

**TOWN OF YOUNTVILLE**  
**MINUTES OF REGULAR COUNCIL MEETING**  
*December 6, 2005*

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**1. CALL TO ORDER**

Mayor Carlson called the meeting to order at 5:15 p.m.

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**2. CLOSED SESSION**

1. Government Code Section 54957, Performance Review, Town Manager

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**3. RECONVENE REGULAR COUNCIL MEETING – 6:00 P.M.**

Mayor Carlson reconvened the regular meeting at 6:11 p.m. He asked for a moment of silence in memory of Frances Field, Yountville’s first Town Clerk from 1965 to 1986, who had recently passed away.

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**4. PLEDGE OF ALLEGIANCE**

Mayor Carlson led the Pledge of Allegiance.

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**5. ROLL CALL**

**Council Members Present:**

Council Member Bill Dutton  
Council Member John F. Dunbar  
Council Member Steven C. Rosa  
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  
Sgt. Tracey Stuart, Regional Sheriff

**Council members Absent:**

Vice Mayor Cynthia Saucerman

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**6. CLOSED SESSION REPORT**

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

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**7. ADOPTION OF AGENDA**

**ACTION: M/S/C (Dutton/Rosa) to adopt the agenda. Vote: 4-0-1 (Saucerman absent).**

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**8. PUBLIC COMMENT ON MATTERS NOT LISTED ON THE AGENDA**

Mayor Carlson noted receipt of a letter for the record from Carl Hofman.

Sergeant Tracy Stuart provided an update on Town safety, stating two windows were reported broken at Beard Plaza, without theft. She also reported her re-assignment and noted the Town would be selecting a Sergeant to replace her.

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**9. APPROVAL OF CONSENT CALENDAR**

**1. *Approval of Warrants* —**

- Accounts payable check numbers 0279814 - 027977 \$110,872.73
- 11/21/05 total payroll and benefits \$92,055.66
- Total payments for period \$202,928.39

**2. *Approval of Minutes:* November 21, 2005**

**3. Re-Appointment of Steven Rosa to serve as the Town of Yountville’s representative on the Napa county Mosquito Abatement District Board**

**ACTION: M/S/C (Dutton/Dunbar) to approve Consent Calendar items 9.1 through 9.3. Vote: 4-0-1 (Saucerman absent).**

**10. PRESENTATIONS**

**1. Napa County Assessment Roll 2004/05 - John Tuteur**

County Assessor John Tuteur gave a presentation on the Napa County Assessment Roll, noting the County had reached an almost \$21 billion assessment roll, which was ranked second in the state behind Marin and ahead of San Francisco County. The net increase in assessed values countywide was over \$2 billion or 11.09%, which Mr. Tuteur said was more than the total assessed value of the County in 1978. He said the annual increase since 1967 had averaged 10.3%, Yountville had smallest increase of any community in order of assessed value, and the largest factor was the sale of existing properties, followed by new vineyard development and non-residential new construction.

Mr. Tuteur noted the election cycle was changed from March odd years to even years last November, due primarily to the expense of elections. He noted the filing period for the November 7, 2006 election would open July 17, 2006 and would close August 11, 2006, unless an incumbent did not file in which case the position would remain open five more calendar days, or until August 16, 2006.

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**11. NAPA VALLEY TRANSPORTATION AUTHORITY (NVTA)**

1. **Resolution Number 2423-05** approving the Napa Valley Transportation Authority (NVTA) Transportation Improvement Expenditure Plan (TIEP); finds the Programmatic Environmental Impact Report (PEIR) adequate; adopts the CEQA Findings of Fact and Rationales and Statement of Overriding Considerations; and adopt and agree to Implement a Mitigation Monitoring Program.

The Mayor opened the public hearing.

Planning Director Bob Tiernan reported the item being a follow-up to the implementation of the Authority, noted staff prepared an EIR relative to the Expenditure Plan and one action would adopt Resolution Number 2423-05 that includes the rationale, facts and findings, and overriding considerations.

Executive Director Mike Zdon gave a presentation on the Authority and Expenditure Plan, identified Authority members, NVTA requested actions, components of the Transportation Improvement Expenditure Plan, its programs and percentage of dedicated funding, programs contained in the Transportation Demand Management (TDM) program, statistics for cities of the Safe Streets and Roads Maintenance and Congestion Relief program, benefits to the Town of Yountville, the Programmatic Environmental Impact Report, and issues of Measure J and voter approved Urban Limits (RULs). He said in July NCTPA urged the County and each city to consider extending Measure J. On December 20, 2005 he said the Board would consider a resolution for placement of the Measure on the November 2006 ballot, with NCLOG's CDS committee to consider follow-up actions on the RULs.

Council members had comments and questions regarding the allocation of Yountville projects in the plan and County financing timeframes, agreed that the plan had been further refined, cited its valley-wide benefits and unanimously agreed with staff's recommendations.

There was no public comment. Mayor Carlson noted receipt of a letter dated December 5, 2005 from the Napa County Farm Bureau and asked that it be agendized in January for consideration of a formal response.

