn areas, kitchen and dry storage, elevations, green screening, restrooms, the new consolidated trash enclosure area, the relocated landscape business, lighting and landscape plan, and noted staff was working with the applicant to achieve more parking in the Vintage 1870 event area, which would require final approval by Council or delegation for staff's approval.

The public hearing was opened.

Council Members felt the operation would become streamlined, supported the additional lighting of the area, supported the trash compactors and grease recycling areas, requested staff ensure disabled parking was provided and met ADA parking requirements, questioned the location of the trash enclosure and agreed that staff could work with the final details on landscaping.

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David Shipman, Vintage 1870 Associates, applicant, discussed their work on bringing an ancillary support service area to one location, how they addressed lighting, storage and trash enclosure.

There were no public comments, and Council supported staff recommendation and supported staff working with the applicant on the parking.

ACTION: It was M/S/C (Rosa/Dunbar) to adopt Resolution Number 2444-06, approving Amendments to the Event Area Master Development Plan 04-MDP-02, Use Permit Amendment 04-UPA-06, and Design Review 04-DR-16 for previously approved structures at the Event Area, 6525 Washington Street, including a change in use, and waive the reading. Vote: 3-0-2 (Carlson and Saucerman abstained)

ACTION: It was M/S/C (Rosa/Dunbar) to adopt Resolution Number 2445-06, approving Use Permit Amendment 06-UPA-03 and Design Review Amendment 06-DRA-02 to amend Compadres Mexican Bar and Grill Use Permit for modifications to the rear (west side) of the Compadres site, 6539 Washington Street, including a new shared trash enclosure, storage building, accessory structure related to a landscape business, and parking lot improvements; and direct staff to work with the applicant to seek alternatives to the parking lot, and waive the reading. Vote: 3-0-2 (Carlson and Saucerman abstained)

11. DISCUSSION OF FILLING MAYOR CARLSON'S POSITION

Action: Discussed and directed staff.

Mayor Carlson excused himself from the Council Chambers and from participation in the discussion due to the matter directly affecting his position as Mayor.

Town Manager Kevin Plett reported Mayor Carlson had announced his resignation from the Council effective April 1, 2006 and there were two options for Council consideration; 1) Council may appoint a new Council Member to fill Mayor Carlson's unexpired term, which ends in November 2006; or 2) Council may call a special election to fill the vacancy. The special election would be held on the next regularly established election date not less than 114 days from the call of the special election. The next election date is June 6, 2006, which is less than the required 114 days. Therefore, the position would be filled at the next regularly established election date of November 7, 2006, the date of our next Municipal Election and the end of the Mayor's current term. The deadline for action is 30 days from the commencement of the vacancy, or by May 1, 2006.

If the Council decides to fill the vacancy by appointment, staff recommends that solicitations for applications be advertised in the Yountville Sun and on Channel 28. The applications would be due on or by March 31, 2006 with interviews to be held immediately before the Council meeting of April 4 for possible appointment that evening. This schedule will allow Council to defer an appointment to the Council meeting of April 18 if necessary and still meet the state-mandated deadline of May 1.

Council Members generally agreed to defer the filling of the Mayor's seat until the November election, but questioned the occasional occurrence when the remaining Council would be faced with either a tie vote or conflict of interest, and Town Manager Plett discussed the previous practice of drawing of lots and general Council protocol.

ACTION: It was M/S/C (Dunbar/Rosa) to leave the position of Mayor vacant until the next general municipal election on November 7, 2006. Vote: 4-0-1 (Carlson abstained)

NOTED PRESENT

Mayor Carlson returned and was noted present at 7:56 p.m. to participate in the remainder of the meeting.

12. SET DATE AND FORMAT OF ANNUAL GOAL SETTING WORKSHOP

Action: Set date and format of workshop.

