

# Town of Yountville

6550 Yount Street  
Yountville, CA 94599



## Meeting Minutes – Final

**Tuesday, July 16, 2024**

**3:00 PM**

**Town Hall Council Chambers**

### **Town Council**

***Mayor Margie Mohler***  
***Vice Mayor Hillery Bolt Trippe***  
***Council Member Eric Knight***  
***Council Member Robin McKee-Cant***  
***Council Member Pam Reeves***

**1. CALL TO ORDER; CONVENE REGULAR MEETING - 3:00 P.M.**

**2. ROLL CALL**

**Present:** 5 Mayor Margie Mohler, Council Member Eric Knight, Vice Mayor Hillery Trippe, Council Member Robin McKee-Cant, Council Member Pam Reeves

**Absent:** None

**3. PLEDGE OF ALLEGIANCE**

The pledge of allegiance was held.

**4. ADOPTION OF AGENDA**

A motion was made by Council Member Reeves, seconded by Council Member Knight to Adopt the Agenda. The motion carried by the following vote:

**AYES:** 5; Mayor Mohler, Council Member Knight, Vice Mayor Trippe, Council Member McKee-Cant, Council Member Reeves

**NOES:** 0

**ABSTAIN:** 0

**5. COUNCIL MEMBER ANNOUNCEMENTS**

None.

**6. PROCLAMATIONS AND RECOGNITIONS**

**A. New Employee Introductions – Misty Amblard, Michael Quinn, and John Gomez**

Town Manager Raulston introduced Misty Amblard, Administrative Assistant.

Public Works Director John Ferons introduced Michael Quinn, Utility Worker, and John Gomez, part-time Maintenance Worker.

**7. NON-AGENDA PUBLIC COMMENT**

None.

**8. CONSENT CALENDAR**

**A. Approve Minutes from the Town Council regular meeting held June 18, 2024.**

**B. Appoint four (4) individuals to serve on the Yountville Arts Commission with the terms of office to commence July 21, 2024 and expire July 20, 2026.**

Council Member Knight and Council Members Reeves expressed their appreciation for the continued dedication of the reappointed members.

**C. Adopt Resolution Number 24-4289 awarding the bid for the Fiscal Years 2024-2025 and 2025-2026 Street Sweeping Services, approving a Maintenance Agreement with Commercial Power Sweep for \$147,430 and authorizing the Town Manager to execute the maintenance agreement, change orders, and amendments up to the budgeted amount.**

- D. Adopt Resolution Number 24-4290 approving the plans and specifications for the Measure-T Fiscal Year 2024 project titled Street Measure-T Solano Avenue Pavement Rehabilitation, Project No. MT-3025, and authorizing staff to solicit bids for the project.
- E. Adopt Resolution Number 24-4291 authorizing the procurement of a replacement utility truck from Platinum Chevrolet of Santa Rosa as the lowest responsive and responsible bidder in the amount of \$67,965.65 and authorizing the Town Manager to execute the purchase up to the budgeted amount.
- F. Continue the Emergency Declaration for the Town of Yountville Recycled Water Transmission Main Repair pursuant to Yountville Municipal Code 3.32.390

A motion was made by Council Member Knight, seconded by Council Member Reeves to approve the Consent Calendar items. The motion carried by the following vote:

**AYES:** 5; Mayor Mohler, Council Member Knight, Vice Mayor Trippe, Council Member McKee-Cant, Council Member Reeves

**NOES:** 0

**ABSTAIN:** 0

## 9. GUEST PRESENTATIONS

None.

## 10. PUBLIC HEARINGS

- A. Adopt Resolution Number 24-4292 approving the Major Subdivision Tentative Map, Preliminary and Final Master Development Plan, Density Bonus Concession and Waivers, Design Review, Tree Removal, and Fence Extension with Conditions of Approval for the 1980 Yountville Cross Road Project and find the project exempt from the California Environmental Quality Act under CEQA Guidelines Section 15332 as an Infill Development project.

Council Member Reeves recused herself from participating in Item 10.A. due to a conflict of interest. Council Member Reeves stated on the record that she has an interest in real property within 1,000 feet of the subject property. Council Member Reeves left the room for the duration of the discussion.

Ex-parte communications: Council Member McKee-Cant, Council Member Knight, and Vice Mayor Trippe stated on the record that they met with the applicant team and disclosed the interactions and information received.

Consultant Heather Gurewitz, the Town's consultant Senior Planner from M group, provided the staff report and presentation highlighting project changes since the June 4<sup>th</sup> Public Hearing.

Land Use Planner, Kirsty Shelton, represented the applicant and provided a presentation and clarify project goals and commitments. Attorney Jeff Dodd providing additional context and information. Architect Susan Austin responded to questions from Town Council.

Public comment: Sherry Breitigam, Michael Borck, Rick Klace, and Penny Proto

A motion was made by Council Member Knight, seconded by Council Member McKee-Cant to Adopt the Resolution.

Mayor Mohler proposed a Substitute Motion approving the Condition of Approval 19 presented at the June 4, 2024 Town Council Meeting (*Gate set back shall be 30-feet minimum from the northerly edge of pavement of Yountville Crossroad. There shall be 14-feet minimum width of unobstructed horizontal clearance when gate is open. If the gate swings toward Yountville Crossroad the minimum setback shall be a total of the setback distance plus the total width of the gate plus 2 feet. Gate shall have a Fire Marshall approved key access if electric it shall have a Knox Key Switch mounted to access panel., if manual, it shall have a Knox Padlock installed.*) and adding that the gate shall be automatic and remain unlocked.