**ACTION: M/S/C (Rosa/Dutton) to close the public hearing, adopt Resolution Number 2423-05 approving the Napa Valley Transportation Authority (NVTA) Transportation Improvement Expenditure Plan (TIEP); finding the Programmatic Environmental Impact Report (PEIR) adequate; adopt the CEQA Findings of Fact and Rationales and Statement of Overriding Considerations; and adopt and agree to Implement a Mitigation Monitoring Program. Vote: 4-0-1 (Saucerman absent).**

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**12. PURCHASE OF JOHN DEERE BACKHOE AND LOADER**

- Resolution Number 2424-05** Approving the Purchase of a John Deere 310SG Backhoe/Loader from Pape Machinery, Inc. for a Sum of \$90,046.67

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Public Works Director Myke Praul gave the staff report, stating the Town had been considering the purchase of a backhoe and loader for several years for reasons relating to its use. He described the equipment's features, its valuable use in the pool project demolition work and emergency services work, and noted the equipment would pay for itself in approximately three years.

Council member Rosa acknowledged the importance of purchasing the equipment but disagreed with the additional \$6,000 cost associated with the need for an air conditioned/heated cab.

Council members had questions and comments regarding the current market for purchasing used equipment, maintenance costs of the backhoe/loader, rental of the unit to other agencies, associated liabilities, staff training, cost benefit and recovery factors, and the variety of uses for Town projects.

There was no public comment.

**MOTION:** Council member Rosa made a motion to approve Resolution Number 2424-05, with the omission of the air conditioned/heated cab.

Council members discussed the importance of the equipment, maintenance costs similar to that of operating an automobile, and staff's recommendation for the cab to include air conditioning and heating.

There was no second to Council member Rosa's original motion and the motion died.

**ACTION: M/S/C (Dunbar/Dutton) to adopt Resolution Number 2424-05 Approving the Purchase of a John Deere 310SG Backhoe/Loader from Pape Machinery, Inc. for a Sum of \$90,046.67. Vote: 3-1-1 (Rosa voted no; Saucerman absent).**

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**13. PUBLIC HEARING - CASTELLO SOGNO**

1. Preliminary Master Development Plan (Bruce Kent Peters, applicant), 18 unit Inn, two apartment units, café and retail space within a two-story building including related exterior open space and parking area, 05-MDP-01
2. **Resolution Number 2425-05** adopting a Mitigated Negative Declaration of Environmental Impact and a Mitigation Monitoring and Reporting program for the Castello Sogno Project, 05-MDP-01

Planning Director Bob Tiernan gave the staff report, stating the project was a preliminary review of a master plan project on a 1.12± acre site within the Old Town Commercial Zoning District. He described existing site locations of a gravel parking lot and storage containers, significant oak trees along the border of the property, a bus stop along the street frontage, four mature redwood trees, with Highway 29 to the rear of the site, a Caltrans right-of-way, PJ Steak to the south, and Washington Square to the north. He noted the project includes removal of existing buildings and replacement with a multi-use commercial site, a café, inn units, retail and lobby for the Inn.

Mr. Tiernan noted there were two apartment units proposed and the applicant recently requested these be converted to inn units. Mr. Tiernan further described the two-story elements, courtyard, an open walkway and fountain, elevator, storage room, 61 parking spaces to the rear of the site, circulation and an office. He said the north side parking lot would be closed and there a shared driveway was proposed between PJ Steak and the project. Parking will be shared with Washington Square. The majority of the parking spaces were full size, with the provision for 2 handicapped spaces at the rear.

Front elevations were submitted and included in the agenda packet, and Mr. Tiernan noted roof heights did not match with those depicted on the elevations. He said a more recent section submitted showed a staggered roofline treatment with a more "village" effect, the height of the one-story café was increased to 23 feet; the project incorporated a Mediterranean look, with an elevator tower shown in the center, which was lowered to 34-35 feet.

On October 5<sup>th</sup>, Mr. Tiernan said the project was presented to the Council and then reviewed by the ZDRB on November 8<sup>th</sup>. ZDRB comments were highlighted in the staff report. Mr. Tiernan

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noted a memo had been distributed to Council relating to exceptions to the height of the tower element, missing chimneys, the requirement for Old Town commercial, square footage and break-up of the project, one- and two-story building heights and clarifications on certain items.

The applicant submitted a letter to redefine the apartment units to inn units, the FAR for a strictly commercial project was .25, said the proposed FAR was represented 2,350 square feet over the limit.

Mr. Tiernan said due to the recent plan changes and inconsistency between depictions of elevations, and ZDRB comments to reduce mass, he suggested opening the public hearing and continuing the hearing to January 3, 2006 in order to have the applicant submit revised, more consistent plans, and to receive comments on exceptions. The Council could allow the applicant a presentation, public comment, and then continue or act on the preliminary plan. He also noted a resolution for approving the negative declaration and mitigation monitoring program was also included in the packet for consideration.

Mayor Carlson opened the public hearing.