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Town Manager Kevin Plett gave the staff report, said the annual goal setting meeting was last held in April of 2005 and was needed in order to prioritize the goals of the upcoming fiscal year. A facilitator was used last year at a cost of \$1500; however, he recommended changing the format of the workshop to a “budget priority session”, not utilizing the services of a facilitator and scheduling a half-day session for April 6, 7, or 10.

Council Members discussed using follow-up information from the March 21st Town Hall meeting which would ensure outreach to the residential and business community, preferred to hold the session in the Council Chambers, and to authorize the Town Manager the discretion to use a facilitator.

ACTION: Council consensus was to schedule a budget priority session on Friday, April 7, 2006 from 9:00 a.m. to 1:00 p.m. in the Council Chambers and authorize the Town Manager the discretion to use a facilitator.

13. FUTURE AGENDA ITEMS

March 21, 2006:

1. Town Hall Meeting – 5:30–7:30 PM. – Community Hall

March 28, 2006:

1. Concept Review – Bardessono Plan
2. Yountville Inn – Final MDP
3. Council Protocols Study Session (5:00 p.m.)

Town Manager Plett discussed future agenda items. Council Member Rosa requested the Council consider a memorial bench, tree or other item be designated in the name of former Council Member and community leader Lou Jefferson.

14. COUNCIL REPORTS AND COMMENTS

1. Report of Council Member Meeting Attendance:

- a) Upper Valley Agency Waste Management Meeting – (2/27-Dutton)
- b) Other Reports and Comments

Action: Received and filed.

Rosa:

- Was unable to attend Watershed Conservancy meeting on February 23, 2006;
- Toured the Napa Sanitation District site.

Dunbar:

- None

Dutton:

- Extended sympathies to Margaret Jefferson in the passing of her husband, Lou Jefferson;
- Attended Upper Valley Waste Management meeting on February 27, 2006 and reported on recycling activities;
- Reported 220 in attendance at the Elementary School Pasta Feed fundraiser where \$6,000 was raised.

Saucerman:

- Attended Flood Control District Board meeting and discussed topics as a result of the December 31st Flood.

Carlson:

- Thanked Vice Mayor Saucerman for her attendance at Flood Control Board and Napa County City Selection Committee;
- Invited the community to attend the Town Hall meeting on March 21, 2006;
- Will be attending the ABAG meeting March 16 in Oakland;
- Thanked Councilmember Dutton for attending the Allied Council meeting at the Veterans Home;
- Recognized thank you letter from the Veterans Home Moving Wall Committee for the Town’s donation of \$3500;
- Supported Council Member Rosa’s recommendation for a memorial for Lou Jefferson.

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15. STAFF REPORTS

1. Bay Area Ridge Trail Dedication – March 25, 2006

Town Manager Plett reported on the dedication to be held March 25 at 1:00 p.m., and discussed activities and dignitaries expected to be present.

2. Update on Community Swimming Pool Project

Town Manager Plett provided an update on the project, noting the weather had slowed the project; however, it was still on budget and on schedule.

3. Update on the Washington / Yount Street Intersection Improvement Project

Town Manager Plett provided an update on the project, noting staff was working on a contingency plan on securing the site for the Taste of Yountville, and hopefully would have the concrete work completed.

4. General Plan Update Meeting – March 15th – 6:30 PM – Community Hall

Town Manager Plett reported Napa County would hold a General Plan Update meeting at Community Hall.

Town Manager Plett reminded the Council of former Town Attorney Diane Price's swearing in ceremony on March 16 at 4:00 p.m. downtown Napa. He also reported that a letter had been prepared addressing the pedestrian park crosswalks issue as well as a request to schedule a meeting regarding Oak Circle parking.

16. ADJOURNMENT

Next regular Council Meeting – March 28, 2006 at 5:00 p.m.

ACTION: It was M/S/C (Saucerman/Dutton) to adjourn the meeting at 8:17 p.m. to March 28, 2006 in memory of former Council Member Lou Jefferson. Vote: 5-0.

ATTEST:

/s/ Lisa Harper, CMC, Town Clerk

Approved by Town Council:

March 23, 2006