

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

1. CALL TO ORDER

Mayor Carlson called the meeting to order at 6:00 pm

2. PLEDGE OF ALLEGIANCE

Mayor Carlson led the Pledge of Allegiance

3. ROLL CALL

Council Members Present:

Council Member Bill Dutton
Vice Mayor Cynthia Saucerman
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
Joyce Houghton, Town Clerk
Bob Tiernan, Planning Director
Myke Praul, Public Works Director
Kenneth Leary, Community Services Director
Sgt. Tracey Stuart, Regional Sheriff

4. CLOSED SESSION REPORT

June 7, 2005

- 1) Conference with Legal Counsel —Anticipated Initiation of litigation pursuant;
Number of cases: 1
- 2) Performance Evaluation: Town Manager
- 3) Conference with Labor Negotiator — Unrepresented Employees: Department
Heads

June 13, 2005

- 1) Evaluation of Performance: Town Manager
- 2) Conference with Labor Negotiator for unrepresented Employees: Department
Heads

Kevin Plett, Town Manager reported Council gave direction regarding employee negotiations; there was no other reportable action.

5. ADOPTION OF AGENDA

- **Motion** Council Member Dutton, second Vice Mayor Saucerman to adopt the Agenda as presented. Motion carried.

Ayes: Dutton, Saucerman, Dunbar, Rosa, and Carlson
Noes: None
Absent: None
Abstain: None

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6. PUBLIC COMMENT ON MATTERS NOT LISTED ON THE AGENDA (FIVE MINUTE LIMITATION PER SPEAKER)

Margret Jefferson, Oak Circle asked what the Town was going to do about the weeds in Hopper Creek at Oak Circle.

Kevin Plett, Town Manager responded that California Department of Fish and Game would not allow maintenance of the creek until all the water evaporated.

7. APPROVAL OF CONSENT CALENDAR

1) ***Approval of Warrants***

Accounts payable check numbers 027250 - 027324	\$431,710.02
June 6, 2005 payroll and benefits	\$85,286.50
Total payments for period	\$516,996.52

2) ***Approval of the Minutes: June 7, 2005***

3) ***Resolution Number 2367-05*** Establishing the Town of Yountville's Contribution for Health Care Under the Public Employees Medical and Hospital Care Act and Rescinding Resolution Number 2242-04

4) ***Resolution Number 2368-05*** Approving a Salary and Benefit Compensation Schedule for General, Confidential and Management Employees for Fiscal-Year 2005/06

5) ***Resolution Number 2369-05*** Approving Amendment Number Three to First Amended and Restated Agreement for Legal Services with Coombs & Dunlap, LLP

6) ***Resolution Number 2370-05*** Awarding a Contract to Fischer Computer Systems for Computer System Administration for Fiscal-Year 2005-06

7) ***Resolution Number 2371-05*** A Resolution of Intention of the Yountville Town Council to Vacate a Portion of Mulberry Street and Set the Hearing Date for the Proposed Vacation

8) ***Resolution Number 2372-05*** Approving Budget Adjustment Number 2005-06 Amending the Budget and Appropriating Funds for Authorized Property Acquisition Costs

9) ***Committee Appointment:*** Napa County/City Library Commission – Reappointing Karla Reyff as the Yountville Representative

10) ***Finance Report:*** May 2005

- **Motion** Council Member Dutton, second Vice Mayor Saucerman, to Approve Consent Calendar Items 7.1 through 7.10 as presented and waive the reading of Resolutions. Motion carried.

Ayes: Dutton, Saucerman, Dunbar, Rosa, and Carlson

Noes: None

Absent: None

Abstain: Carlson (on Item 7.2)

8. PRESENTATIONS

Community Center Master Plan

Myke Praul, Public Works Director/Engineer reviewed the revised site and landscape plans.

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Don Henfling, Yount Street indicated he was a member of the committee developing a 20-year plan for the library system in Napa County; Council should utilize that information within the year. Mr. Henfling also indicated library usage in Yountville increased 35% in the past year.

