

TOWN OF YOUNTVILLE  
MINUTES OF REGULAR COUNCIL MEETING  
June 17, 2008

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**1. CALL TO ORDER – 5:30 P.M.**

Mayor Saucerman called the meeting to order at 5:30 p.m.

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**2. CLOSED SESSION**

- A. Conference with Labor Negotiator – Government Code Section 54957.6 –  
Non-Represented Management  
Agency Designated Representative: Steve Rogers, Town Manager

Closed Session held at the end of the Council Meeting.

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

Mayor Saucerman convened the regular meeting at 6:05 p.m.

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**4. PLEDGE OF ALLEGIANCE**

The pledge of allegiance was held.

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**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

**Councilmember Absent:** Councilmember Steven C. Rosa

**Town Staff Present:**

Steve Rogers, Town Manager; Amy Valukevich, Town Attorney; Bob Tiernan, Planning/Building Director; Michelle Price, Town Clerk; Myke Praul, Public Works Director/Town Engineer; Richard Stranzl, Finance Director, and Kenneth Leary, Community Services Director

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**6. CLOSED SESSION REPORT**

Closed Session - Not Held

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7. **ADOPTION OF THE AGENDA**

**ACTION: A Motion by Councilmember Dutton; Seconded by Vice Mayor Dunbar to Adopt the Agenda was unanimously approved.**

**Ayes: Dutton, Dunbar, Chilton and Saucerman**

**Noes: None**

**Absent: Rosa**

**Abstain: None**

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

None

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9. **APPROVAL OF CONSENT CALENDAR**

Michelle Price, Town Clerk, advised of corrections to Consent Calendar Item 9 D to reflect the agreement number 2008-218 and 9 E to reflect the agreement number as 2008-219.

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

**Ayes: Dunbar, Dutton, Chilton and Saucerman**

**Noes: None**

**Absent: Rosa**

**Abstain: None**

**A. *Approval of Warrants***

- Accounts payable check numbers \$210,372.11
- Total payroll and benefits \$110,212.61
- Total payments for period \$320,584.72

Recommendation: Received and Filed.

**B. *Monthly Financial Report* - May 2008**

Recommendation: Approved.

**C. *Set Town Council Special Meeting Date for June 24, 2008.***

Recommendation: Approved.

**D. *Adopt Resolution Number 2685-08* Awarding Bid to and Approving Construction Contract Number 2008-218 with Nor-Cal Concrete for construction of the Eastside Pedestrian Path Improvements Phase I (ST-13) in the amount of \$40,950.**

Recommendation: Adopted Resolution.

E. ***Adopt Resolution Number 2686-08*** Awarding Bid to and Approving Construction Contract Number 2008-219 with FBD Vanguard Construction for construction of the Accessibility Improvements at California Drive at Highway 29 (SP-09) in the amount of \$17,379.

Recommendation: Adopted Resolution.

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**10. PRESENTATIONS - NONE**

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**11. PUBLIC HEARING - COMMUNITY CENTER PROJECT (CF-04) FINANCING**

***Consider Adoption of Resolution Number 2687-08*** Approving the Issuance by the Yountville Finance Authority of its Lease, Revenue Bonds (2008 Capital Projects); Approving the forms of and authorizing execution and delivery of a Site Lease, a Facilities Lease, and a Continuing Disclosure Certificate in connection with certain municipal improvements; and authorizing related actions and matters.

Recommendation: Adopted Resolution.

*Councilmember Chilton commented he is awaiting response from the Fair Political Practices Commission (FPPC) to a letter he sent regarding clarification on whether or not he has a Conflict of Interest on the proposed agenda item. Councilmember Chilton further commented he received a letter from the FPPC advising him that by the first week in July they will provide formal written advice in response to his questions.*

*Pending receipt of a letter from the FPPC, Councilmember Chilton recused himself and left Council Chambers.*

Steve Rogers, Town Manager, presented Staff Report.

*Public Hearing Held*

Tim Bringman read statement into the record and requested the Town Council postpone making a decision on funding the proposed Community Center until citizens have had an opportunity to vote in November 2008.

Emmett Griffith read statement into the record as it relates to the Community Center project and indicated it is his opinion if one or both of the initiatives passes in November, it will show a vote of no confidence by residents of Yountville.

**ACTION: A Motion by Vice Mayor Dunbar; Seconded by Councilmember Dutton to Adopt Resolution Number 2687-08 Approving the Issuance by the Yountville Finance Authority of its Lease, Revenue Bonds (2008 Capital Projects); Approving the forms of and authorizing execution and delivery of a Site Lease, a Facilities Lease, and a Continuing Disclosure Certificate in connection with certain municipal improvements; and authorizing related actions and matters was approved.**

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

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- 12. PUBLIC HEARING – MASTER DEVELOPMENT PLAN AMENDMENT – HOTEL LUCA (FORMERLY CASTELLO SOGNO) – 6774 WASHINGTON STREET (APN 036-032-009)**  
*Consider Adoption of Resolution Number 2688-08* Approving Master Development Plan Amendment including Design Review and Use Permit for the Hotel Luca (formerly Castello Sogno) project consisting of a 20 unit inn, 4 apartment units, reception/retail area, 90 seat restaurant, spa treatment area, and associated outdoor parking and open space areas.  
Recommendation: Adopted Resolution.

