



Town of Yountville

6550 Yount Street
Yountville, CA 94599

Staff Report

Agenda Item #: {{section.number}}C

Yountville Town Council Staff Report

DATE: July 16, 2024

TO: Mayor and Town Council

FROM: Brad Raulston, Town Manager

PREPARED BY: Samantha Holland, Parks & Recreation Director

RECOMMENDATION

Adopt Resolution Number 24-4295 Authorizing the Town Manager to execute a Use Agreement with Hoopes Vineyard LLC for operation of a public Farmstand and Farm Provisions Café for Public Benefit.

DISCUSSION/BACKGROUND

The Town purchased the Yountville Elementary School property in April of 2024. With the planning process underway to consider the long-term use of the site, staff have been working on public benefit service uses of the site to improve the quality of life for Yountville residents.

Staff began brainstorming ideas for year-round use of the Little League field snack shack and it is currently only being used intermittently during the Little League season. The facility is currently permitted by Napa County Environmental Management as a commercial kitchen and already includes a full commercial hood, sinks, and required grease interceptor.

Discussions began with Lindsay Hoopes of Hoopes Vineyard with the Yountville Farmstand taking place at the Community Center and have grown into a proposed partnership for operation of the Yountville Farmstand year-round in the Little League Snack Shack building.

The Farmstand would be operated as a café/food service/beverage operation and the Oasis Farmstand serving local and seasonal produce, beverages, locally sourced and inspired fast casual food and beverage items as well as serving events that may take place upon agreement with the Town. The Farmstand would also act as the concessionaire for Little League home games, summer events and a distribution site for Community Support Agriculture ("CSA") box pick up and drop box, as well as a commercial kitchen for preparation of the same.

Other concepts for use include providing space to support local culinary students with a credit-based work experience program, featured menus, and local chef special events.

The User would operate six days a week for no less than 50 hours total per week. Special discounts and promotions would be available for Yountville residents.

The Town has budgeted approximately \$50,000 to make necessary exterior improvements to bring the site up to suitable standards and improve accessibility prior to opening. In another agenda item today, staff is requesting a contingency budget for the overall Commons interim improvements to address unforeseen conditions and cost overruns.

The User Agrees To:

- Operating six days a week for a minimum of 50 hours each week. Revisions to schedule can be agreed upon in writing by the Town and User.
- Providing sale of seasonal produce, food, beverages, and other provisions with discounts and special promotions for Yountville residents.
- Obtaining any and all necessary permits or approvals for the sale of alcoholic beverages on site.
- Supporting local culinary students with credit-based programs.
- Featuring temporary menus and special food items from local chefs.
- Offering catering of events hosted on site including for Yountville Little League.
- Acting as the concessionaire for Yountville Little League home games.
- All maintenance as outlined into the agreement as Exhibit B.
- Providing all materials, equipment, and supervisory personnel necessary for its activities.
- Compensate the Town \$100 per month for each month the site is used.
- Providing Liability and Liquor Liability insurance as outlined in the agreement.

The Town Agrees To:

- Make site improvements prior to the Farmstand opening at its own expense.
- All outdoor building and landscape maintenance and repair.
- General indoor facility and existing equipment maintenance and repair for issues not caused by the user. This will not include user-owned equipment.
- Utility costs including water, shared trash and recycling, sewer, power, and gas.
- Providing access to a restroom during business hours.

ENVIRONMENTAL REVIEW

Not Applicable

FISCAL IMPACT

Is there a Fiscal Impact? Yes

Is it Currently Budgeted? Yes

Where is it Budgeted?

Is it Mandatory or Discretionary? Discretionary

Is there a Staff Resource Impact? Nominal

STRATEGIC PLAN GOAL

Is item Identified in Strategic Plan? Yes

If yes, Identify Strategic Goal and Objective. **Quality of Life:** The Town enhances the livability of Yountville by providing well-maintained public facilities, parks, and trails, and quality programs and events.

Briefly Explain Relationship to Strategic Plan Goal and Objective. By partnering with a provider to operate a Farmstand, the Town is improving the quality of life for residents and making it easier for them to have access to fresh fruits, vegetables, and quick food and beverage options.