

Town of Yountville

6550 Yount Street
Yountville, CA 94599



Meeting Minutes – Final

Tuesday, May 4, 2021

3:00 PM

Town Hall Council Chambers

Town Council

Mayor John Dunbar
Vice Mayor Kerri Dorman
Council Member Margie Mohler
Council Member Marita Dorenbecher
Council Member Eric Knight

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

Mayor Dunbar called the special meeting to order at approximately 3:00 p.m.

2. ROLL CALL

Present: 5 Mayor John F. Dunbar, Vice Mayor Kerri Dorman, Council Member Margie Mohler, Council Member Marita Dorenbecher, Council Member Eric Knight

Absent: None

3. PLEDGE OF ALLEGIANCE

The pledge of allegiance was held.

4. ADOPTION OF AGENDA

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

AYES: 5; Mayor Dunbar, Vice Mayor Dorman, Council Member Mohler, Council Member Dorenbecher, Council Member Knight

NOES: 0

ABSTAIN: 0

5. PROCLAMATIONS AND RECOGNITIONS

A Proclamation recognizing June as LGBTQ Pride month.

Mayor Dunbar presented Proclamation.

B. Proclamation recognizing May 4, 2021 as Arbor Day in the Town of Yountville.

Mayor Dunbar presented Proclamation.

C. Proclamation recognizing May as Public Works Appreciation month.

Mayor Dunbar presented Proclamation.

D. Proclamation recognizing May 2 through May 8, 2021 as Professional Municipal Clerks Week.

Mayor Dunbar presented Proclamation.

6. PUBLIC COMMENT ON MATTERS NOT LISTED ON THE AGENDA

None submitted.

7. CONSENT CALENDAR

A Receive and File Quarterly Investment Report for March 2021.

B. Adopt Resolution Number 21-4051 Approving Joint Powers Agreement (JPA) Amendment No. 2 with the Napa County Flood Control and Water Conservation District to administer the Napa Countywide Stormwater Pollution Prevention Program.

- C. Adopt Resolution Number 21-4050 Approving Budget Adjustments to Account for \$279,142 of American Rescue Plan Revenue and \$144,700 of CalOES Grant Revenue and Corresponding CF-0028 Generator Automatic Switch and Connectivity Upgrades Project Expenditure in Fiscal Year 2020/2021.
- D. Adopt Resolution Number 21-4052 Authorizing a Maintenance Agreement with Napa Electric Inc. to perform electrical work on the stationary generator and switchgear to provide emergency power to the Community Center and Community Hall using a CalOES Community Power Resiliency Grant up to \$144,700 and authorizing the Town Manager to execute the contract up to that amount.
- E. Receive and file Sheriff Public Safety Quarterly Report.
- F. Receive and file CalFire Public Safety Quarterly Report.

A motion was made by Vice Mayor Dorman, seconded by Council Member Dorenbecher to Approve Consent Calendar Items. The motion carried by the following roll call vote:

AYES: 5; Mayor Dunbar, Vice Mayor Dorman, Council Member Mohler, Council Member Dorenbecher, Council Member Knight

NOES: 0

ABSTAIN: 0

8. PRESENTATIONS

A. Measure S Affordable and Workforce Housing Oversight Committee Update.

Hillery Trippe, Chair, Measure S Affordable Housing Oversight Committee, presented update.

Chair Trippe reported the Fund Balance as of 3-31-21 is \$928,760 with no expenditures to date.

The next meeting is scheduled for September 22, 2021.

Mayor Dunbar asked Town Manager Rogers to explain what types of projects the Town could use the funds for.

Town Manager Rogers responded the funds must be used for the generation and maintenance of affordable, deed-restricted housing or a component used for workforce housing. Examples of the uses could be for direct assistance by purchasing property, purchasing affordable deed restricted property, or to subsidize a builder/developer willing to support deed restricted property used for affordable housing.

Public Comment Held – None submitted

9. PUBLIC HEARINGS

A. USE PERMIT REQUEST – CORNERSTONE CELLARS

Consider Adoption of Resolution Number 21-4053 Approving a Use Permit for Cornerstone Cellars tasting room with TINA Stephens secondary retail for the property located at 6505 Washington Street (APN 036-081-011).

Sandra Liston, Planning & Building Director, presented staff report.

Kari Auringer, Cornerstone GM and Applicant Representative, gave short presentation.

Public Comment Held

The following individual provided public comment: Dr. Mike Dragutsky, Cornerstone Founder.