*Councilmember Chilton returned to the Council Chambers for the remainder of the meeting.*

Bob Tiernan, Planning Director, presented Staff Report

David Fink, Owner, gave brief presentation.

Jeffrey Fink, Architect, gave brief presentation.

*Public Hearing Held*

Arik Housley, Ranch Market, commented on the following:

- Overall aesthetic look is very good.
- Parking - 55 or 61 parking spaces is not enough.
- Project is too dense for the site and is pushing it in terms of the size of the restaurant and suggested reducing restaurant down to what was originally proposed.

Bruce Peters, commented in response to Mr. Housley's concerns and stated the project is basically unchanged and it has gained parking and has reciprocal parking for ingress and egress. Mr. Peters further commented the original project was a café serving breakfast, lunch and dinner and the current project is an extreme refinement of what was previously approved and asked for Council's approval tonight.

**ACTION: A Motion by Vice Mayor Dunbar; Seconded by Councilmember Dutton to Adopt Resolution Number 2688-08 Approving Master Development Plan Amendment including Design Review and Use Permit for the Hotel Luca (formerly Castello Sogno) project consisting of a 20 unit inn, 4 apartment units, reception/retail area, a restaurant not exceeding 90 seats in response to an effort to comply with the required 25% FAR on the site to be worked out between Applicant and Staff, spa treatment area, and associated outdoor parking and open space areas and adding a Condition of Approval to screen the mechanical equipment was unanimously approved.**

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

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**13. RECESS TO THE YOUNTVILLE FINANCE AUTHORITY (SEE FINANCE AUTHORITY AGENDA)**

**See Separate Minutes of the Yountville Finance Authority.**

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**14. CERTIFICATION OF RESULTS OF THE EXAMINATION OF THE PETITIONS FOR PROPOSED BALLOT INITIATIVE LIMITING LEASE FINANCING AND DISCUSSION REGARDING CALLING FOR A 9212 REPORT.**

Recommendation: Received Staff Report, Provided Direction to Staff and Received Certified Results.

Michelle Price, Town Clerk, presented portion of the Staff Report pertaining to Certification of Results and examination of the petitions.

Amy L. Valukevich, Town Attorney, presented portion of the Staff Report related to the 9212 Report.

*Public Comment – None*

**ACTION: A Motion by Vice Mayor Dunbar; Seconded by Councilmember Dutton to direct staff to prepare the 9212 pursuant to the Elections Code and return no later than 30 days.**

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

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**15. YOUNTVILLE CHAMBER OF COMMERCE**

***Consider Adoption of Resolution Number 2689-08*** Approving Contract Number 2008-220 to provide Marketing and Promotional Services.

Recommendation: Adopted Resolution.

*Mayor Saucerman recused herself due to a Conflict of Interest resulting from her being employed by the non-profit organization and left Council Chambers.*

*Vice Mayor Dunbar will chair the item.*

Steve Rogers, Town Manager, presented staff report

Arik Housley, President, Yountville Chamber of Commerce, presented brief report.

*Public Comment*

Cindy Jeanty spoke in support of funding for Chamber of Commerce.

**ACTION: A Motion by Councilmember Dutton; Seconded by Councilmember Chilton to Adopt Resolution Number 2689-08 Approving Contract Number 2008-220 to provide Marketing and Promotional Services and amending Exhibit A to the Resolution to add the Chambers Business Hours from 10:00 a.m. to 5:00 p.m. seven days per week excluding major holidays was approved.**

**Ayes: Dutton, Chilton and Dunbar**

**Noes: None**

**Absent: Rosa**

**Abstain: None**

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**16. 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)

Mayor Saucerman commented on the District meeting.

- B. Napa County Mosquito Abatement District (Rosa)

No Report

- C. Upper Valley Waste Management Authority (Dutton)

Meeting postponed to June 30, 2008.

- D. Other Reports and Comments

Mayor Saucerman reported that the Napa County City Selection Committee appointed City of Calistoga Mayor Jack Gingles as the representative to the Association of Bay Area Governments and City of American Canyon Mayor as the Alternate.

Councilmember Dutton reported on Allied Council meeting.

Recommendation: Received and Filed.

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**17. STAFF INFORMATIONAL REPORTS**

A. Community Service Department Monthly Program Update

Kenneth Leary, Community Services Director, presented report.

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**18. FUTURE AGENDA ITEMS**

June 24, 2008

A. Adopt Final Budget and Set Budget Policies for Fiscal Year 2008/2009

July 1, 2008

B. Adopt the Town's Five-Year Capital Improvement Program for Fiscal Years 2008-09 through 2012-13.

C. Election – Calling and Giving Notice

D. Award Contract for Town Space Needs Analysis and Seismic Retrofit Services

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**19. ADJOURNMENT**

Adjourned to Special Town Council Meeting, Tuesday, June 24, 2008.

ATTEST:

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/s/ Michelle Price, Town Clerk

Approved by Town Council:

April 7, 2009