

TOWN OF YOUNTVILLE
MINUTES OF REGULAR COUNCIL MEETING
November 21, 2005

1. CALL TO ORDER

Mayor Carlson called the meeting to order at 6:03 pm

2. PLEDGE OF ALLEGIANCE

Councilmember Steve Rosa led the Pledge of Allegiance.

3. 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
Diane Price, Town Attorney
Julie Baldia, Administrative Services Supervisor
Bob Tiernan, Planning Director
Myke Praul, Public Works Director/Town Engineer
Richard Stranzl, Finance Director

Council Members absent:

None

4. CLOSED SESSION – NONE

5. ADOPTION OF AGENDA

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

6. PUBLIC COMMENT ON MATTERS NOT LISTED ON THE AGENDA

Sergeant Tracy Stuart updated the Town and Council on burglaries, stating there had been no additional automobile break-in's reported. She also discussed the issuance of traffic citations at the Veterans Home.

7. APPROVAL OF CONSENT CALENDAR

1. *Approval of Warrants* —

- | | |
|--|--------------|
| • Accounts payable check numbers 027863 - 027913 | \$118,911.73 |
| • 11/8/05 total payroll and benefits | \$89,544.71 |
| • Total payments for period | \$208,456.44 |

2. *Approval of Minutes* - November 1, 2005

3. Monthly Financial Report – October 2005

4. Notice of Completion – Hopper Creek Sediment Removal

ACTION: It was M/S/C (Dutton/Saucerman) to approve Consent Calendar items 7.1 through 7.4. Vote: 5-0.

8. COMMUNITY SWIMMING POOL PROJECT

Public Works Director/Town Engineer Myke Praul gave the staff report, stating staff identified five options at the November 1, 2005 Council meeting. Council supported Option 4 and directed staff to return with information to include costs for basic design and added upgrades.

Mr. Praul said he met with the low bidder and determined they could only reduce cost savings options and further reductions would delete significant design features of the project. Staff then looked at Option 5; for the project to be built by force account, which would in essence relinquish the project to the Town and eliminate contractor profit and overhead costs. Mr. Praul said subcontractor and staff utilization would be undertaken and he presented a revised cost estimate, showing two new subtotal amounts. He noted the project could be built bare bones with a 25% contingency for \$550,000 or could be built as originally designed for approximately \$1,130,000, which included the contingency.

**Town of Yountville
Minutes
November 21, 2005**

The staff recommended action for Council was to receive public comment, adopt Resolution Number 242205 rejecting all bids, declaring the work be completed by Force Account by a 4/5 vote, direct staff to complete the project design and cost estimates, and prepare the informal bid packages required to complete the specialty construction trade work. Also recommended was the formation of an oversight committee of two Council members.

Council members had comments and questions regarding the legal use of force account, the re-bidding of the project using specialty trade construction, force account process and timelines for construction, staff and community impacts, costs relating to separating out specialty items, oversight committee tasks, timing of design changes, prevailing wage, staff's recommendation to include the children's pool with the project, explanation of revised cost estimates, similar projects managed by the Town and their cost savings, and concerns of liability associated with the Town to manage the project.

Mayor Carlson noted letters of support were received from George and Donna Crane, Eric Knight, Susan Cole, Christine Cox and Rob Anglin.

Public Comments:

Kitty Britt, supported the project, said she has swam at the pool for 13 years, cited the many health benefits of swimming, summer youth employment and to Veterans.

Don Henfling, voiced skepticism over the budget and construction costs, questioned the average numbers of pool users and discussed comparisons of other facilities and gyms that had swimming pools.

Debbie Alter-Starr, voice concerns over increased construction costs, the pool temperature of 78 degrees, pool regulations and hours of swim time.

Ms. Alexander, urged the Council to move forward with construction of the pool, and discussed her willingness to participate in organizing community support, volunteerism and fundraising activities.

Aaron Alexander, said he used the pool every summer, has participated in the junior lifeguard program, and cited the many benefits of swimming and safety education for the young.

Jan Kaneshiro, discussed the Town's participation in managing the project, said she was willing to volunteer and supported the construction of the project.

Laurie Levy, discussed the many benefits provided to children and swimming over the years, supported construction of the pool, and cited the importance of community swim programs.

Heather Luna, said she has been a lifeguard for three years at the pool, spoke on the need for children swim lessons, public and veteran participation, and the importance of the partnership with the Veterans Home.

David Salvat, spoke on Veteran Home pool contributions and funding generated from its membership. He spoke about the high cost of health club memberships and Veteran Home usage, and noted a 5th grade elementary school class has held an annual pool party at the pool.

Town Manager Kevin Plett discussed previously Town-managed projects which had come in under budget, timing of pool construction and commitment by staff to work on the project.

