

TOWN OF YOUNTVILLE
MINUTES OF REGULAR COUNCIL MEETING
November 4, 2008

1. CALL TO ORDER – 5:30 P.M.

Mayor Saucerman called the meeting to order at 5:00 p.m.

2. CLOSED SESSION

- A. Public Employee Performance Evaluation – Pursuant to Subdivision 54957.6
Title: Town Manager

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

Mayor Saucerman convened the regular Council meeting at 6:02 p.m.

4. PLEDGE OF ALLEGIANCE

The pledge of allegiance was held.

5. ROLL CALL

Mayor and Town Councilmembers Present:

Mayor Cynthia L. Saucerman, Vice Mayor John F. Dunbar and Councilmembers William “Bill” Dutton and Lewis G. Chilton

Councilmembers Excused: Steven C. Rosa

Town Staff Present:

Steve Rogers, Town Manager; Amy Valukevich, Town Attorney; Bob Tiernan, Planning/Building Director; Michelle Dahme, Town Clerk and Kenneth Leary, Community Services Director

6. CLOSED SESSION REPORT

- A. Town Council meeting held October 21, 2008
B. Town Council meeting held November 4, 2008

Amy Valukevich, Town Attorney, stated there is no reportable action for the October 21 and November 4, 2008 meetings and announced the Council appointed Councilmember Dutton to serve as Agency Negotiator in regard to the Town Manager position being discussed during Closed Session at the end of the meeting.

7. ADOPTION OF THE AGENDA

Staff requested Item 15 – Closed Session be held directly following Item 18.

ACTION: A Motion by Vice Mayor Dunbar; Seconded by Councilmember Dutton to adopt the Consent Calendar was unanimously approved, as amended above.

Ayes: Dunbar, Dutton, Chilton, and Saucerman

Noes: None

Absent: Rosa

Abstain: None

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

Donna Heine thanked Councilmember Steven Rosa for his incredible community service, dedication; his digging into issues and his willingness to listen to the community he was serving. Ms. Heine further commented Councilmember Rosa has done a commendable job.

Ms. Heine also congratulated Council on a successful election.

Judith Caldwell, Yountville Representative to the Napa County Arts & Culture Commission, gave update on Commission meeting held last Friday.

Mayor Saucerman read statement into record prepared by Bardessono Inn General Manager Roger Young and Architect to an anonymous letter she received regarding concerns about the completion timeline for the Bardessono Inn project.

9. APPROVAL OF CONSENT CALENDAR

ACTION: A Motion by Vice Mayor Dunbar; Seconded by Councilmember Dutton to approve Consent Calendar was unanimously approved.

Ayes: Dunbar, Chilton, Dutton and Saucerman

Noes: None

Absent: Rosa

Abstain: None

A. Approval of Warrants

- Accounts payable check numbers \$451,207.80
- Total payroll and benefits \$ 82,513.99
- Total payments for period \$533,721.88

Recommendation: Received and Filed.

B. Monthly Financial Report – August 2008

(Continued from the October 21, 2008 Council Meeting)

Recommendation: Received and Filed.

C. *Monthly Financial Report* – September 2008

Recommendation: Received and Filed.

D. *Approval of Minutes* – September 16 and October 21, 2008.

Recommendation: Approved.

10. PRESENTATIONS

A. CAL Fire Public Safety Quarterly Report

Mike Parkes, Battallion Chief, CAL Fire, presented Quarterly Report.

B. Sheriff Department Public Safety Quarterly Report

Sergeant Pete Berg, Napa County Sheriff, presented Quarterly Report, introduced new Deputy Chris Roberts and thanked outgoing Deputy Horvath for his efforts while serving the community.

Councilmember Chilton expressed concern regarding the number of people who blatantly ignore stops signs and only do a rolling stop.

Councilmember Dutton asked about repainting the bicycle signage on the roadway, as it seemed to help last year.

C. Yountville Community Pool Informational Report

Lisa Tyler, Community Facilities Supervisor, presented Community Pool Informational Report.

11. PUBLIC HEARING – JENNY USE PERMIT REQUEST TO CONVERT EXISTING SINGLE-FAMILY RESIDENCE INTO A DUPLEX – 6859 JEFFERSON STREET (APN 036-026-004) (CONTINUED FROM THE SEPTEMBER 2, 2008 TOWN COUNCIL MEETING)

USE PERMIT REQUEST WITHDRAWN BY APPLICANT

Mayor Saucerman advised the above Use Permit Request was withdrawn by the Applicant.

12. CONCEPT PLAN REVIEW – YOUNTVILLE INN EXPANSION PROJECT – 6462 WASHINGTON STREET (APN 036-090-026)

Presentation of a proposed amendment to the approved Master Development Plan for the Yountville Inn Expansion Project. The proposal consists of a ±3,227 square foot spa to be added as a second story to the approved meeting room building.

Recommendation: Received Applicant's presentation and provided comments.

Councilmember Dutton recused himself due to a Conflict of Interest resulting from his residence being located within 500' of the project and left Council Chambers.

Bob Tiernan, Planning Director, presented report.

James Jeffrey, Architect, for Yountville Inn Expansion and Spa, provided comments and requested clarification regarding development agreement and FAR calculation and calculation for building height.

George Altamura, Junior, responded to comment from Vice Mayor Dunbar regarding impact to mobile home park residents and indicated the backyards back up against Hopper Creek so there is no view from backyards and they would not see the two buildings.

Joan Terrance, Manager, Yountville Inn, spoke in regard to operations of the Inn and responded to concerns raised about parking.

George Altamura spoke in response to concerns raised about actual benefits to the community and indicated they provided approximately twenty-four or twenty-five workforce housing units.

