

TOWN OF YOUNTVILLE
MINUTES OF REGULAR COUNCIL MEETING
September 6, 2005

1. CALL TO ORDER

Mayor Carlson called the meeting to order at 6:01 pm

2. PLEDGE OF ALLEGIANCE

Mayor Carlson led the Pledge of Allegiance and then asked for a moment of silence for those affected by Hurricane Katrina in New Orleans, Louisiana.

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
Lisa Harper, Town Clerk
Bob Tiernan, Planning Director
Myke Praul, Public Works Director/Town Engineer
Don Moore, Wastewater Treatment Plant Supervisor
Stephen Henderson, Assistant Planner
Kenneth Leary, Community Services Director
Sgt. Tracey Stuart, Regional Sheriff

Council Members absent:

None

4. CLOSED SESSION REPORT - None

5. ADOPTION OF AGENDA

Mayor Carlson requested moving Items 14 and 15 ahead of Item 10 and said he would abstain from Consent Calendar Item 2 (minutes of August 9, 2005). He thanked the Council for their leadership during his absence in July and August.

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

6. PUBLIC COMMENT ON MATTERS NOT LISTED ON THE AGENDA

None

7. APPROVAL OF CONSENT CALENDAR

1. Approval of Warrants —

- | | |
|--|--------------|
| • Accounts payable check numbers 027505 - 027594 | \$281,777.57 |
| • 8/2/05 & 8/16/05 total payroll and benefits | \$156,965.05 |
| • Total payments for period | \$438,742.62 |

2. Approval of Minutes: August 9, 2005.

3. Approval of Monthly Financial Report – July 2005

4. Resolution Number 2396-05 Approving Water Use Agreement Number 2005-132 with Yountville Cross Roads, Inc., S. Anderson Vista, Inc. and Napa 726, Inc.

5. Resolution Number 2397-05 approving Employment Agreement Number 2005-133 with Richard Stranzl, Finance Director

6. Resolution Number 2398-05 approving Employment Agreement Number 2005-134 with Robert Tiernan, Planning Director

7. Resolution Number 2399-05 approving Employment Agreement Number 2005-135 with Kenneth Leary, Community Services Director

8. Approval of Permits and Street Closures for Yountville Days Parade and Festival

ACTION: It was M/S/C (Saucerman/Dunbar) to approve Consent Calendar items 7.1 through 7.8. Vote: 5-0 (Carlson abstained on Item 2).

8. PRESENTATIONS

1. Library Annual Report – Karla Reyff, Library Commissioner

Commissioner Karla Reyff thanked the Council for her re-appointment to the Commission, presented the Library’s Annual Report, discussed library statistics, noted an 18.9% increase in circulation, reported the Library had recently contracted with a consultant to work on the Facilities Master Plan, read letters from patrons and announced the new Fall Storytime program.

2. Proclamation – Declaring September 17-23, 2005 as “Constitution Week”

Mayor Carlson read the Proclamation declaring September 17-23, 2005 as “Constitution Week” and presented it to Opal Meyers, Past Regent of the Vineyard Trails Chapter of the National Society Daughters of the American Revolution.

9. PUBLIC HEARING — APPEAL – RANCHO DE NAPA – SIGN REVIEW 05/SR03

Appeal by Dean J. Moser, General Manager, HCA Management Company, LLC of ZDRB decision

Upon request by the applicant, the item was continued to September 21, 2005.

14. ALTERNATIVE USES FOR LAUNDRY BUILDING

Public Works Director/Town Engineer Myke Praul noted staff proposed four alternatives as outlined in the staff report regarding uses for the Laundry Building. He briefly described each alternative and said staff would return to the Council for the authorization to solicit bids for demolition work at a later date, if that alternative was chosen.

COUNCIL CONSENSUS: Alternative 4; demolish the building, make the area into a parking lot to service the Community Hall and Post Office and for staff to return to Council for authorization to solicit bids for the demolition work.

15. DISCUSSION OF MOVING THE COUNCIL MEETING OF SEPTEMBER 20, 2005 TO SEPTEMBER 21, 2005.

Mayor Carlson requested rescheduling the September 20, 2005 Council meeting due to a conflict with a scheduled visit to Washington, D.C., wherein he would represent the lobbying team for Flood Control funding. The proposed date was September 21, 2005.

COUNCIL CONSENSUS: Reschedule next regular Council meeting to September 21, 2005.

