

*TOWN OF YOUNTVILLE
MINUTES OF REGULAR COUNCIL MEETING
December 4, 2007*

1. CALL TO ORDER; CONVENE REGULAR COUNCIL MEETING – 6:00 P.M.
Mayor Saucerman called the Town Council meeting to order at 6:00 p.m.

2. CLOSED SESSION - NONE

3. PLEDGE OF ALLEGIANCE
Vice-Mayor John Dunbar led the pledge of allegiance.

4. 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, Bob Tiernan, Planning/Building Director; Amy L. Valukevich, Town Attorney; Julie Baldia, Administrative Services Supervisor; Myke Praul, Public Works Director/Town Engineer; and Kenneth Leary, Community Services Director

5. CLOSED SESSION REPORT-NONE

6. ADOPTION OF THE AGENDA

ACTION: A Motion by Councilmember Dutton; Seconded by Councilmember Rosa to continue agenda item 12 to the next scheduled Town Council meeting of January 3, 2008 and to adopt the agenda was unanimously approved.

Ayes: Dutton, Rosa, Dunbar, Chilton and Saucerman

Noes: None

Absent: None

Abstain: None

7. Public Comment on Matters Not Listed on the Agenda

None

8. APPROVAL OF CONSENT CALENDAR

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

Ayes: Dunbar, Chilton, Dutton, Rosa and Saucerman

Noes: None

Absent: None

Abstain: None

A. *Approval of Warrants* —

- Accounts payable check numbers \$ 55,449.22
- Total payroll and benefits \$ 78,533.94
- Total payments for period \$133,983.16

Recommendation: Received and Filed.

B. Approval of Minutes – November 20, 2007

Recommendation: Approved.

9. PRESENTATIONS – NONE

10. REPORT FROM WEST YOST & ASSOCIATES ON THE AQUIFER TESTING OF THE YOUNTVILLE MUNICIPAL WELL AND PROVIDE DIRECTION TO STAFF ON DISPOSITION OF THE NORTH BAY AQUEDUCT ENTITLEMENT WATER.

Recommendation: Received Report and Provided Direction to Staff.

Ken Loy, West, Yost & Associates gave presentation.

ACTION: Council unanimously accepted report and concurred in directing staff to commence negotiations with other municipalities within the County on the North Bay Aqueduct Water rights.

11. PUBLIC HEARING – DESIGN REVIEW – HURLEY’S RESTAURANT & BAR – 6518 WASHINGTON STREET (APN 036-061-007)

Consider Adoption of Resolution Number 2628-07 Approving Design Review for exterior modifications to Hurley’s Restaurant including extension of the existing trellis over the south patio, replace existing windows with doors at the north patio, and new north patio awnings.

Recommendation: Adopted Resolution.

ACTION: A motion by Councilmember Chilton; seconded by Councilmember Rosa to adopt Resolution Number 2628-07 Approving Design Review for exterior modifications to Hurley's Restaurant including extension of the existing trellis over the south patio, replace existing windows with doors at the north patio and new north patio awnings was unanimously approved.

Ayes: Chilton, Rosa, Dutton, Dunbar and Saucerman

Noes: None

Absent: None

Abstain: None

12. 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: Adopt Resolution.

Public Hearing continued to January 3, 2008.

13. PUBLIC HEARING – FINAL MASTER DEVELOPMENT PLAN – WASHINGTON GARDENS (FORMERLY AD HOC) AFFORDABLE HOUSING PROJECT – 6476 WASHINGTON STREET (APN 036-090-020)

Consider Adoption of Resolution Number 2630-07 Approving Final Master Development Plan including Design Review, Use Permit, Parcel Map and Affordable Housing Overlay for the Washington Gardens Affordable Housing project consisting of 11 affordable housing units and associated parking on the rear portion of the Ad Hoc Restaurant site.

Recommendation: Adopted Resolution.

Bob Tiernan, Planning Director, presented Staff Report.

Mayor Saucerman recused herself due to a conflict of interest resulting from her primary residence being located within 500' of the French Laundry Property and there is a direct correlation with this project and the project proposed to be built on the French Laundry site and left the Council Chambers.

Councilmember Rosa recused himself due to a conflict of interest resulting from his primary residence being located within 500' of the affordable housing portion of the subject project and left the Council Chambers.

Vice-Mayor Dunbar chaired the item.

Bob Tiernan, Planning Director, presented staff report.

Public Hearing Opened

Becky Boulton, Project Manager, Napa Valley Community Housing (NVCH), thanked the Staff and Council for working with Thomas Keller's team drafting the Memorandum of Understanding (MOU) pertaining to the Washington Gardens Affordable Housing Project. Ms. Boulton also introduced design team of Rich Caldwell, Architect and Bob La Rocha, Landscape Architect.