Public Hearing Held

A motion was made by Vice Mayor Dorman, seconded by Council Member Dorenbecher to Adopt the Resolution, as amended to modify existing conditions of approval and to add new conditions of approval which include the following: Minimum of 38% retail, maximum 6 months to replace the retail, no outdoor seating, 20 seats inside, require participation in the Employee Parking Management Plan and provide Certified Payroll, Aerena would need a Yountville Business License and pay sales tax, continue retail entrance, work with staff and Upper Valley Disposal Services (UVDS) to determine if a dumpster would work or bins, package for the Economic Recovery Program for outdoor seats is to remain separate from the primary Use Permit and confirmed no Aerena employees will be on site. The motion carried by the following roll call vote:

AYES: 4; Mayor Dunbar, Vice Mayor Dorman, Council Member Dorenbecher, Council Member Knight

NOES: 1 Council Member Mohler

ABSTAIN: 0

10. ADMINISTRATIVE / REGULAR ITEMS

A. PHASE 2 WATER EMERGENCY REGULATIONS

Consider Adoption of Resolution Number 21-4054 Approving the Implementation of Modified Phase 2 Water Emergency Regulations.

Joe Tagliaboschi, Public Works Director, presented staff report.

Public Comment – None

A motion was made by Council Member Mohler, seconded by Council Member Dorenbecher to Adopt the Resolution. The motion carried by the following roll call vote:

AYES: 5; Mayor Dunbar, Vice Mayor Dorman, Council Member Mohler, Council Member Dorenbecher, Council Member Knight

NOES: 0

ABSTAIN: 0

B. LEASE RENEWAL WITH UNITED STATES POSTAL SERVICE

Consider Adoption of Resolution Number 21-4055 Authorizing Renewal of Lease with US Postal Service for the Town owned Post Office Building located at 6514 Washington Street commencing July 1, 2022 through June 30, 2027 with a five-year option to extend the lease and approving payment of Real Estate Broker Commission in the amount of \$36,000.

Steve Rogers, Town Manager, presented staff report.

Public Comment – None

A motion was made by Council Member Mohler, seconded by Council Member Dorenbecher to Adopt the Resolution. The motion carried by the following roll call vote:

AYES: 5; Mayor Dunbar, Vice Mayor Dorman, Council Member Mohler, Council Member Dorenbecher, Council Member Knight

NOES: 0

ABSTAIN: 0

C. PROPOSED PARKS AND RECREATION MASTER PLANNING PROCESS

Discussion and possible direction regarding Parks & Recreation Master Planning Process.

Samantha Holland, Parks and Recreation Director, presented staff report.

Public Comment Held – None Submitted

The Town Council discussed and unanimously supports the Parks & Recreation Master Planning process and provided the comments below.

- Encourages staff to update the Parks & Recreation Advisory Commission (PRAC) every 2 months and in 6 months provide an update to Council. (Knight)
- How, when and should the Town include use and user data of the Town's parks since there are non-resident users. (Dorman)
- Emphasized the importance of outreach to the community and clarified for the residents that the goal for the Parks Master Plan is not to expand paid use. (Dorenbecher)
- Suggested there could be value in scheduling a joint meeting of the PRAC and Town Council to make sure everyone is on the same page? Discussion regarding the Yountville Elementary School (YES) site would also be very important in terms of the possibility of a park being included on that site. (Mohler)
- Discussion on approaching the Veterans Home (i.e. path, pool, museum) and supports reaching out to them via Allied Council when the Home reopens. (Knight)

Director Holland commented that the Parks & Recreation Department's focus is to improve the quality of life for Yountville residents; and the Master Plan will focus on resident feedback which will also serve non-resident visitors well. Director Holland further commented that they do not have the staff monitoring to see who is coming and going to and from Town Parks.

Mayor Dunbar echoed many of the comments above and expressed caution about any type of development on the Veterans Home property because the Town does not have any jurisdiction over State property and wants to be careful about misleading the residents of any vision that may be discussed about the Home.

Director Holland commented the Parks Master Plan process includes outreach to the Veterans Home residents as they are also users of Town Parks.

Mayor Dunbar provided the following comments for consideration during the Parks Master Planning process:

- He hopes residents will consider seeing some vision beyond when they are no longer here in Yountville similar to what was needed during the Town's General Plan Update which is a 20-year plan.
- He also commented there is a lot of pressure coming from Sacramento for housing and affordability for things we do not currently have in Town. Mayor Dunbar further commented the Town has an amazing park system and it may not be able to hold on to it. He encouraged everyone to have an open mind and vision for the future.