10. PUBLIC HEARING — USE PERMIT – COUNTRYWIDE HOME LOANS – WASHINGTON SQUARE

Resolution Number 2400-05 approving a Use Permit and Sign Review for Countrywide Home Loans, 6795 Washington Street, Building E

Assistant Planner Stephen Henderson gave the staff report, said the applicant sought approval to occupy Building E of the Washington Square complex and a use permit to allow the location of a Yountville satellite office. He discussed the hours of operation, number of employees and expected numbers of customers.

He said the applicant was also seeking approval of three identification signs and described their size, location, construction, zoning, parking, and findings required for approval of the use permit. Staff has found the proposal meets use permit standards, the request to locate the office within the Washington Square office complex would not result in significant impact to existing uses, the proposed signs were consistent with the master sign plan, and he recommended approval.

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Council Members questioned the type of sign frame material and confirmed zoning standards for the Washington Square complex.

Jay Bennett, Area Sales Manager, Countrywide Home Loans, requested approval by the Council in time to open by October 1st and noted his availability to answer questions.

ACTION: It was M/S/C (Saucerman/Rosa) to approve Use Permit Application 05-UP-06 to establish and conduct home loan services within Building E at Washington Square and to approve Sign Review application 05-SR-06 for three, aluminum panel, identification signs with vinyl graphics located at 6795 Washington Street, and waive further reading. Vote: 5-0.

11. PUBLIC HEARING — BEARD PLAZA

Resolution Number 2401-05 Approving Design Review Application 05-DR-21; Construction of a detached one-story accessory structure to be located within a landscape area at the northeast corner of the parking lot and partial fence extension along the southeast property line located at 6540 Washington Street, Beard Plaza with Conditions.

Mayor Carlson and Vice Mayor Saucerman recused themselves from participation due to a conflict of interest; their residency within 500 feet of the project. Council Member Bill Dutton chaired the meeting.

Assistant Planner Stephen Henderson gave the staff report noting the applicant was seeking approval of modifications, which included a fence extension at the south boundary and construction of a 96 square foot accessory structure to be located in a landscaped area adjacent to an enclosed trash area at the northeast corner of the parking lot. He discussed construction and coordination of materials to match existing structures, the 0.25 FAR as approved in 1986 when an FAR exception to the overall project was allowed, exemption of up to 100 square feet for all enclosed accessory structures, and said staff recommended Council adopt the Resolution approving Design Review Application 05-DR-21.

Council Members questioned 1) alternatives to include the structure in the trash enclosure; 2) an added condition for a sliding door proposed by the applicant; 3) concerns regarding the amount of space adjacent to the sliding door next to parking; and 4) whether there were comments from residents regarding visual issues. Council asked for an added condition to re-stain the entire fence for visual continuity, as proposed by the applicant.

R.G. Barney McClung, applicant and property manager for Beard Plaza, said there was no plan to unify the fences and voiced no objection to a condition relating to its uniformity.

There was no public comment.

ACTION: It was M/S/C (Rosa/Dunbar) to adopt Resolution Number 2401-05 approving Design Review Application 05-DR-21 for construction of a detached one-story accessory structure to be located within a landscape area at the northeast corner of the parking lot and partial fence extension along the southeast property line located at 6540 Washington Street, Beard Plaza with added condition, and waive reading. Vote: 3-0-2 (Carlson and Saucerman abstained).

12. CONCEPT PLAN – KELLER’S INN – WASHINGTON STREET

Presentation of Concept Review for a Proposed Development Consisting of a 20 Unit Inn and Affordable Housing, NW Corner of Washington Street and Webber Avenue / APN 036-330-001

Mayor Carlson and Vice Mayor Saucerman recused themselves from participation due to a conflict of interest; their residency within 500 feet of the project. Council Member Bill Dutton chaired the meeting.

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Planning Director Bob Tiernan gave the staff report, said the applicant would provide a conceptual presentation of the proposal in order to acquire feedback from Council, staff and interested parties. He described the site and noted significant background was provided in the staff report.

Noted for the record was receipt of an email from Eric Knight, expressing concerns about the design of buildings and the level of information provided.

Mr. Tiernan discussed the linear park, parking concerns, the project's presence as a face to Washington Street and to what degree it would encourage pedestrian interest and streetscape continuation down Washington Street. He said there was a view corridor across the site to the west where the applicant has proposed a gate across the area, and said concern was raised about the gate's compatibility with the view corridor.

He briefly discussed roof shapes, the 10-foot wall and the General Plan policy of not allowing a raising of grade along Washington Street, except when it involved drainage.

