

TOWN OF YOUNTVILLE
MINUTES OF REGULAR COUNCIL MEETING
January 3, 2008

1. CALL TO ORDER – 5:30 P.M.

Mayor Saucerman called the meeting to order at 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.

Mayor Saucerman convened the regular Council meeting at 6:00 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, Steven C. Rosa and Lewis G. Chilton

Town Staff Present:

Steve Rogers, Town Manager; Amy L. Valukevich, Town Attorney; Bob Tiernan, Planning/Building Director; Myke Praul, Public Works Director/Town Engineer; Michelle Price, Town Clerk; Richard Stranzl, Finance Director; and Jennifer Carvalho, Recreation Supervisor

6. CLOSED SESSION REPORT

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

7. ADOPTION OF THE AGENDA

ACTION: A Motion by Vice Mayor Dunbar; Seconded by Councilmember Rosa to adopt the agenda was unanimously approved.

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

8. Public Comment on Matters Not Listed on the Agenda

None

9. APPROVAL OF CONSENT CALENDAR

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

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

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: Received and Filed.

B. *Monthly Financial Report* – November 2007

Recommendation: Received and Filed.

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: Adopted Resolution.

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

Recommendation: Approved.

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

Michelle Williams, Executive Director, Arts Council of Napa Valley (ACNV), presented report and announced upcoming Napa Valley Community Cultural Plan Workshop being held Wednesday, January 23, 2008 from 6:00 p.m. to 8:00 p.m. at the Napa Valley Opera House. To learn more about the ACNV, view their website at www.artscouncilnapavalley.org.

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 Bardessono Inn site.

Recommendation: Adopted Resolution, as amended.

Bob Tiernan, Planning Director, presented staff report and noted the following amendments to Condition of Approval 12.1 adding that the management is included in who can reserve the community room as they will be conducting some board meetings and tenant trainings and Condition of Approval 12.4 adding language indicating no sales of goods or services as a restriction of use in the community room.

Becky Boulton, Project Manager, Napa Valley Community Housing, gave brief presentation.

Rich Caldwell, Architect, HKIT Architects, gave brief presentation regarding the final design of site and buildings.

Bob La Rocca, Landscape Architect, gave brief presentation regarding landscape design.

Public Hearing Opened

Debbie Starr commented she would like information regarding water safety for kids due to nearby creek and potential for heavy flow and whether or not there is a laundry room.

Diane Brinker commented on the following:

- Difficult to make Council meetings when working outside of Yountville.
- Supports Community Center as something that fits into cultural plan for all of Napa Valley.
- Supports affordable housing, but is not supportive of the density.
- Has repeatedly asked what alternatives Council and staff have considered and she has not heard of any alternatives.

- Still concerned about flooding due to the amount of dirt added to the site causing one side of the creek to be higher than the other despite a report that says there will be no flooding.

Public Hearing Closed

Councilmember Chilton commented on the following:

- Likes the craftsman cottage style and color scheme.
- Appreciates the changes and thinks the project will flow better in the area.

Councilmember Rosa commented on the following:

- As with other projects in Town, this project has been discussed since prior to the water moratorium and this location has always been planned for affordable housing.
- The density of the project has decreased over time and the heights have also been changed.
- Town is in the process of doing creek study.
- We are not a gated community and are obligated to provide affordable housing.
- Supports the project.

Councilmember Dutton reiterated comments made by Councilmembers Chilton and Rosa and thanked everyone who has worked on this project over the years. Councilmember Dutton further commented that it is nice to see the project at its current state and is confident NVCH will do a fine job.

Vice Mayor Dunbar commented on the following:

- Agrees with Councilmember Chilton on the residential style architecture noting the project does not look like affordable housing and will blend right in with Yountville.
- Seasonal landscaping is important in this part of Town.
- Supports the project and says it is good for Yountville.

Mayor Saucerman commented on the following:

- She was elected to Council in 2001 and has been working on this project since that time.
- Comfortable with the plan.
- Pleased with mitigation measures in place regarding environmental issues.
- Pleased with hydrology report.
- Echoes Councilmember Rosa's comments regarding requirements to provide affordable housing.
- Pleased with landscape design and architecture.
- Thanked everyone who has worked on the project over the years.

ACTION: A Motion by Vice Mayor Dunbar; Seconded by Councilmember Rosa to adopt 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, as amended above by staff, was unanimously approved.

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

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: Introduced Ordinance.

Bob Tiernan, Planning Director, presented staff report.

Public Hearing Held – No Public Comment

ACTION: A Motion by Councilmember Dutton; Seconded by Vice Mayor Dunbar to introduce Ordinance Number 374-07 Amending Section 6.2 of the Zoning Ordinance to Revise Compact and Standard Parking Space Dimensions and Allowances; Duplex Parking Standards; and Add a Provision for Tandem Parking and to waive the balance of the reading was unanimously approved.

