

TOWN OF YOUNTVILLE
MINUTES OF ADJOURNED REGULAR COUNCIL MEETING
January 19, 2006

1. CALL TO ORDER

Mayor Carlson called the Executive Session to order at 5:45 p.m. and noted all Council members were present.

2. CLOSED SESSION

1. Conference with Legal Counsel-Potential Litigation, GC Section 54956.9, one case

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

Mayor Carlson convened the Regular Adjourned Meeting at 6:09 p.m., reported that resident Larry Lattman had passed away and asked for a moment of silence on his behalf.

4. PLEDGE OF ALLEGIANCE

Mayor Carlson led the Pledge of Allegiance.

5. ROLL CALL

Council Members Present:

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

Staff Members Present:

Kevin Plett, Town Manager
Amy Lyman, Assistant Town Attorney
Lisa Harper, Town Clerk
Bob Tiernan, Planning Director
Myke Praul, Public Works Director/Town Engineer
Tracy Stuart, Napa County Sheriff
Dave Shew, Fire Battalion Chief

Council Members absent:

None

6. CLOSED SESSION REPORT

1. Conference with Legal Counsel-Potential Litigation, GC Section 54956.9, one case

Town Manager Kevin Plett said no reportable action had been taken in Closed Session.

7. ADOPTION OF AGENDA

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

8. PUBLIC COMMENT ON MATTERS NOT LISTED ON THE AGENDA

Mayor Carlson congratulated Town Attorney Diane Price on her recent appointment by Governor Schwarznegger as Napa County Superior Court Judge. He discussed her accomplishments and noted Amy Lyman was present for the meeting on her behalf.

9. CONSENT CALENDAR

ACTION: It was M/S/C (Dutton/Saucerman) to adopt the Consent Calendar; Vote: 5-0.

1. ***Approval of Warrants*** —

- | | |
|---|--------------|
| • Accounts payable check numbers 028085 -028146 | \$356,420.49 |
| • Total payroll and benefits 1/3/06 | \$92,091.39 |
| • Total payments for period | \$448,511.88 |

Action: Received and Filed.

2. ***Approval of Minutes:*** January 3, 2006

Action: Approved.

**Town of Yountville
Minutes
January 19, 2006**

3. ***Resolution Number 2429-06*** Adopting an IRS Section 125 Flexible Spending Benefit Plan
Action: Adopted Resolution Number 2429-06 and waived reading.
4. ***December Monthly Financial Report and Quarterly Investment Report***
Action: Received and filed.
5. ***Confirm the continued existence of a Local Emergency – December 31, 2005 Flood***
Action: Confirmed and filed.
6. ***Resolution Number 2430-06*** Approving Contract Number 2006-145 with J.A. Gonsalves (\$333,339.30) for the Construction of the Washington Street and Yount Street Intersection Project (ST-49, SD-18, WA-18 and WW-29)
Action: Adopted Resolution Number 2430-06 and waived reading.
7. ***Resolution Number 2431-06*** Approving an agreement for and acquisition of a Waterline Easement from Yahome Vineyards, L.P. (Disney Miller) for the installation of a waterline in connection with the Town's Municipal Well Project, WA-09
Action: Adopted Resolution Number 2431-06 and waived reading.

10. PRESENTATIONS

1. PARSAC Presentation- Joanne Rennie, General Manager

Action: Received and filed.

PARSAC General Manager Joanne Rennie discussed the Town's participation in the risk management pool, discussed the Town's workers' compensation loss history, thanked the Town Manager for his willingness to participate as Vice President on the PARSAC Board, noted the Public Agency Risk Sharing Authority was formed by a Joint Powers Agreement in 1986, said 37 cities share risks and resources, discussed highlights of the program, said 22% of the monies paid in were awarded out to members, discussed training, claims history, assets of the program, dividends to members, discussed the institution of the Centers of Excellence which would begin in 2006, and presented the 2005 Best Practices Award of Risk Management to the Council for its innovation in managing risk for the Town's Sidewalk Repair Program.

2. Presentation of FY 2004/05 CAFR – Terry Krieg, Town Auditor

Action: Received and filed.

Finance Director Richard Stranzl presented the staff report, stating the Town requires an independent audit be performed on an annual basis and said the Town contracts with Terry Krieg to perform the audit. He described the Town's financial performance as healthy and introduced Mr. Krieg.