Council members discussed placing a cap on the project, the value of having a community pool, the Town-Veterans Home relationship, planning steps of the project, potential impacts of staff and cost containment.

ACTION: It was M/S/C (Saucerman/Dunbar) to adopt Resolution Number 2422-05 Rejecting all Bids and Declaring the work be completed by Force Account, and waive further reading. Vote 4-1 (Rosa voted no).

ACTION: It was M/S/C (Carlson/Saucerman) to direct staff to complete the project design and cost estimates with a cap at \$1.13 million, and prepare the informal bid packages required to complete the specialty construction trade work. Vote: 4-1 (Rosa voted no).

Council and Town Manager Plett agreed to provide project updates during construction as a standing item for presentation to the Council.

9. DISCUSSION AND DIRECTION OF ESTABLISHING A DOG PARK

Town Manager Kevin Plett gave the staff report, noting residents had voiced an interest in considering such a project to provide a social and recreation area for dogs and their owners, and asked for direction from the Council as to whether the project was worth pursuing and, if so, the parameters of Town involvement, timing, priority and funding.

Public Comments:

Axelle Fabre, supported the formation of a dog park, reiterated the importance of dog owners taking responsibility for their dogs while using a park and suggested the location behind the Bocce Ball courts be considered.

Carol Fink, requested an educational component for dog owners prior to implementing a dog park, suggested there be separate areas for small and large dogs.

Billy Hewitt, echoed comments regarding education of dog owners.

Don Henfling, voiced support for a dog park.

Debbie Alter-Starr, voiced support for a dog park.

Council members were generally agreeable with the concept of establishing a Town dog park and felt private funding and community volunteerism should be pursued.

ACTION: Council consensus was to discuss the issue again during the 2006 CIP budget process.

10. CONCEPT PLAN FOR GHIRARDI PLACE

Planning Director Bob Tiernan gave the staff report, described existing site conditions and the proposed concept plan, zoning and design ordinance requirements, parking, driveways, open space, view corridor, trees, setbacks, floor area ratio and building height. He noted staff's recommendation was to receive the staff report, for Council to direct questions and comments to staff and the applicant.

Public Comments:

Maxine Bardessono, expressed concerns about 20 foot driveways.

Jason Janes, applicant, provided an overview of the proposed project.

Council comments and concerns included the project encompassing too many exemptions, feelings of the overall mass being too large, questioned housing element requirements and density, appreciative of work with saving trees on the property, and asked the applicant to work further with staff.

11. FUTURE AGENDA ITEMS

December 6, 2005

1. Preliminary Master Development Plan – Costello Sogno
2. Council Policies and Protocols

Town Manager Plett reported on future agenda items.

**Town of Yountville
Minutes
November 21, 2005**

12. COUNCIL REPORTS AND COMMENTS

Dutton:

- Reported that he was unable to attend the November 28th NVTA meeting.

Dunbar:

- Commented on the success of the Veterans Day activities, and thanked Brix, Hurley's, Bouchon and the many volunteers for their expertise and assistance.

Saucerman:

- Felt the Veterans Day luncheon was special and successful;
- Attended the Flood Control District meeting on the 20/50 Water Study, and felt Yountville was in good shape;
- Attended the Northern California City Clerks Association (NCCCA) Conference at Napa Valley Lodge, hosted by Town Clerk Lisa Harper and said the program speaker, Bill Chiat, and topic were excellent.

Rosa:

- Attended the NVTA meeting;
- Reported that he and Bill Dutton were appointed as representatives for the Town.

Carlson:

- Commented on the success of Veterans Day event;
- Reported that the Flood Control District Board was able to be awarded \$12 million in funding for the flood project;
- Encouraged attendance at the Thanksgiving Dinner at Community Hall;
- Encouraged attendance at the Festival of Lights on November 25 and Tree Lighting on December 4, 2005;
- Reported that Council would soon be scheduling a Town Hall meeting after the first of the year;
- Reported receiving information on the "If Given a Chance" scholarship application program and noted the nomination period was currently open.

Town Manager Kevin Plett announced that NCLOG would be hosting the 20/50 Water Study on December 5, 2005 at 6:00 p.m. to be held at Town Hall Council Chambers.

He also reported the Water and Sewer Rate Public Workshop would be held in the Town Council Chambers on November 29, 2005 at 6:00 p.m.

13. ADJOURNMENT

ACTION: It was M/S/C (Saucerman/Rosa) to adjourn the meeting at 9:42 p.m. to the next regular Council meeting on December 6, 2005. Vote: 5-0.

ATTEST:

Lisa Harper, CMC, Town Clerk

Approved by Town Council:

**Town of Yountville
Minutes
November 21, 2005**

Date