The substitute motion did not receive a second.

The original motion carried by the following roll call vote:

**AYES:** 4; Mayor Mohler, Council Member Knight, Vice Mayor Trippe, Council Member McKee-Cant

**NOES:** 0

**ABSTAIN:** 0

**RECUSED:** 1 Council Member Reeves

## 11. ADMINISTRATIVE / REGULAR ITEMS

- A.** Adopt Resolution Number 24-4293 approving a budget adjustment of \$500,000 in Fiscal Year 2024/2025 to Capital Projects Fund 50 for Yountville Commons Project CF-0046.

Administrative Services Director King presented the staff report.

Public comment: Alan Tenscher

A motion was made by Council Member Reeves, seconded by Council Member McKee-Cant to Adopt the Resolution The motion carried by the following roll call vote:

**AYES:** 5; Mayor Mohler, Council Member Knight, Vice Mayor Trippe, Council Member McKee-Cant, Council Member Reeves

**NOES:** 0

**ABSTAIN:** 0

**RECUSED:** 0

- B.** Approve Resolution Number 24-4294 authorizing the Town Manager to execute a Use Agreement with Donovan's Wellness Solutions LLC for operation of a public fitness gym at the Yountville Commons site

Mayor Mohler and Council Member Knight recused themselves from participating in Item 11.B. due to a conflict of interest. Mayor Mohler stated on the record that she has an interest in real property within 500 feet of the subject property. Council Member Knight stated on the record that he has an interest in real property within 1,000 feet of the subject property. Mayor Mohler and Council Member Knight left the room for the duration of the discussion.

Parks and Recreation Director Samantha Holland presented the staff report.

Donavan Almond, owner of Donovan's Wellness Solutions, provided information about the proposed operations.

Public comment: Alan Tenscher

A motion was made by Council Member Reeves, seconded by Council Member McKee-Cant to Adopt the Resolution The motion carried by the following roll call vote:

**AYES:** 3; Vice Mayor Trippe, Council Member McKee-Cant, Council Member Reeves  
**NOES:** 0  
**ABSTAIN:** 0  
**RECUSED:** 2 Mayor Mohler, Council Member Knight

- C. 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.

Mayor Mohler and Council Member Knight recused themselves from participating in Item 11.C. due to a conflict of interest. Mayor Mohler stated on the record that she has an interest in real property within 500 feet of the subject property. Council Member Knight stated on the record that he has an interest in real property within 1,000 feet of the subject property. Mayor Mohler and Council Member Knight left the room for the duration of the discussion.

Parks and Recreation Director Holland provided the staff report.

Public comment: None.

A motion was made by Council Member McKee-Cant, seconded by Council Member Reeves to Adopt the Resolution The motion carried by the following roll call vote:

**AYES:** 3; Vice Mayor Trippe, Council Member McKee-Cant, Council Member Reeves  
**NOES:** 0  
**ABSTAIN:** 0  
**RECUSED:** 2 Mayor Mohler, Council Member Knight

- D. Adopt Resolution Number 24-4296 approving, authorizing, and directing the Town Manager to execute a Memorandum Of Understanding with Robert Orr for the donation of a commissioned bronze sculpture Of George C. Yount and finding the Memorandum Of Understanding exempt from the California Environmental Quality Act

Parks and Recreation Director Holland presented the staff report. Town Manager Raulston provided additional information and background.

Town Council discussed and approved the formation of an ad hoc historical committee to work in conjunction with a Yountville Arts Commission ad hoc to address the sculpture donation. Mayor Mohler and Council Member Knight will serve on the Town Council Historical Ad Hoc.

Public comment: none.

A motion was made by Council Member Knight, seconded by Council Member McKee-Cant to Adopt the Resolution with changes to the resolution recitals A and C to omit any reference about placement at Town Hall

The motion carried by the following roll call vote:

**AYES:** 4; Mayor Mohler, Council Member Knight, Council Member McKee-Cant, Council Member Reeves  
**NOES:** 0  
**ABSTAIN:** 1 Vice Mayor Trippe

**RECUSED:** 0

## 12. STAFF PRESENTATIONS AND INFORMATIONAL REPORTS

### 13. COUNCIL EXTERNAL MEETING REPORTS

Mayor Mohler attended the Napa County Flood Control District meeting this morning (July 18, 2024) – 95% design of the second phase of the flood wall has been achieved. Other items included consideration of easement purchases and continued public hearing related to emanate domain.

### 14. ADJOURNMENT

A motion was made by Council Member McKee-Cant, seconded by Vice Mayor Trippe to Adjourn the meeting. The motion carried by the following vote:

**AYES:** 5; Mayor Mohler, Council Member Knight, Vice Mayor Trippe, Council Member McKee-Cant, Council Member Reeves

**NOES:** 0

**ABSTAIN:** 0

Adjourn to the Town Council Study Session August 6, 2024 at 1:00 p.m. being held in the Town Hall Council Chambers located at 6550 Yount Street.

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/s/ Hilary Gaede, Communications Director/ Town Clerk

Date Approved: August 6, 2024