Terry Krieg, CPA, gave the annual Audit Report for 2004/2005, noted the Town's financial performance was positive for the fiscal year ending 2005, discussed enterprise funds, adherence to GASB and financial practices and policies. He referred to the Comprehensive Annual Report distributed to Council members and said the supplementary section provided information regarding revenues, trends, transient occupancy tax and census information.

Mr. Krieg reported on the financial position of governmental and business activities, fund balances, enterprise funds and explained that the water, wastewater and community hall funds had operated at losses during the 2005 year prior to the transfer from the Town's General Fund to subsidize their needs.

In response to Council inquiry, Mr. Krieg said he audits approximately 20 cities per year and said the Town had ended its fiscal year in sound financial condition. He acknowledged the work of the Finance Department staff and noted improvements recommended from the year prior had been resolved.

**Town of Yountville
Minutes
January 19, 2006**

3. *Sheriff Year End Report and Introduction of new Sergeant*

Action: Received and filed.

Sergeant Tracy Stuart presented the Year End Report and reported her added involvement in the following areas: Chaired the Disaster Committee, held a CERT Class at the Community Hall in October and a CERT class in January for Town staff, hosted a Bicycle Safety Rodeo, updated the Emergency Operations Plan, held a table top Disaster Exercise in December, taught DARE at the Yountville Elementary School, and completed a speed survey throughout town, which was required every five years.

She discussed memorable events such as the Highway 29 fatalities, theft and vandalism, the officer involved shooting, and the December 31st Flood event. She felt the Flood Wall had made a significant difference given there were no evacuations in Town and said crime and citations had increased during the last four months of the year; 18 people were arrested for DUI's and nine vehicles were cited for abatement, four of which were taken care of.

Mayor Carlson inquired as to additional vandalism of vehicles and Sergeant Stuart said another 10 unlocked vehicles had been broken into. She asked those who witness suspicious behavior to call dispatch at 253-4451 or 253-0911.

Sergeant Stuart thanked the Council and staff for her involvement over the last four years, said she was sad to leave but at the same time very excited and introduced Sergeant Pete Berg who comes to the Town with 18 years of law enforcement experience. Sergeant Berg introduced himself to Council, staff and the audience.

4. *Fire Year End Report – Battalion Chief Dave Shew*

Action: Received and filed.

Battalion Chief Dave Shew reported on the Fire Year End Report, stating the start of 2005 was slow. He reported a total of 693 calls, with an additional 38 calls solely for the Flood event on December 31, 2005. Approximately half of the call volume was medical aid related and the remainder were alarms or vehicle accidents, mostly occurring outside the town. He reported that the most significant town call was the fire at Bouchon Restaurant which was quickly contained. He reported on the bomb event, the arrival of the new fire truck, and said staff was currently testing for various positions, that personnel changes would soon be seen, however, without any change in levels/quality of service.

11. CHAMBER OF COMMERCE – EXTENSION OF HOLIDAY LIGHTS

1. Consider Chamber of Commerce request to extend the use of holiday lights during the Mustard Festival

Recommendation: Deny request.

Town Manager Kevin Plett reported last fall the Town approved a permit which switched the color of lights to amber, as well as a request from the Chamber of Commerce to extend lighting to illuminate the Town from January 28 to April 1, 2006 for the Mustard Festival. He noted the Mustard Festival was a large, valley-wide event; however, staff and residents voiced concerns that the lights were not well maintained, were off most of the time due to a variety of reasons, and staff requests a management plan to address the outages. He noted one letter of concern had been received from Karla Reyff and that the contractor was also present to discuss the situation.

Chamber of Commerce Executive Director Vicky Baxter agreed that the lighting performance was less than stellar, promised it would be better, discussed the variety of impacts causing outages and introduced the lighting consultant, Craig (Boomer) Angove. She said when the lights first went up by October 30th, problems were experienced due to water getting into the circuits, the lights being wound around the tree trunks, vandalism and overall poor weather conditions.

Craig (Boomer) Angove, All That Glows, Walnut Creek, discussed the lights' performance over the last three years using low voltage lights, his attempts at improving the power situation, excessive weather conditions, and his efforts of returning several times due to rain and outage problems.