Councilmember Chilton asked whether any Redwood trees would remain on this property.

Bob La Rocha, Landscape Architect responded that the Redwood tree on the corner of the property along with the existing Oak trees will remain. Mr. La Rocha stated that White Alders will replace the Redwood trees that will be removed.

Vice-Mayor Dunbar asked Mr. La Rocha for more explanation on White Alder replacements and the definition of a moderate growth tree, the size and screening capability as it relates to the existing Redwood trees.

Mr. La Rocha, stated that White Alder is a deciduous tree associated with riparian landscape, it allows sunlight to come in during winter months. It is a moderate sized tree with good fall coloring, and is a suitable tree for this type of project.

Vice-Mayor Dunbar asked Becky Boulton to go over management policy as related to these units that controlled by Napa Valley Community Housing (i.e. application process, parking, income eligibility and verification).

Ms. Boulton explained that there is a very lengthy application process including criminal, credit, references and extensive background check on every person applying to live in the unit as part of the application process, as well as yearly certification and inspection of everyone in living in the unit. It was also clarified that there is no Resident Manager at the Washington Gardens Site, but a tenant designated by Napa Valley Community Housing will monitor the property. A Resident Manager will be assigned to Finnell Place and will manage both sites. Each tenant will be given an assigned parking space. Violators of unauthorized parking will be towed. Ms. Boulton added that if income should increase, tenants could be subject to paying more rent, and if income continued to increase, they would be asked to leave, depending on financing source regulations.

Ms. Boulton confirmed that the Resident Manager at Finnell Place would also be the Resident Manager at the Washington Garden Site.

Tim Bringman asked for estimated costs of the project, asked if anyone has studied the flood potential of this property and if there are any plans to raise the level of this property to prevent flooding.

Bob Tiernan, Planning Director stated that the portion on the west side of Hopper Creek is outside of the flood plain and the raising of the grade by 1½ feet achieves a fall for the utilities rather than raising it out of the flood zone.

Ms. Boulton responded that Bartelt Engineering performed a hydrology study and concurred that the bank will be raised 1½ feet and she does not anticipate any flooding issues. It was also stated that this is a combined application with Finnell Place and the cost of both projects is approximately \$13.5 million for both developments. Ms. Boulton also stated the approximate start date for this project is September 2008.

Public Hearing Closed

Council Comments

Councilmember Chilton stated that the farmhouse style is a vast improvement, but he continues to have difficulty assessing density of the project and asked that staff continue to provide guidance to Applicant throughout application process.

Councilmember Dutton commended all parties involved.

Vice-Mayor Dunbar also commended all parties involved.

ACTION: A Motion by Councilmember Dutton; seconded by Councilmember Chilton to Adopt Resolution Number 2630-07 Approving Final Master Development Plan including Design Review, Use Permit, Parcel Map and Affordable Housing Overlay for the Washington Gardens Affordable Housing project consisting of 11 affordable housing units and associated parking on the rear portion of the AdHoc Restaurant site was unanimously approved.

Ayes: Dutton, Chilton and Dunbar

Noes: None

Absent: None

Abstain: None

**14. DISCUSSION AND POSSIBLE ACTION REGARDING PROPOSED BALLOT INITIATIVE
LIMITING REVENUE BONDS AND ELECTIONS CODE SECTION 9212 REPORT.**

Recommendation: Received Staff Report and Provided Direction to Staff.

Amy Valukevich, Town Attorney, presented Staff Report.

Public Comment – None

It was Council consensus to proceed with the Elections Code Section 9212 report.

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- 15. CONSIDER ADOPTION OF RESOLUTION NUMBER 2631-07 APPROVING JOB DESCRIPTION AND SALARY ALLOCATION FOR WASTEWATER TREATMENT PLANT OPERATOR-IN-TRAINING (OIT) AND DEVELOPMENT OF PUBLIC WORKS SUCCESSION PLAN AND TEAM BUILDING PROCESS.**

Recommendation: Adopted Resolution.

Steve Rogers, Town Manager, presented the staff report.

Public Comment – None

ACTION: A Motion By Councilmember Dutton; Seconded By Councilmember Rosa to Adopt Resolution Number 2631-07 Approving Job Description and Salary Allocation for Wastewater Treatment Plant Operator-In-Training (OIT) and Development of Public Works Succession Plan and Team Building Process was unanimously approved.