Thomas Keller, French Laundry/Bouchon indicated:

- He would like to help with the design of the kitchen, advised that the kitchen was in an odd place and would be in a better position if on the opposite side of the building adjacent to the alleyway;
- Consider noise from the air conditioning;
- Add air conditioning to the kitchen plan.
- **Council consensus** to:
 - Support the conceptual plan
 - Accept the estimated cost for the project for the present time
 - Authorize staff to prepare the Master Development Plan application for submittal to the Planning Department

9. CHAMBER OF COMMERCE

Resolution Number 2373-05

Kevin Plett, Town Manager reviewed the Staff Report.

- **Motion** Council Member Dutton, second Vice Mayor Saucerman, to adopt *Resolution Number 2373-05* Approving Addendum Number 11, Agreement for Promotional Services, between the Town of Yountville and the Yountville Chamber of Commerce and waive the reading. Motion carried.

Ayes: Dutton, Saucerman, Dunbar, Rosa, and Carlson
Noes: None
Absent: None
Abstain: None

10. PUBLIC HEARING – MASTER DEVELOPMENT PLAN AMENDMENT

1. *Owner:* Vintage 1870 Associates
2. *Site Location:* 6525 Washington Street
3. *Parcel Number:* 036 330 009 000
4. *Application:* Use Permit Amendment and Design Review for Vineyard Pavilion Outdoor Event Area including restrooms, relocation of a food service building, covered stage area, enlargement of previously approved restrooms, minor exterior modifications to one food service building, and provision for handicapped access and parking
5. **Resolution Number 2374-05** Approving Amendments to Master Development Plan 04-MDP-02, Use Permit Amendment 04-UPA-06, and Design Review 04-DR-16 to Establish an Event Pavilion Area, Accompanying Buildings and Site Modifications and Event Pavilion Uses at 6525 Washington Street

Vice Mayor Saucerman and Mayor Carlson recused and left the room due to a potential conflict of interest created by his residence being within 500' of the subject property.

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Council Member Dutton chaired for the item.

Bob Tiernan, Planning Director reviewed the Staff Report.

PUBLIC HEARING OPENED AT 7:05 PM.

Gary Delucci, Finnell Road inquired about the types of events planned.

PUBLIC HEARING CLOSED AT 7:08 PM

- **Motion** Council Member Dunbar, second Council Member Rosa, to adopt *Resolution Number 2374-05* Approving Amendments to Master Development Plan 04-MDP-02, Use Permit Amendment 04-UPA-06, and Design Review 04-DR-16 to Establish an Event Pavilion Area, Accompanying Buildings and Site Modifications and Event Pavilion Uses at 6525 Washington Street and waive the reading. Motion carried.

Ayes: Dutton, Rosa, and Dunbar

Noes: None

Absent: None

Abstain: None

Recused: Saucerman and Carlson

Mayor Carlson and Vice Mayor Saucerman returned to the dais.

11. PUBLIC HEARING — MASTER DEVELOPMENT PLAN AMENDMENT

Applicant: Bouchon Restaurant application

Owner: Alilam, LLC

Site Location: 6534 & 6528 Washington Street (Bouchon Restaurant and Bakery)

Parcel Number: 036 061 021 000

Application: Master Development Plan Amendment including Use Permit and Design Review to modify rear portion of Bouchon Restaurant, add 35 new exterior seats, amendments to parking for both uses, incorporate food storage and preparation into bakery building, and modify the landscaping plan and exterior bakery finish, siding, and color.

Recused

Bob Tiernan, Planning Director reviewed the Staff Report.

Donna Oldford, applicant representative answered questions regarding employee parking, indicating that, upon employment, new employees received manuals that included specific instructions on where to park.

Vice Mayor Saucerman and Council Member Dutton indicated they met (separately) with the applicant before the meeting.

Mayor Carlson indicated he met with Don Henfling regarding the parking issue.