**Town of Yountville
Minutes
January 19, 2006**

He said they have been improving connections using grease to stop the water from entering the outlets, were looking at decreasing the total number of lights to address power outages for this year, using wrap to shield the circuits from water, and switching back to the low voltage lights for next year.

Council members voiced concerns about continual outages, additional costs to address maintenance problems, the reaction of lights to bad weather, and finding a permanent solution.

Mr. Angove felt he was on the right track to fixing the lights so they stay on and believed there was a solution. He said the north end of town had better capacity than the south end, said they have worked closely with Silverado Electric to put new GFI outlets with bubble covers, and were working to prevent water from entering the circuit. He said a four-man crew would go through all of the lights, re-test and adjust them and felt he could keep them working through additional bad weather.

Karla Reyff, questioned who paid for the electricity to operate the lights and felt businesses should be paying for the cost. Town Manager. Plett noted electricity came from many sources and said PG&E had previously performed usage calculations which had not been done in several years. He said staff recommendation was to deny the Chamber's request or to approve it if the Chamber could show a management plan to keep the lighting displays on during the requested period.

Council members discussed instituting a performance timeframe, the suggestion that lights be kept on for a week, instituting a management plan, and was in general concurrence to allow the consultant to correct the problem and approve the extension; that if the lights did not work the item would be brought back to Council for discontinuance.

ACTION: It was M/S/C (Saucerman/Dunbar to approve the request if the Chamber shows a management plan to keep the lighting displays on during January 28 through April 1, 2006; Vote: 4-1-0 (Rosa voted no).

12. PUBLIC HEARING – YOUNTVILLE INN PRELIMINARY MASTER DEVELOPMENT PLAN

1. Preliminary Master Development Plan (George Altamura, applicant), (05-MDP-05) including Use Permit and Design Review; Development Agreement; General Plan Amendment (01-GPA-04); Zoning Amendment; Parcel Map (05-TM-03) at 6409-6448 Washington Street, 38 unit inn expansion and 25 housing units on separate adjacent parcel.

Recommendation: Receive comments and continue public hearing to February 9, 2006.

BREAK/RECONVENE

Mayor Carlson called for a break at 7:15 p.m. to allow for Council members Dutton and Rosa to step down from participating in the public hearing due to a conflict of interest relating to their residence being within 500 feet. The Council then reconvened the regular meeting at 7:24 p.m.

Planning Director Bob Tiernan gave the staff report, stating the proposal was a preliminary review for applications including a Master Development Agreement; General Plan Amendment; Rezoning; Subdivision; Master Development Plan, including Use Permit, and Design Review for a 38 unit inn expansion and 25 affordable housing units on a separate parcel.

He said the purpose of the public hearing was to introduce the development agreement to the Council and get direction for the February 9th Council meeting where draft resolutions would return for the Mitigated Negative Declaration and conditions of approval. He said the project's background extends back to 2001 and the staff report summarizes reviews.

Mr. Tiernan said three main points have come out; 1) to divide the inn and residential units separately; 2) maintain visual orientation; 3) retain existing farmhouse and existing significant trees on site.

Mr. Tiernan presented a slide show at the southern boundary, northwest corner of the site, the trail running toward Hopper Creek, the pedestrian trail and bridge, the floodwall looking north,

**Town of Yountville
Minutes
January 19, 2006**

church boundary, farmhouse, pool and clubhouse, significant trees, the inn expansion and affordable housing, depiction of the 8 parking spaces, realignment of Champagne Drive, the frontage and sidewalk along Washington Street, two new parking areas; a 51 space lot connecting to the existing parking and a 38-space lot on a loop drive system (one-way) off Champagne Drive. He said check-in would still occur at the existing office and guests would be directed to the new units.

The development proposes 28 two-story units, 5 single-story units and 5 larger units, and a two-story, 5,000 square foot admin/breakfast meeting room building with exercise room. He discussed trees to be retained, said an arbor passageway would connect to the Yountville Inn through a pedestrian linkage as requested by ZDRB, as well as retention of the Mobile Home Park and sign at the end of the Champagne Drive.