Ayes: Dutton, Rosa, Chilton, Dunbar and Saucerman

Noes: None

Absent: None

Abstain: None

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- 16. CONSIDER ADOPTION OF RESOLUTION NUMBER 2632-07 APPROVING BUDGET ADJUSTMENT NUMBER 2007-08-A10 IN THE AMOUNT OF \$13,000 TO UPGRADE SOFTWARE LICENSES FOR ALL STAFF WORKSTATIONS IN CONJUNCTION WITH NEW NETWORK SERVER.**

Recommendation: Adopted Resolution.

Steve Rogers, Town Manager, presented the staff report.

Public comment – None

ACTION: A Motion By Vice-Mayor Dunbar; Seconded By Councilmember Chilton to Adopt Resolution Number 2632-07 Approving Budget Adjustment Number 2007-08-A10 in the amount of \$13,000 to Upgrade Software Licenses for all Staff Workstations in Conjunction with New Network Server was unanimously approved.

Ayes: Dunbar, Chilton, Dutton, Rosa and Saucerman

Noes: None

Absent: None

Abstain: None

17. CONSIDER ADOPTION OF RESOLUTION NUMBER 2633-07 APPROVING THE RELOCATION OF THE BUS STOP ON WASHINGTON STREET IN FRONT OF THE VILLAGIO SPA BUILDING ENTRANCE ON THE CORNER OF WASHINGTON AND MULBERRY STREETS.

Recommendation: Adopted Resolution.

Myke Praul, Public Works Director, presented staff report.

Public Comment - None

ACTION: A Motion By Vice-Mayor Dunbar; Seconded By Councilmember Rosa to Adopt Resolution Number 2633-07 Approving the Relocation of the Bus Stop on Washington Street in Front of the Villagio Spa Building Entrance on The Corner of Washington and Mulberry Streets was unanimously approved.

Ayes: Dunbar, Rosa, Chilton, Dutton and Saucerman

Noes: None

Absent: None

Abstain: None

18. COUNCIL REPORTS AND COMMENTS

Report of Council Member Meeting Attendance:

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

Mayor Saucerman commented that the Flood Control Board resolved to permanently close the soil disposal site on South Jefferson Street in Napa and investigate some soil disposal alternatives in regards to the Flood Control Project in Napa.

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

Councilmember Rosa commented that NCTPA discussed obtaining Requests for Proposals (RFP's) since their contract is up. It was also reported discussion of NCTPA becoming independent of the County of Napa. Councilmember Rosa also commented on the warning signs on the south side of the over pass on Highway 29 near Madison Street, and advised Caltrans does not feel they are necessary.

Mayor Saucerman reported that Caltrans is preparing to repave Highway 29 south of California Drive to Dwyer Road.

Mayor Saucerman also reminded the public of the Yountville Shuttles "Dine and Ride" program.

C. Other Reports and Comments:

Councilmember Chilton thanked everyone involved with the Festival of Lights and asked staff to set up a meeting with the public to discuss parking issues in Town prior to establishing next year's budget goals.

Mayor Saucerman also thanked all of those who volunteered and participated with the Festival of Lights and commented on the following:

- Reminded everyone of the Christmas tree lighting to be held at the "point" on Sunday, December 16th.
- Discussed a meeting she participated in along with the Town Manager and Michelle Williams, Director of the Napa Valley Arts Council, and the opportunity of integrating Yountville's Fine Arts Program with the Napa Valley Arts Council programs.
- Thanked local businesses for taking a proactive parking policy with their employees

Councilmember Dutton wished all a happy Holiday Season.

Vice-Mayor Dunbar, praised the look of Yountville during this holiday season and commented on the following:

- Proposed the idea of a biodiesel or electric vehicle shuttle to consider as part of the free shuttle program in the future.
- Well wishes were given to the new Compadres, Rio Grille in Napa.

Recommendation: Received and Filed.

19. STAFF REPORTS

Town Manager Rogers reported on the following items:

- "Tactful Communication Skills" training was held on November 29, 2007, and all Town employees were required to participate.
- Upcoming scheduling of "In-Council" workshops pertaining to parking and Town beautification.
- Upcoming budget process to begin soon.
- He will be attending PARSAC training in Sacramento, December 5th and 6th.

20. FUTURE AGENDA ITEMS

- A. Certification of the Results of Ballot Initiative Petition
- B. Presentation by the Arts Council of Napa Valley
- C. Yountville Inn Affordable Housing Master Development Plan
- D. Boards, Committees and Commissions Annual Review

21. ADJOURNMENT

Adjourned to the Next Regular Town Council Meeting Thursday, January 3, 2008.

ATTEST:

/s/ Julie Baldia, Deputy Town Clerk

Approved by Town Council:

January 3, 2008