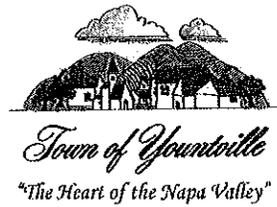


Mayor: Cynthia L. Saucerman
Vice Mayor: John F. Dunbar
Council: William "Bill" Dutton
Steven C. Rosa
Lewis G. Chilton



A g e n d a
T o w n C o u n c i l M e e t i n g
5 : 3 0 C l o s e d S e s s i o n
6 : 0 0 p m R e g u l a r O p e n S e s s i o n
J a n u a r y 3 , 2 0 0 8
Town Hall Council Chambers
6550 Yount Street, Yountville, California 94599

Special Assistance for the Disabled

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Town Hall (707) 944-8851. Notification 24 hours before the meeting will enable the Town to make reasonable arrangements to ensure accessibility to this meeting [18 CFR 35.102-35.104 ADA Title II]. Assistive listening devices are available upon request.

***** Please turn off pagers and/or cell phones while in the Council Chambers. *****

The Mission of the Yountville Town Council is to direct the growth and welfare of the community while fostering open communication and involvement.

Submission and Availability of Information: The Town encourages submission of written comments relevant to Council agenda items at least one day before the meeting where the item will be discussed. The submission of written comments allows the Council more time to consider the matter and, in situations of significant public interest, may enable the Council to consider a greater amount of input than if comments are presented orally at the meeting. Written comments submitted to Town Hall at least one day prior to a meeting will be delivered to each Council Member before the meeting. Before the meeting, the public may review available information at Town Hall.

Closed Session: The Town Council will convene in Open Session at the stated time, but will then adjourn to any Closed Sessions listed on the agenda. The Council will reconvene in Open Session at 6:00 p.m. If necessary, the Council may reconvene in Closed Session to continue discussion of listed items following the completion of other business.

Public Testimony: Pursuant to Government Code Section 54954.3, the public may address the Council on each agenda item during the Council's consideration of that item. Each speaker may state his or her name for the record before testifying. Depending on the number of speakers or the interest in the item, the Council may at its discretion, limit the period of comment for each speaker to five minutes or less. The Council may also restrict, at its discretion, the time allotted for each speaker if the speaker's public comments become irrelevant to the agenda item or if the comments become repetitious.

Appeals: A person who is dissatisfied with a decision of the Town Council may have the right to a review of the decision by a Court. California Code of Civil Procedure Section 1094.5 and 1094.6 generally limits the time within which a decision of the Town Council may be judicially challenged. If a person challenges a decision in Court, he or she may be limited to raising only those issues raised at the Public Meeting described in this notice, or in written correspondence delivered to the Town Council at, or before, the Public Meeting.

Agendas and Staff Reports Available at www.townofyountville.com

1. CALL TO ORDER – 5:30 P.M.

2. CLOSED SESSION

A. Conference with Legal Counsel – Existing Litigation (Pursuant to Government Code Section 54956.9(a)):

Name of Case: Linda Pedroni and George Louie Superior Court Case Number 26-36225

B. Conference with Legal Counsel – Anticipated Litigation

Significant exposure to litigation pursuant to subdivision (b) of Section 54956.9. (One Case)

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

4. PLEDGE OF ALLEGIANCE

5. ROLL CALL

6. CLOSED SESSION REPORT

7. ADOPTION OF THE AGENDA

**8. Public Comment on Matters Not Listed on the Agenda
(Five-minute limitation per speaker)**

Pursuant to Government Code section 54954.3 (the Brown Act), this is the time allotted for the public to address the Council on subjects relevant to the Town that are not on the agenda. Please be aware that the Council cannot take action on items that are not on the agenda. The Council may; however, briefly respond to statements made or questions posed by the public, ask for clarification from staff, refer the matter to staff, request staff to report back on the matter, or request staff to place the matter on a future agenda.

9. APPROVAL OF CONSENT CALENDAR

Consent Calendar items are routine and the associated staff recommendation for each item is approval by a single motion. Any interested party or member of the Town Council may request removal of an item from the Consent Calendar for purposes of considering alternative action, extended discussion, or public comment. Consent Calendar items removed from the agenda are considered next in the order of the agenda.

A. *Approval of Warrants* —

- | | |
|----------------------------------|---------------------|
| • Accounts payable check numbers | \$466,476.60 |
| • Total payroll and benefits | <u>\$183,214.90</u> |
| • Total payments for period | \$649,691.50 |

Recommendation: Receive and File.