Regarding architecture, Mr. Tiernan said the end units should reflect the existing inn, with horizontal siding, identical windows, doors, roof pitches, and roofing materials. He displayed and described the variety of unit plans, residential units, the admin building, meeting room, and fitness center. The Council expressed a need for a wider range of unit types.

Mr. Tiernan discussed the Mitigated Negative Declaration having to do with Hopper Creek and vegetation and rezoning from mixed residential to Planned Development. He highlighted the purpose and intent of the designation, said it would increase affordable housing for consideration of amendment of the zone district, which was stated in Section 6.1 and 4.11.D of the zoning ordinance. He discussed the conditions of the section, noting they were spelled out as minimum requirements, and reiterated that the Council had full discretion on the plan.

Staff recommendation is to divide 25 units by 9 units very low, 8 units low and 8 units moderate. 12 units are proposed to be subject to an owner preference for qualified tenants. He discussed FAR measurements, stating Parcel 1 met it's FAR at 24% which would allow for some design flexibility up to 25%. In the inn units, parcel 2 has not been assigned (Champagne Drive) and without the drive, the inn portion was 27.11%. If included, the inn portion was 23.77% FAR. He felt there should be no more than 1/3 of the FAR on the second story and said there was a provision that upper levels should not account for more than 40% of FAR for any single building. He noted the four-unit inn buildings were consistent with what was already at the inn.

Regarding height requirements, one-stories were between 15 and 20 feet; two-stories were 22 and 30 feet. The admin building was a proposed two-story building with a height of 20 and 28 feet. Staff will need to track what is in the flood plain, as the grading plan was proposed to be raised 1-2 feet, and staff wants to ensure that buildings would not sit on small buttes, with the surrounding adjacent grade putting them over the height requirement. Mr. Tiernan felt it would become an issue of how the adjacent grade was measured out.

Mr. Tiernan noted the receipt of two letters from Marion Ladbrook and Jim McCloy.

Council members had comments and questions regarding: 1) whether the admin building was fully self-contained and with food service; 2) one-way access and proper signage; 3) retention of the pine tree to increase access to two-way; 4) potential impacts on drainage when raising the elevation of Lot 2; 5) potential traffic impacts and improved flow; 6) the width at the entry of Champagne Drive; and 7) retention of the existing Gateway sign and its location and additional directional signage.

Assistant Town Attorney Amy Lyman said their office had been negotiating the Development Agreement proposed to be approved with the plan, and noted the staff report describes the development agreement concept and details the terms and conditions agreed upon by the applicant and staff. Ms. Lyman said the terms not yet reached for agreement were on page 3 of the agreement; Section 4b, Workforce Housing. She noted the development agreement and general plan amendment were discretionary and the development agreement gives the Town and developer opportunities outside of normal practices.

She said affordable housing has been a generous offer by the developer, noted the owner proposes a mix of 6/6/13 and proposes that the time of completion for the affordable units be 180 days after occupancy is granted for the inn due to the unpredictability of weather and

**Town of Yountville
Minutes
January 19, 2006**

construction. Staff voiced concerns with this clause and wanted a guarantee that the affordable units would actually be completed. The applicant offered a compromise, subject to \$500 a day penalty if the units were not completed with a 20 year term versus the Town's request that the units remain in perpetuity.

Ms. Lyman also noted the Town requests a bond be in place, requests to limit the number of days for penalization, said the penalty would start after 180 days at \$1,000 per day, and that the units would be held affordable in perpetuity, as the Town felt the need would remain.

Council members discussed and confirmed with staff that it had discretion in setting affordability categories.

Peter Dreier, Executive Director, Napa Valley Housing Authority, recommended the Council support staff recommendations as presented, felt the project was beautifully designed, said the developer would make a significant return on the property as the additional units would provide a significant increase in its value. He noted the developer was requesting of the Council to allow a rezoning, felt the Council should ask itself what the incentive and return would in turn be for the Town, and felt staff's request was reasonable to offset the economic return to the developer.