Mr. Tiernan felt story poles would assist in height and mass evaluation; however, there was no specific recommendation from staff. The original concept plan had shown an affordable housing component, but housing was not included in the current proposal. He said the applicant submitted a letter regarding how they may approach the housing provision, but staff had not yet fully evaluated it and would need more time to comment on it.

Break

The Council took a brief recess at 6:51 p.m. in order for the applicant to set-up the presentation and then reconvened the regular meeting at 6:57 p.m.

Thomas Keller discussed the first concept plan, said he hoped to come to a compromise with the Council to exclude the six inclusionary units which were part of the old zoning proposal and implementation of the seven new units needed for their project.

He introduced his design team: Antoine Predock of Antoine Predock Architects, and Hadrian Predock and John Frane of Predock Frane Architects, Marty Poirier of Spurlo9ck Poirier Landscape Architects, and Laura Cunningham, representing the owners of the project.

Marty Poirier gave a PowerPoint presentation of the proposal, described the project layout, landscape plan, the use of natural materials, retention of trees, walkways, building elevations and sloping of the project along Washington Street.

Rob Anglin, felt the use of rammed earth was a good idea and a critical component of the project, felt most of the local inns were inward turning, said the project had a very defined perimeter which may create an "us and them" architecture and hoped the gate was more transparent. He recommended a seating area in the culinary garden area, asked that building code issues and height be discussed, and said he was bothered most about the fact that the housing component was not addressed. He said 16 units of housing were previously offered which was a major component for rezoning approval and felt other projects were similarly held to housing component standards.

Albert Reyff, questioned the 10-foot wall, its length, the purpose of it and asked that it be further addressed.

Peggy Hackney, appreciated the excellence of the artistry, felt the 90 degree angles of the buildings precluded continuation of the swoop and movement, asked that they be reconsidered and supported the rammed earth.

Antoine Predock, Antoine Predock Architects, described the wall and noted it was lower than the actual buildings, said they would study the transparency of the gate, did not want

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it to imply exclusion, felt there were ways of reworking the swoop of the landscape and 90 degree angles and would listen and address all concerns.

Joe Wender, said he was thrilled to be part of the project's investment, did not want to cut corners and was well aware of the housing component.

Council Members commented on the project, providing the following comments:

- Buildings seemed stark;
- The raising of the height of the lot felt imposing;
- A sense of exclusivity and inclusivity, but acknowledged the need for patron privacy;
- Housing element needed to be addressed and resolved;
- Tying housing element to other projects in town placed a burden on existing projects;
- Encouraged by full commitment of investor(s);
- Concerns with inward perspective, but recognized similarity of existing properties;
- Support for the separation from the pedestrian walkway on Washington Street;
- Concerns about the wall "compound" effect;
- Assure building code compliance;
- Concerns regarding geometric shapes of the buildings;
- Concerns of retention of on-street parking;
- Concerns regarding the 6-11 foot wall(s);
- Concerns that Webber Street was not wide enough to supply street parking especially with driveway access and service areas;
- Support for screening and softening of the project;
- Concerns involving cooperation by Caltrans;
- Support for enhancement of the Hopper Creek park area, which was felt to be the single resident interest element of the project;
- Support for garden enjoyment;
- Concerns that the Council may be placed in a situation of settling for an alternative project;
- Hope that the project holds to every detail due to impacts to residents;
- Support of bringing more foot traffic to the north end of town;
- Commitment for implementation of the housing component in tandem with construction of the project.

Thomas Keller thanked everyone for their comments, noted there was parking on Washington Street and apologized for their artist not depicting this on the rendering.

Antoine Predock felt the stepping up of the setback would provide seating and meandering areas of interest. He acknowledged height concerns and felt that computer studies might compare them more appropriately.

Recess/Reconvene

The Council thanked Mr. Keller and his design team for the presentation. Council recessed at 8:10 p.m. and then reconvened the regular meeting at 8:17 p.m.

13. RECYCLED WATER PROGRAM

Presentation of Draft Feasibility and Preliminary Design Report for the Recycled Water Upgrade and Expansion Project

Public Works Director/Town Engineer Myke Praul gave the staff report, said last December the Council approved work by a consultant to conduct a feasibility report for the expansion of the recycled water project. He noted the consultant, Kevin O'Toole from Whitley Burchett and Associates, and Wastewater Treatment Plant Supervisor, Don Moore were present to answer any questions of the Council.