Mayor Carlson read one additional letter received from Jeffery Shiflet, et al, in support of the additional seating.

PUBLIC HEARING OPENED AT 8:08PM

Don Henfling, Yount Street voiced strong concerns regarding employee and patron cars parking in front of his residence. Mr. Henfling indicated parking noise began early in the morning and ended late at night. He indicated that in addition to the parking impacts, the restaurant also had problems with proper food disposal.

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Gary Delucci, Co-managing Partner Beard Plaza indicated Council's decision could be impacted by the currently disputed parking agreement between Beard Plaza and Bouchon Restaurant.

Oscar Rhodes, Stags View Lane indicated he had seen on-duty Bouchon employees parking in the Compadres parking.

Steve Andrews, Vintage Estates indicated the poor lighting for Compadres rear parking just came to their attention and would be remedied. They would also work with Chef Keller on the parking for continued economic viability.

Renate Halliday, Mulberry Street commented on people bringing dogs to the outside seating area.

Susan Azevito, Yountville Inn supported additional seating.

Linda Beard-Delucci, Finnell Road spoke to the parking issue, indicating that in the evening Beard Plaza parking lot was "limo alley."

Lou Jefferson, Oak Circle supported the increase in seating.

Margret Jefferson, Oak Circle questioned the use of the staggered screens.

Paul Kelly, Architect indicated the screens concealed bussing and wait stations and the pergola hid the back of the restaurant from Maison Flurie and acted as a sound barrier.

RECESS 8:45 PM TO 9:00 PM

PUBLIC HEARING CLOSED AT 9:00 PM

Council Comments:

Vice Mayor Saucerman

- Liked the project
- Did not see it as a substantial exception
- Outdoor seating should not be included in FAR, nor should trash containers

Council Member Rosa

- Approval of the project depended on FAR and (Council's) commitment to the FAR as espoused at the last Council meeting, if decided on a case-by-case basis there was no need to have rules.

Council Member Dunbar

- Need to address on merits of the project
- Was not Town's position to ensure business success or failure — but whether it improved the impact on the town.
- He liked the project and saw some improvements that could be made

Mayor Carlson

- Voiced strong support for the FAR and was not interested in changing it now or in the future; however, decisions should be on project-by-project basis.
- Liked what the project would do right in the heart of the commercial.
- Understood concerns regarding parking

COUNCIL CONSENSUS:

1. **Project Direction:** 4 to 1 to move forward with the project
(Dissenting opinion: by Council Member Rosa)
2. **Parking Direction:** obtain a license agreement for parking or reduce seating.
3. **Landscaping:** no problem with container landscaping or the screen wall treatment; return to Zoning & Design Review Board for final landscape plan.
4. **Color:** no objects to color as is; include previous conditions of use.

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- **Motion** Vice Mayor Saucerman, second Council Member Dutton to continue to the next Council meeting for a resolution with conditions of approval and findings. Motion carried.

Ayes: Dutton, Saucerman, Dunbar, and Carlson
Noes: Rosa
Absent: None
Abstain: None

12. PUBLIC HEARING — DESIGN REVIEW

Applicant: Belle Cimpher
Owner: Gregory Alden, et al
Site Location: 2230 Madison Street (Napa Valley Lodge)
Parcel Number: 036 022 003 000
Application: Addition of a wood arbor attached to a central portion of the inn building

Resolution Number 2375-05

Bob Tiernan, Planning Director reviewed the Staff Report.

PUBLIC HEARING OPENED AT 9:45 PM

No public comments made.

PUBLIC HEARING CLOSED AT 9:45:5

- **Motion** Council Member Rosa, second Vice Mayor Saucerman, to adopt Resolution # 2375-05 Approving Design Review Application 05-DR-16 for construction of a decorative arbor to be located over the southwest walkway adjacent to the building located at 2230 Madison Street, Napa Valley Lodge, adding landscaping to the arbor, and waive the reading. Motion carried.