Mr. Dreier also felt that ensuring the timely completion of the affordable units was important and cited his experiences of similar affordable units not being built. He felt the other advantage was that the Town was setting aside units for the developer's employees, which was a benefit for the development. He felt the need and demand for affordability would continue to exist and recommended the units be held in perpetuity

Dave Meyers, Applicant 809 Coombs Street, acknowledged the Council's discretion in acting on the project and noted if the project were only residential, the Town would receive three affordable units versus the amount offered. He questioned the division of affordability categories, discussed the hiring of employees relative to equivalent affordable units, and said in June of 2002 a Town staff report had concluded that an Inn is associated with another use, and a factor of .6 was used as necessary to supplement service staff, which supported their numbers. They believe they will accept the 26 new employees or .7, or 18 units, which should be a split of 6/6/6 and requested the remaining units be allocated to the moderate category. He said that in order for Yountville to meet housing needs, staff's proposal would absorb 60% of the remaining City obligation and 100% of the remaining City's regional need for low housing. He questioned why staff was assigning the lowest possible income levels, asked the Council to approve the Rezoning and General Plan Amendment if they believe it was in the best interests of the Town and not punish the applicant by allocating a disproportionate amount to the lowest category.

Regarding the penalty for late opening, Mr. Meyers felt that due to the project's size coupled with an uneasy labor market, there was a substantial incentive for the affordable units to be built as close to the opening of the Inn. He felt 180 days was reasonable, that a \$500 per day penalty generous, that a bond was not required and asked Council to allow discretion to in mandating units in perpetuity. He felt it was important to consider that the Town may propose another project in the future, could use the flexibility and should not decide to be restrictive.

Wayne Holland, architect, discussed the reason for the one-way traffic issue and said the existing tree would need to be moved one full space in order to allow for two-way access. He discussed an increased isle width to 24 feet and acknowledged their agreement in providing signage for Gateway entry areas.

Public Comments:

Donna Hind, representing the residents of Gateway Mobile Home Park, felt the project was designed with a lot of thought, questioned the definition of affordable housing, felt children were a critical element to the community and suggested the impact to schools be reviewed. She voiced concerns regarding the timing of construction of the affordable units, whether there would be underground or above-ground utilities, the installation of a gate, concerns about the removal of the existing clubhouse and pool, abatement of noise with landscaping, safety vehicle access, and felt the plan did not address issues at Gateway regarding the pool and recreation room.

Town of Yountville
Minutes
January 19, 2006

Jim McCloy, voiced concerns about having one entrance and exit to the park, felt construction would cause a mess and felt there would be traffic problems during construction for those residents living in the Park.

Danny Carone, resident of Gateway, voiced concerns about the project's impact on views, referred to the previous plan to realign Champagne Drive noting the entrances were separated, voiced concerns about proper street signage, stop signs, pedestrian crossings, timeframe on construction of the pool, clubhouse, street resurfacing, landscaping, and the setback from Hopper Creek.

James Atwood, 6464 Washington Street, encouraged the Council to walk the pedestrian trail between his property and Yountville Inn to visualize how high the second-story units would be and what mobile home park residents could expect. He felt the plan lacked the proper number of trees, noted the difference in vegetation at Hopper Creek due to spraying, and requested more separation between the mobile home park owners and the project.

Mayor Carlson summarized concerns and comments of the Council, staff and the public:

1. Construction of the homes for workforce housing; he confirmed with staff the construction was not one of manufactured homes;
2. Utilities would be underground;
3. The Development Agreement refers to but does not address timing of the construction of the pool and clubhouse;
4. Screening and noise. Staff noted mitigation measure 31 requires enhanced plantings along the Hopper Creek corridor, which is shown on the conceptual landscape plan along the back of the property;
5. Fire trucks for emergency vehicles is a requirement and the Fire Department has deemed it as adequate;
6. Champagne Drive—ZDRB and Council wanted to soften the road and view scape and locate the inn rooms on one side and affordable homes on the other;
7. Regarding gates into Gateway, Mr. Altamura said he was not aware of any requirement or discussion relating to the installation of a gate at the park's entrance;
8. Street signage. Permits will be required as well as plans;
9. Setbacks for the units—Setbacks along the creek back up to the 35 foot creek setback, with an additional 8-10 feet to the wall, for a minimum of 40+ feet to the wall;
10. Decking off the back of the inn units conflicting with the pathway. Staff noted units would be adjusted in one section to address the problem;
11. Traffic issues on Champagne Drive; potential safety problems due to alignment; there may be a need for crosswalks at entrances and exits, and possibly sidewalks or fencing along Champagne Drive;
12. Construction traffic. Staff noted a comprehensive approach would be required for the developer to provide a timeline, staging areas, traffic control, storage of materials, phasing of construction, and it was noted the relocation of the roadway had not yet been finalized.