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

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: Received Applicant’s Request and Provided Direction to Applicant and Staff.

Bob Tiernan, Planning Director, presented staff report.

Mayor Saucerman disclosed she spoke with Mr. Shipman and has looked at the wall in question.

David Shipman, Vintage Estates, Applicant Representative commented he is happy to answer any questions.

Public Hearing Held – No Public Comment

Following discussion, Town Manager Rogers commented that he has heard the sentiment that we probably should not be here this evening discussing this matter and stated what we have is a difficult situation in which the Applicant was trying to act on a change in a condition required by Napa County Environmental Management. What we need to have is the flexibility for the Planning Director and Planning Staff to exercise reasonable field call judgments and make decisions consistent with Council's overall approvals which is incredibly important to the Applicants, Business Community and Homeowners.

Town Manager Rogers suggested the following options for Council consideration:

1. Allow wall height to stay at current height pending approval by Napa County Environmental Management; and
2. If Napa County Environmental Management says no the height is not adequate and both walls need to be the same height, authorize staff to make the field decision.

Following Council discussion, there was consensus in regard to the following:

- Authorize the Planning Director and Planning Staff to exercise reasonable field call judgments and make decisions consistent with Council's overall project approval.
- Do not make changes to the wall until comments are received from Napa County Environmental Management and follow suggestions made above by Town Manager Rogers.

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

Michelle Price, Town Clerk, presented staff report.

ACTION: A Motion by Councilmember Chilton; Seconded by Councilmember Dutton to reappoint Councilmember Rosa to the Mosquito Abatement District, maintain appointments as they currently exist and remove the Chamber of Commerce Marketing Committee from the Town's list of Boards, Committees and Commissions was unanimously approved.

Ayes: Chilton, Dutton, Rosa, Dunbar and Saucerman

Noes: None

Absent: None

Abstain: None

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

Recommendation: Received Staff Report and Provided Direction to Staff.

Michelle Price, Town Clerk, presented staff report related to certification of the results.

Amy Valukevich, Town Attorney, presented staff report related to special and regular election dates.

Public Comment Opened

Tim Bringman commented that there is also an option to have a special election that is not a regular election of any sort and was wondering if the cost of that is known, as well.

Town Attorney Valukevich commented in general stating that if no election is being held at all within the County that the expense of calling a separate election not consolidated with any other election in the County would be at an additional expense paid only by the Town.

Vice Mayor Dunbar questioned whether or not Mr. Bringman's question would be answered in the report or would we have to specifically request that.

Town Attorney Valukevich responded the answer can be incorporated into the report.

Debbie Starr expressed concern about holding a special election outside of the stated election dates and strongly encouraged Council to bundle this item with another election.

Public Comment Closed

Mayor Saucerman advised Council will receive the report under Elections Code section 9212 at its next regular meeting on January 15, 2008.

ACTION: A Motion by Councilmember Rosa; Seconded by Councilmember Chilton to Accept Certification of Results of the Examination of Petitions and file with Town Clerk/Election Official was unanimously approved.

Ayes: Rosa, Chilton, Dutton, Dunbar and Saucerman

Noes: None

Absent: None

Abstain: None

16. YOUNTVILLE COMMUNITY CENTER AND TOWN CENTER MASTER PLAN PROJECT

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

Recommendation: Accepted 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: Provided Direction to Staff and established \$669,000 as the maximum annual debt service to fund construction of the proposed Community Center Project.

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

Recommendation: Provided Direction and Authorized Staff to Proceed with the “Core Community Center Project”, as outlined in the Staff Report and directed staff to consider using the Town’s CIP process and identify other funding sources for the components outlined in the Staff Report that are not part of the Core Community Center Project.

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: Adopted Resolution, as amended striking the language “and solicit” from Item 4 of the Resolution.

Steve Rogers, Town Manager, presented staff report.

David Leifer, Kelling, Northcross & Nobriga, presented KNN Report.

Public Comment – None

Council Comments

Councilmember Chilton commented on the following:

- Commended Town Manager Rogers on the staff report and the effort he has undertaken since he has become Town Manager to look at how the process for the Community Center project has evolved over the past 10 years and to address the questions Council has had.
- Commended Finance Director Richard Stranzl and acknowledged he came up with extremely similar numbers back in April 2006 as were presented in the report by KNN.
- The Staff Report is the biggest step forward to addressing public concerns.
- This will be the first time he will be voting in favor of a Resolution for the Town Center project.

- Accepts KNN Report as presented.
- Accepts recommendation of \$669,000 as a maximum annual payment for debt service, as the number is reasonable based on the report, but he is not committing that amount yet.
- Subcommittee did a good job identifying the Core Project elements and non-core elements that should be funded separately as part of the Town's CIP budget process and likes the idea of finding other funding sources.
- Master Site Plan Development - Believes entire project should be looked at, but does not think it needs to be built all at once.
- Resolution – Supports all four points with amendment to strike the language “and solicit” from Item 4 in the Resolution.