Bruce Peters, Project Manager and Partner, said changes had been consistent with their second round of discussions. He discussed height limitations, said at issue was the FAR, discussed their original application during the Town's water moratorium, felt implementing a mixed use project with an inn was difficult and discussed the economics of the project.

John Kasten, Project Architect, said the original drawings were refined, felt some of the numbers were easily inter-changeable, discussed the reduction in overall plate height, the elevator tower, character of the buildings and issues of reducing certain elements.

Mr. Peters noted they believed a strong aspect of the project was the ability to incorporate retail, gathering places, fountains, openness to the public, and the feeling of a village with separate characters and varying designs of balconies.

Public comments:

Kim Kleist, said she was excited about the project, felt the Council should look at the colored rendition to see what the project would actually look like and felt the affordable housing issue could be an unfair burden.

Wilson Rogers, owner of the property to the east on the opposite side, said they were happy to see that the building had been brought into compliance, felt people would not know whether the units were apartments or inns, and hoped for the project's approval.

Cindy Barberick, said she was present several months ago when the Council asked for design changes, agreed with the previous speaker's comments, and said she was pleased with the revised project.

Council members had comments and questions regarding HVAC equipment location, storage locations for retail, shared driveways, heritage trees, building mass, approval of the many exceptions for the project, bike and pathway easements, number of parking spaces, ingress and egress issues, delivery trucks, removal of the apartments, FAR increase, the ambiguity of the plate height, lowering of the elevator tower and chimney heights, location of garbage facilities, the need for high quality landscaping, railroad ties and alternative materials, and the potential blockage of mature redwood trees.

Town Manager Kevin Plett noted story poles had been erected and suggested Council members view them.

**ACTION: M/S/C (Carlson/Rosa) to continue the project to the Council meeting of January 3, 2006; Vote: 4-0-1 (Saucerman absent).**

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**14. WATER AND SEWER RATE STUDY PUBLIC WORKSHOP**

1. Schedule Date for Water and Sewer Rate Study Public Workshop

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Town Manager Kevin Plett noted the workshop previously scheduled for November 29, 2005 had to be canceled and staff recommended rescheduling of the session to either next week or after the first of the year, which he felt would not delay the project.

**COUNCIL CONSENSUS: Schedule the workshop on Friday, January 6, 2006 from 4:00 p.m. to 6:00 p.m.**

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**15. FUTURE AGENDA ITEMS**

January 3, 2006

1. Award of bid for the construction of the Washington Street and Yount Street Improvements
2. County General Plan Update Presentation
3. Council Policies and Protocols

Town Manager Kevin Plett reported the January 3<sup>rd</sup> agenda would include an award of bid for the Washington Street and Yount Street reconfiguration, a presentation from the County on the General Plan Update process and Council Policies and Protocols. He said staff would also propose a date to hold a Town Hall meeting.

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**16. COUNCIL REPORTS AND COMMENTS**

Rosa:

- Questioned meeting conflicts with his schedule for the Farmworker Housing and Watershed Conservancy meetings.

Dutton:

- Attended the first NVTA meeting last week with Council member Rosa;
- Thanked the Community Services Department for the Christmas tree lighting on Sunday at the elementary school multi-purpose room;
- Reported a good turn-out for the annual Festival of Lights and recognized Chamber President Vicky Baxter;
- Attended NCLOG's 2050 Water Study Workshop;
- Thanked Barbara Dulinsky and volunteers who helped with the annual Thanksgiving Dinner.

Dunbar:

- Reported the annual Thanksgiving Dinner was great;
- Relayed positive comments on the Festival of Lights;
- Wish staff well on the Community Swimming Pool project.

Carlson:

- Questioned the opportunity for a ground breaking celebration for the pool project;
- Thanked participants for their work with the Festival of Lights;
- Thanked staff, the Dulinsky's and service organizations for the annual Thanksgiving Dinner and tree lighting;
- Reported the Flood Board receiving their allocation of funds;
- Noted the 2050 Study Workshop was well-attended;
- Wished Vice-Mayor Saucerman well and hoped for her speedy return.

Plett:

- Attended PARSAC Executive Board meeting, retreat and goal setting from November 30-December 1, 2005; the Town was presented with a Best Practices Award for its Sidewalk Maintenance Program;

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- Reported the Town Clerk would be attending the League of California Cities' New Law and Election Seminar in Monterey from December 7-9, 2005;
- Reported staff was currently working on Council Policy and Protocols, which would be brought back in draft form to be scheduled for a workshop;
- Reminded everyone the Town would be closed for business on December 26, 2005 and January 2, 2006.

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**17. ADJOURNMENT**

**ACTION: M/S/C (Rosa/Dutton) to adjourn the meeting at 8:11 p.m. in memory of Frances Field, former Town Clerk, to the next regular Council meeting on January 3, 2006. Vote: 4-0-1 (Saucerman absent).**

ATTEST:

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Lisa Harper, CMC, Town Clerk

Approved by Town Council:

1/3/06  
Date