The study illuminates three categories of improvements for the existing wastewater treatment plant, which meet the existing permit requirements. Upgrade of the facility would make recycled water more marketable, the Town would work toward obtaining a

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zero discharge status with the hope of eliminating the need to build the river diffuser. He discussed future uses and current restrictions due to the quality of effluent and said additional customers might include the Veterans Home, Silverado Vineyards, Mondavi Winery and others along Silverado Trail.

Regarding the timeline, staff budgeted funds to either implement the upgrades or build the diffuser, however, the timeline to do the upgrades was much quicker. With the amendment's approval, it would enhance their proposal and they could come into compliance within a shorter timeframe, which was highly desirable by the Regional Board.

Mr. Praul further discussed options to reduce the loading to the plant, reduction of the total capacity of the plant, the effect of not having to expand its filter in future years, and felt it was a cost effective way to meet cost demands without expanding their filter.

He recommended the Council comment on the feasibility report and said staff would return to the September 21 Council meeting with a professional services agreement to complete the design of the diffuser and Title 22 improvements to the plant. Staff would not go out to bid until acceptance of the amended permit was secured from the Regional Board.

Council Members questioned the risk of fines from non-compliance, and Mr. Praul noted the Town was in compliance except for the river diffuser. He said the Regional Board approved an extension to complete the design of the diffuser to December 15th; however, if staff did not proceed with the timeline, full compliance may be at risk.

Council Members questioned whether the Regional Board might implement additional regulations once the Town came into compliance with zero discharge and Mr. Praul discussed the Town's use of its emergency discharge permit. Council felt the Town's on-site storage was small, and felt communication and education about the process would be helpful.

COUNCIL DIRECTION: Continue the plan to the Council meeting of September 21, 2005, as recommended by staff.

16. FUTURE AGENDA ITEMS

September 20, 2005

1. Bay Area Ridge Trail Designation
2. Implementation Plan – Traffic Study

Town Manager Kevin Plett discussed the Bay Area Ridge Trail's request and W-Trans' implementation plan, which would allow the Town to begin making street improvements, both of which would be scheduled for the September 21st Council meeting.

17. COUNCIL REPORTS AND COMMENTS

1. Sister City Presentation – Dorlisheim, France (Mayor Carlson)

Mayor Carlson discussed his visit and presented pictures of the Mayor and City officials from Dorlisheim, France.

2. Post Office Service Concerns (Council Member Rosa)

Council Member Rosa spoke of the local post office service concerns. Town Manager Plett would invite the Postmaster in charge to address concerns at a future Council meeting.

Council Member Dutton:

- Upper Valley Waste Management Pollution Prevention Week - September 19-25, 2005;
- Coastal Clean-Up - September 17, 2005;
- Thanked the Public Works Department for their assistance during the FOCUS Barbecue.

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Council Member Dunbar:

- Acknowledgement of Hurricane Katrina relief effort donations received during the Chamber Mixer;
- Yountville Days - September 30 through October 2 - "This is Yountville!"

Mayor Carlson:

- Extended recovery wishes to Tim Egan;
- Follow-up report to be provided from the Washington, D.C. Flood Control visit;
- He drew six lucky names on September 2nd for the affordable housing lottery.

18. STAFF REPORTS

1. Update – 1950 Yountville Crossroads

Town Manager Kevin Plett reported the gas leak that closed the Yountville Crossroads emanated from a code enforcement problem. The executor of the estate was contacted, water had been turned back on, the gas line break had been repaired; however, the electricity was still not turned on. The owner has 45 days to bring the property into code compliance.

2. Community Hall Commission Openings

- Commissioner Ron Elizondo agreed to continue his expired term;
- Four incumbent terms would expire September 25 and those interested in applying/re-applying should contact the Town Clerk.

Town Manager Kevin Plett reported:

- The Napa County Parks and Open Space Committee heard the Town's \$20,000 funding request for the Community Swimming Pool; it would soon be scheduled for final approval by the Board of Supervisors;
- The Notice to Contractors for the Community Swimming Pool bid had been advertised for an October 11th bid opening, and the award of bid would be scheduled for the October 18th Council meeting.

19. ADJOURNMENT

ACTION: It was M/S/C (Rosa/Dutton) to adjourn the meeting at 8:57 p.m. to the next regular Council meeting on September 21, 2005. Vote: 5-0.

ATTEST:

Lisa Harper, CMC, Town Clerk

Approved by Town Council:

Date