Eric Knight, referred to the existing stone wall on Washington Street and hoped that the height of the new wall be clarified and kept the same as the existing one.

Council member comments:

Dunbar: Liked the project, felt the applicant should be commended for responding to concerns, prefers the two-way traffic flow between the existing parking lot and proposed parking lot to be determined with or without the tree, liked the balance of the project, felt the project should maintain the identity of Gateway, was in favor of affordable units remaining in perpetuity, undecided as to the exact allocation of units, undecided as to the completion date for the affordable units, and requested that clear language in the development agreement include enforceable and punitive wording if the completion of the affordable units were delayed.

Saucerman: Liked the project, felt the applicant has done an outstanding job, thinks the design was close to being final, requested safety and environmental issues be resolved, requested proper signage, supported the number of affordable units as proposed by staff, concurs with staff's

**Town of Yountville
Minutes
January 19, 2006**

recommendations contained in the development agreement regarding completion of the units and the inn, supported holding the units in perpetuity, and requested completion of the swimming pool and clubhouse to coincide with the project construction.

Carlson: Disclosed that he met with the applicant to review questions, felt the project was balanced, preferred the two-way entrance between parking lots; requested more detail information regarding signage for Gateway residents, felt landscaping issues needed to be addressed, was flexible on the completion date for the affordable units, but not on the pool and clubhouse and requested a clause in the development agreement for them to be completed at the same time the inn is, felt staff could work out issues relating to providing for more flexibility on perpetuity and allocation numbers, would not favor the requirement for a bond, supported the 180 day wording in the agreement but would be in favor of toughening up the language regarding penalties.

Mayor Carlson felt there was consensus for keeping the affordable units held in perpetuity, an allocation split of 9 units very low, 8 units low and 8 units moderate, and flexibility with the requirement for completing the affordable units when the inn was completed.

ACTION: It was M/S/C (Saucerman/Dunbar) to continue the public hearing to February 9, 2006. Vote: 3-0-2 (Dutton and Rosa abstained).

NOTED PRESENT:

Council members Dutton and Rosa returned to participate in the regular meeting and were noted present.

13. PUBLIC HEARING – CASTELLO SOGNO PRELIMINARY MASTER DEVELOPMENT PLAN

1. Preliminary Master Development Plan (Bruce Kent Peters, applicant), Use Permit and Design Review, 21 unit Inn at 6774 Washington Street, two apartment units, coffee/wine and coffee bar within a one- and two-story building group including related exterior open space and parking area, 05-MDP-01.

Action: At request of applicant, continued public hearing to February 9, 2006.

ACTION: It was M/S/C (Saucerman/Dunbar) to continue the public hearing to February 9, 2006. Vote: 5-0.

14. COMMUNITY SWIMMING POOL IMPROVEMENT PROJECT

1. **Resolution Number 2432-06** Awarding Community Swimming Pool Improvement Project specialty trade construction Agreements: Agreement Number 2006-146 with Acequia Concrete (\$50,000); Agreement Number 2006-147 with Silverado Electric (\$35,000); Agreement Number 2006-148 with Pool Time USA (\$175,000); Agreement Number 2006-149 with Bob Jackson Construction (\$25,000) and Purchase Order No. 200330 with Knorr Systems, Inc. (\$103,165.08) and waive the reading.

Action: Adopted Resolution Number 2432-06 and waived reading.

Public Works Director/Town Engineer Myke Praul noted staff recommendation was for Council to adopt a Resolution which would approve four separate agreements and one purchase order for the Community Swimming Pool project. He said the purchase order would include purchase of all pool equipment pumps, filters, chlorinators, and other items.

Council confirmed the purchase order was in addition to the contract amount with Pool Time USA for \$175,000 for structural work and installation of the children's pool. Mr. Praul further discussed block work changes which eliminated cost, said he felt everyone would be happy with design changes, said demolition on the building was completed, and discussed those elements which may or may not be completed toward the end of the project, such as trellis work, landscaping and improvements to the parking lot.