Ayes: Dutton, Saucerman, Dunbar, Rosa, and Carlson
Noes: None
Absent: None
Abstain: None
Recused: None

13. 2005-06 FISCAL-YEAR BUDGET

Resolution Number 2376-05

Richard Stranzl, Finance Director reviewed the Staff Report.

- **Motion** Vice Mayor Saucerman, second Council Member Dunbar, to approve the nonprofit grants as shown:

Community Action of Napa Valley	0.00
COPE Family Center	1,000.00
Hospice of Napa Valley	5,000.00
Kiwanis Families Together (Kiwanis)	7,500.00
Napa Emergency Women's Services	2,500.00
Napa Valley Museum	4,500.00
Napa-Solano Health Project	0.00
Volunteer Center of Napa Valley	1,000.00
Yountville Baseball Little League	4,000.00
Yountville Elementary School	2,600.00

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Motion carried.

Ayes: Dutton, Saucerman, Dunbar, Rosa, and Carlson
Noes: None
Absent: None
Abstain: None

- **Motion** Vice Mayor Saucerman, second Council Member Dutton, to adopt **Resolution Number 2376-05** Adopting the Fiscal-Year 2005-06 Budget and Setting Budget Policies and waive the reading. Motion carried.

Ayes: Dutton, Saucerman, Dunbar, Rosa, and Carlson
Noes: None
Absent: None
Abstain: None

- **Motion** Mayor Carlson, second Vice Mayor Saucerman, to extend the meeting past 10:00 pm. Motion carried by unanimous vote.

14. AFFORDABLE HOUSING ISSUES

- 1) Discussion and action regarding Town Option to purchase affordable units at Yountville Square
- 2) Discussion for adopting Local Preferences for affordable housing units
- 3) **Resolution Number 2377-05** approving form of Affordable Housing Resale Agreement

Kevin Plett, Town Manager reviewed the Staff Report.

- 1) Discussion and action regarding Town Option to purchase affordable units at Yountville Square

- **Motion** Vice Mayor Saucerman, second Council Member Dutton to waive the Town's option on the Yountville Square units so they may be marketed and sold to eligible buyers as determined by the new resale agreement policies and the Housing Authority. Motion carried

Ayes: Dutton, Saucerman, Dunbar, Rosa, and Carlson
Noes: None
Absent: None
Abstain: None
Recused: None

- 2) Discussion for adopting Local Preferences for affordable housing units

- **Council Consensus:** 4 to 1 for Staff to return with a three tier Local Preference Policy for Council consideration and to add provision that employee sponsored housing would be addressed by the Council at the time of project approval
(Vice Mayor Saucerman supported the two-tier option)

- 3) **Resolution Number 2377-05**

- **Motion** Council Member Dutton, second Vice Mayor Saucerman, to adopt Resolution Number 2377-05 approving form of Affordable Housing Resale Agreement and waive the reading. Motion carried

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Ayes: Dutton, Saucerman, Dunbar, and Rosa
Noes: Carlson
Absent: None
Abstain: None
Recused: None

15. CONSIDERATION OF JULY 5 MEETING

Kevin Plett, Town Manager reviewed the reasons for adjourning the July 5, 2005 meeting.

- **Council consensus:** to cancel the July 5, 2005 Council meeting due to a lack of quorum.

16. FUTURE AGENDA ITEMS

July 19, 2005

- 1) Introduction of Ordinance Increasing Water / Sewer Rates
- 2) Resolution adopting 2005/06 - 2010/2011 CIP Budget
- 3) Award of Bid for Municipal Well Project
- 4) Mulberry Street vacation

No review made.

17. COUNCIL REPORTS AND COMMENTS

No reports made.

18. STAFF REPORTS

No reports made.

19. ADJOURNMENT

- **Motion** Vice Mayor Saucerman, second Council Member Dutton to adjourn the meeting. Motion carried by unanimous vote.
Meeting adjourned at 10:40 pm.

ATTEST

Joyce Houghton, CMC, Town Clerk

Approved by Town Council on

July 19, 2005