Public Comment

Donna Heine requested clarification on the following:

- Access and the tree along Washington and Champagne as it may interfere with entrance from Champagne.
- Confirmed comments made by George Altamura indicating the proposed buildings are located at the backs of mobile homes; however, clarified that some of the mobile homes have decks that overlook the creek, so may impact view.
- Questioned where the path is located.
- Commended George Altamura on the affordable housing units provided.

Council Discussion

Councilmember Chilton commented that he has concerns with projects being approved and then coming back and asking for more exceptions and does agree there are a lot of great things about the existing approved project, but the approval was done with trade offs. Councilmember Chilton further commented on the following:

- Will assume FAR is 27 and knows staff will clarify.
- Building height is 30' and should remain.
- Concurs with question raised by Vice Mayor Dunbar and would like to know if there are exceptions to be made what are the direct benefits to the residents. Does not believe spa treatment is top priority for Gateway residents.

Vice Mayor Dunbar commented on the following:

- Commended Mr. Altamura to the extent he helped the Town with the affordable housing units.
- Shares limited agreement that there will be significant benefit by Gateway residents and he is not convinced the spa treatment benefit is practical. May require specific language be incorporated into development agreement for reduced prices.
- Height of second story is significantly over 30'.
- Massing – Combined massing and general height.
- Parcel location is a benefit because it is not about blocking an entire residential development – but an onramp with very established trees.
- What does Town get for the concession of five additional feet above the Town's stated height limit?
- Design is very acceptable and attractive and a continuation of what is currently in existence.
- Supports staff recommendation for parking spaces either by reduction of the size of Unit A or the reconfiguration of Unit A which would allow parking spaces to return.

Mayor Saucerman commented on the following:

- Responded to Ms. Heine's comments about access indicating there is access from both sides. One access is off of Champagne and the other from the main Inn Development.
- Pedestrian path is shown on plan and will be part of the completed project.
- Tree being proposed for removal is an issue that will come to Council at a later date.
- Overall understands reasons to amend development agreement and the addition of a spa is an economic feature to stay competitive.
- Has problem with exceptions being requested.
- If FAR is 30 percent, then it will be 30 percent.
- Maximum roof height will be 30'.
- No problem granting spa addition, but it will conform to design and zoning standards.
- Wants independent arborist report and then a second opinion and is sure the Town would be willing to support.
- Parking – Could reduce size of Unit A, but again the options are there.

ACTION: Council consensus to support the addition of a spa feature, as long as it is in conformance based on concerns referenced above.

13. DISCUSSION REGARDING CITIZEN DOG PARK PROPOSAL

Recommendation: Received staff report and provided direction to staff.

Councilmember Dutton returned to Council Chambers.

Steve Rogers, Town Manager, presented staff report.

ACTION: Council consensus to pursue discussions regarding a potential dog park.

Mayor Saucerman commented on a letter received by Almon Bundy, resident of Rancho de Napa, stating his opposition to a dog park on any portion of Vineyard Park.

Steve Rogers, Town Manager, commented that Council is not discussing sites at this point and clarified from this point forward everyone will need to discuss what a successful dog park will take.

Public Comment

Debbie Alter-Starr thanked Town Manager Rogers for his comments and commented she is eager to explore concept of a pilot dog park.

ACTION: Mayor Saucerman and Vice Mayor Dunbar volunteered to serve on the Dog Park Council ad hoc committee and directed Town Manager Rogers to find a meeting date that works for everyone.

14. CONSIDER APPOINTMENT TO THE ZONING & DESIGN REVIEW BOARD TO FILL ONE (1) POSITION FOR AN UNEXPIRED TERM OF OFFICE DUE TO EXPIRE JUNE 19, 2010.

The Town Council conducted ZDRB Applicant Interviews earlier in the evening.

ACTION: A motion by Vice Mayor Dunbar; Seconded by Councilmember Chilton to appoint Marita Dorenbecher to fill one position for an unexpired term of office due to expire June 19, 2010 was unanimously approved.

Ayes: Dunbar, Chilton, Dutton and Saucerman

Noes: None

Absent: Rosa

Abstain: None

15. CLOSED SESSION

A. Conference with Labor Negotiator pursuant to Government Code Section 54957.6(a):

Agency Negotiator: Councilmember Dutton

Unrepresented Employee Title: Town Manager

Item 15 to be considered following Item 18, as approved under Agenda Review.

Amy Valukevich, Town Attorney, stated there is no reportable action.

16. STAFF INFORMATIONAL REPORTS

A. Community Center Library Project Status Report

Steve Rogers, Town Manager, presented staff report.

17. COUNCIL REPORTS AND COMMENTS

Report of Council Member Meeting Attendance:

Agendas and Minutes related to Council Member Meeting Attendance are maintained separately by the various meeting bodies.

A. Napa County Flood Control & Water Conservation District
(Saucerman/Dunbar)

No meeting

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

No meeting

C. Other Reports and Comments

Mayor Saucerman commented on the following:

- The Chamber of Commerce is sponsoring along with the Town of Yountville the 4th Annual Celebrity Chef's Veteran's Day luncheon November 5, 2008 from 10:00 a.m. to 2:00 p.m.
- Thanked Community Services Department for the great Halloween Program.

Vice Mayor Dunbar acknowledged Councilmember Rosa for his years of service.

Recommendation: Received and Filed.

18. FUTURE AGENDA ITEMS

- A. Consider Establishing Parks and Community Services Commission
B. Consider replacement appointments to fill positions currently filled by Councilmember Steven C. Rosa

19. ADJOURNMENT

Adjourned to the Regular Town Council Meeting, Tuesday, November 18, 2008.

ATTEST:

/s/ Michelle Dahme, Town Clerk

Approved by Town Council: November 18, 2008