ACTION: It was M/S/C (Dutton/Saucerman) to adopt Resolution Number 2432-06 Awarding Community Swimming Pool Improvement Project specialty trade construction Agreements: Agreement Number 2006-146 with Acequia Concrete (\$50,000); Agreement Number 2006-147 with Silverado Electric (\$35,000); Agreement Number 2006-148 with Pool Time USA

**Town of Yountville
Minutes
January 19, 2006**

(\$175,000); Agreement Number 2006-149 with Bob Jackson Construction (\$25,000) and Purchase Order No. 200330 with Knorr Systems, Inc. (\$103,165.08) and waive the reading. Vote: 4-0-1 (Rosa voted no).

15. COUNCIL POLICIES AND PROTOCOLS

1. *Set Study Session Date to Review Council Policies and Protocols*

Recommendation: Set date.

Town Manager Plett noted staff has been working with the Town Attorney on drafting Council policies and protocols, which had never been formally adopted by Council, and recommended the Council set a date in order to hold a study session. Council members set February 24, 2006 at 3:00 p.m. to hold the study session in the Council Chambers.

16. FUTURE AGENDA ITEMS

February 7, 2006:

1. Preliminary Development Plan – Yountville Inn
2. Preliminary Development Plan –Castello Sogno
3. Vintage 1870 Event Area Amendment

Town Manager Plett reported on the scheduling of future agenda items.

17. COUNCIL REPORTS AND COMMENTS

Rosa:

- Reported he and Council member Dutton attended the NCTPA/NVTA wherein the Expenditure Plan and Preliminary EIR's were approved by the Board(s), a discussion was held by a consultant regarding the idea of a COG to consolidate housing and traffic and land use issues, and a proposed Inter-modal Transfer Center by the Fairgrounds which would incorporate a transit hub, housing, retail, and business offices.

Dutton:

- Reported the study was going forward regarding the round-about for Rutherford;
- Reminded everyone about the Christmas in April project on April 29, 2006 and hoped Yountville would have a project.

Dunbar:

- Acknowledged the celebration of Jim Saucerman's life;
- Reported that the CDS Task Force met to provide an update on the County General Plan, said ABAG was present and discussed the potential for legislation relating to inter-regional sharing of housing allocations.

Saucerman:

- Attended the Flood Control Board meeting and reported Bill Dodd was appointed as Chair/Harold Moskowitz as Vice Chair;
- Reported that NCLOG reviewed Flood events and response at their last meeting;
- Thanked the Council and staff for their support in the celebration of her husband's life;

Carlson:

- Acknowledged the celebration of Jim Saucerman's life;
- Thanked emergency personnel for their work during the Flood;
- Requested Council's consideration to move the February 7 regular meeting to February 9;
- Reported receiving a 2006 calendar of events from Dorlisheim, the Town's Sister City.

ACTION: It was M/S/C (Dunbar/Saucerman) to reschedule the February 7, 2006 meeting to a regular adjourned meeting on February 9, 2006. Vote: 5-0.

**Town of Yountville
Minutes
January 19, 2006**

18. STAFF REPORTS

1. *Update on the Community Swimming Pool Project*

Action: Received and filed.

Town Manager Plett noted that due to the lateness in evening, an update on the pool project would be given. He reported that the Governor had sent a letter to the President regarding the flood national emergency, noted discussion was continuing on the voter-mandated ULL and extension of Measure J, which would be agendized for the next meeting, and said a video of the Channel 50 interview regarding the Flood would be shown at the next meeting.

Town Manager Plett reported that on January 18, at about 3:30 p.m. a truck had hit a low lying telephone line at the corner of Finnel and Yount, which caused a power outage. He noted PG&E arrived and power was back on at approximately 5:45 p.m. He said the line was removed and placed along the road for SBC's repair, said there was no hazard at the time, and noted SBC had been called in the past to raise the line, but the work had never been done.

19. ADJOURNMENT

Next regular Council Meeting February 9, 2006.

ACTION: It was M/S/C (Dutton/Rosa) to adjourn the meeting at 10:00 p.m. to the next regular adjourned Council meeting on February 9, 2006. Vote: 5-0.

ATTEST:

/s/ Lisa Harper, CMC, Town Clerk

Approved by Town Council:

February 9, 2006