B. *Monthly Financial Report* – November 2007

Recommendation: Receive and File.

C. *Adopt Resolution No. 2634-08* Approving Budget Adjustment 2007-08-A011, Amending the Water Purchases Budget in the Amount of \$137,000 to completely fund the current estimated annual cost of NBA/Kern Water Allocations.

Recommendation: Adopt Resolution.

D. *Approval of Minutes – July 17 and December 4, 2007*

Recommendation: Approve.

10. PRESENTATION BY THE ARTS COUNCIL OF NAPA VALLEY REGARDING THE ARTS COUNCIL CULTURAL PLAN AND HOW YOUNTVILLE FITS INTO THAT PLAN

11. PUBLIC HEARING – FINAL MASTER DEVELOPMENT PLAN – FINNELL PLACE AFFORDABLE HOUSING PROJECT – FINNELL ROAD WEST OF HOPPER CREEK (APN 036-090-022)

Consider Adoption of Resolution Number 2629-07 Approving Final Master Development Plan including Design Review and Use Permit for the Finnell Place Affordable Housing project consisting of 25 affordable housing units, community room, and associated parking at the northeast portion of the Bardessonno Inn site.

Recommendation: Adopt Resolution.

12. PUBLIC HEARING – PROPOSED AMENDMENTS TO THE YOUNTVILLE ZONING ORDINANCE, SECTION 6.2 OFF-STREET PARKING AND LOADING

Introduction and First Reading of Ordinance Number 374-08 Amending Section 6.2 of the Yountville Zoning Ordinance, Off-Street Parking and Loading regarding Duplex Parking Standards, Compact and Standard Parking Space Dimensions and Allowances, and Tandem Parking.

Recommendation: Introduce Ordinance.

13. PUBLIC HEARING – MASTER DEVELOPMENT PLAN AMENDMENT (04-MDP-3) – VILLAGIO SPA – 6495 WASHINGTON STREET (APN 036-081-010)

Consider an amendment to Master Development Plan 04-MDP-3 to permit a new enclosure wall at the south side of the Villagio Spa project at the “as-built” height.

Recommendation: Receive Applicant’s Request and Provide Direction to Applicant and Staff.

14. ANNUAL REVIEW OF CURRENT APPOINTMENTS OF COUNCIL MEMBERS TO VARIOUS COUNTY-WIDE BOARDS, COMMITTEES AND COMMISSIONS

15. CERTIFICATION OF THE RESULTS OF THE EXAMINATION OF THE PETITIONS FOR PROPOSED BALLOT INITIATIVE LIMITING REVENUE BONDS

Recommendation: Receive Staff Report and Provide Direction to Staff.

16. YOUNTVILLE COMMUNITY CENTER AND TOWN CENTER MASTER PLAN PROJECT

A. Discussion regarding Kelling, Northcross & Norbriga (KNN) Report related to Preliminary Assessment of the Bonding Capacity for the Community Center Project.

Recommendation: Accept Report.

B. Discussion and direction to staff related to and establishment of maximum annual payment for debt service to fund construction of the proposed Community Center project.

Recommendation: Provide Direction to Staff.

C. Authorize Staff to research and obtain appropriate financial instruments to fund construction of the proposed Community Center project.

Recommendation: Provide Direction and Authorize Staff to Proceed.

D. *Adopt Resolution Number 2635-08* Approving Plans and Specifications and Authorizing Solicitation of Bids for the Construction of the Community Center (CF-04) and other Town Center Site Master Plan project components.

Recommendation: Adopt Resolution.

17. COUNCIL REPORTS AND COMMENTS

Report of Council Member Meeting Attendance:

A. Upper Valley Waste Management Authority (Dutton)

B. Napa County Mosquito Abatement District (Rosa)

C. Napa County Transportation & Planning Agency (NCTPA) (Saucerman/Rosa & Chilton)

D. Other Reports and Comments

Recommendation: Receive and File.

18. STAFF REPORTS

19. FUTURE AGENDA ITEMS

A. Burgundy House Inn Remodel

B. Burgers and Half Bottles

C. Title 22 Upgrade of Wastewater Treatment Plant Report

D. Comprehensive Annual Financial Report (CAFR) for 2006/2007

E. GASB 45 Actuarial Study Report

20. ADJOURNMENT

Adjourn to the Next Regular Town Council Meeting Tuesday, January 15, 2008.