Councilmember Rosa commented on the following:

- Agrees with a lot of Councilmember Chilton's comments.
- Thanked Town Manager Rogers for cutting through all of the nonsense in the short amount of time he has been with the Town and getting us to where we are tonight which is where we should have been months ago.
- Thanked Richard for his work.
- Accepts KNN Reports.
- Supports Debt Limit of \$669,000.
- Supports going out to bid.
- Establishing CIP with other sources of income is something that needs to be looked at.
- Supports Staff Report in its entirety.

Councilmember Dutton commented on the following:

- Concurs with a lot of what has been said by the previous Councilmembers.
- It is nice to see the project laid out in the Staff Report.
- Accepts Bonding Report and said it was nicely done.
- \$669,000 of debt service is well within what has been done by the Town Council, not only this Council, but previous Councils.
- Core Elements - Agrees with what has been identified in the Staff Report, but questions the proposed fountain as alluded to in the Town's Friday Blurb which mentioned problems with Van de Leur Park.
- Non-core elements should be part of the CIP budget process and should be prioritized.
- Supports all four points of the resolution.

Vice Mayor Dunbar commented on the following:

- Commended Staff and Mr. Leifer for the clarity and thoroughness of the Report.
- Council has been fiscally responsible with the proposed project.
- Accepts Report.
- Accepts a not to exceed debt service amount of \$669,000 which is an extremely conservative number.
- Accepts Core Project and non-core elements identified by the Subcommittee.
- Move forward to receive bid numbers.

Mayor Saucerman commented on the following:

- She has been working on this project since she was elected to Council and never thought this phase of the discussion and the analysis of this project would ever come.
- Comfortable and pleased to hear that Councilmember Chilton's concerns have been recognized and satisfied due to the excellent work of staff and the KNN Report.
- Thanked the subcommittee for redefining the Core project and non-core project elements.
- Reiterated compliments to all staff.
- Accepts Report.
- Resolution – Agrees with maximum debt service of a not to exceed amount of \$669,000 and to move forward with other elements of the resolution.

Councilmember Chilton provided the following additional comments:

- Supports hosting a Community Center Workshop.
- Would like to see a Capital Budget established.
- Would like to see an Operating Budget and Capital Reserve Plan.

Town Manager Rogers suggested Wednesday, March 5, 2008 and as an alternate date Wednesday, February 20, 2008 to hold the Community Center Workshop.

Following Council discussion, staff will proceed with March 5, 2008 as the target date for the Community Center Workshop.

ACTION: A motion by Councilmember Chilton; Seconded by Councilmember Rosa to Adopt Resolution Number 2635-08, as amended to delete the language "and solicit" from Item 4 of the Resolution was unanimously approved and includes the following:

- 1. Approve Plans and Specifications for Community Center and Town Center Site Master Plan Project;**
- 2. Authorize staff to solicit construction bid documents for the Community Center and related project elements to establish true project cost;**
- 3. Establish an annual maximum annual debt service amount not to exceed \$669,000 for the purposes of obtaining construction financing from the earmarked 2% of the 12% TOT allocation based on January 2008 financial information consistent with provisions of Proposition B (2003) for the purpose of funding the Community Center project; and**
- 4. Authorize staff to research appropriate General Fund backed Certificates of Purchase (COPs) using a not to exceed amount of \$669,000 per year for annual debt service payment.**

Ayes: Chilton, Rosa, Dutton, Dunbar and Saucerman

Noes: None

Absent: None

Abstain: None

17. COUNCIL REPORTS AND COMMENTS

Report of Council Member Meeting Attendance:

A. Upper Valley Waste Management Authority (Dutton)

No Meeting

B. Napa County Mosquito Abatement District (Rosa)

Councilmember Rosa reported the District elected officers and approved meeting schedule for 2008.

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

Mayor Saucerman reported the Authority established an advisory committee for consideration of interjurisdictional issues coming before NCTPA and acquired property for new transportation center and decided we would quantify the NCLOG principles.

D. Other Reports and Comments

Mayor Saucerman commented on the Town Newsletter and noted the article on Flooding and Storm Preparedness.

Vice Mayor Dunbar thanked the Chamber of Commerce for another beautiful Festival of Lights.

Mayor Saucerman commented on the Napa Valley Community Housing Publication entitled *Affordable Dreams* and noted it featured the two affordable housing projects in Yountville.

Recommendation: Received and Filed.

18. STAFF REPORTS

None

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

Adjourned to the Next Regular Town Council Meeting Tuesday, January 15, 2008
at 6:00 p.m.

ATTEST:

/s/ Michelle Price, Town Clerk

Approved by Town Council:

January 15, 2008