11. STAFF INFORMATIONAL REPORTS

A Monthly Financial Report for March 2021.

Celia King, Finance Director, presented staff report.

12. COUNCIL MEETING REPORTS, COMMENTS AND AGENDA ITEM REQUESTS

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

Mayor Dunbar reported on District meeting.

B. Napa Valley Transportation Authority (NVTa) (Dunbar, Dorman, Mohler, Knight)

Vice Mayor Dorman reported on Authority meeting held on April 21, 2021.

C. Upper Valley Waste Management Authority (Mohler/Dorman)

Council Member Mohler reported the Authority will be meeting on May 19, 2021 and will also be meeting on June 28, 2021 to set rates for the next three years.

D. LAFCO of Napa County (Mohler)

Council Member commented there was no meeting held for LAFCO of Napa County. However, she did report on a two-day CALAFCO meeting.

E. Watershed Information & Conservation Council (Dorenbecher/Knight)

Council Member Dorenbecher reported on April 23, 2021 meeting.

F. Cal Cities Update (Dunbar/Dorman/Mohler/Dorenbecher)

Council Member Mohler reported on two Cal Cities meetings held in April 2021 and focused on SB 619 (Laird) which will delay for one year (1-1-22 to 1-1-23) any penalties imposed by CalRecycle on a local jurisdiction (i.e. Yountville) for violations of SB 1383 if a jurisdiction doesn't make reasonable efforts to comply with this law.

Council Member Dorenbecher reported on the Cal Cities Revenue and Taxation Policy Committee meeting and reported on the following bills:

AB 14 and SB 4 which are the broadband communication bills that codify the Federal bill on a local level.

AB 1060 which is proposing a Statewide Emergency Alert System and getting the message out is the responsibility of the local agency.

SB 15 (The Housing Development Incentive Grants) is supported. Looking at planning and FAR units per acre which is being opposed because it is planning to put a building on a location that is located in the woods.

Mayor Dunbar reported on the Cal Cities Board meeting held last Thursday and Friday which included discussion on the following:

Received a report from the Secretary of the California Natural Resources Agency regarding drought resiliency and identifying regions and the highest intensity of drought impacts throughout the State.

Presented along with co-chair Randi Johl, City Clerk, City of Temecula, on Advancing Equity Advisory Committee Report to the Board of Directors which included about two dozens elected officials and city staff from throughout the State who were discussing diversity, equity and inclusion. The initial report will lead to a Work Plan Cal Cities is putting together for its members to have resources and tools available.

The Board took positions on an estimated two dozen bills related to public safety issues and having to do with reforming, training, equipment and response, and housing, homelessness, economic development were popular themes happening in legislation.

G. Council Ad Hoc and Standing Committee Reports (All Council)

Mayor Dunbar reported on the following:

There are several economic recovery task forces and he reported on the one that involves the Mayors and two Board of Supervisors who will be meeting on Friday.

There will also be a broader economic recovery task force meeting coming up in the next few weeks as soon as they can schedule with industry leadership, Chambers of Commerce, Mayors and City Managers.

Council Member Knight reported on the following:

Thanked everyone for all the work they do on Countywide and Statewide Committees recognizing how important it is and how it benefits the community. Council Member Knight said as an Alternate he would be happy to volunteer to attend some of the meetings.

Signed up with League of California Cities (Cal Cities) to be a judge for the Helen Putnam Awards.

H. Reports and Announcements

Council Member Mohler reported the Townwide Yard Sale is being held May 8, 2021 and the Townwide Clean-up is being held May 15, 2021.

Vice Mayor Dorman reported on the Parking Ad Hoc Committee meeting held about a week ago which included Council Member Knight, Town Manager Rogers, Planning & Building Director Liston and Public Works Director Tagliaboschi. Vice Mayor Dorman commented it was their first meeting which was a scoping meeting focused on being a policy committee with some implementation recommendations. Doing some individual research. One thing focused on is Community Input (residents and businesses) and discussed a-typical approaches or hybrid groups of business and residents. Really committed to identifying problem before offering any solutions or policies.

Council Member Knight commented the Ad Hoc Committee is gathering information and discussing establishing objectives and the Ad Hoc Committee is looking forward to bringing back a report to the full Town Council for consideration. Council Member Knight further commented that today is his second Use Permit review and discussion and the reality is parking will be an on-going conversation.

Mayor Dunbar suggested the Parking Ad Hoc Committee familiarize themselves with the bills currently working their way through the legislature to eliminate parking for businesses and encouraging land use for affordable housing by eliminate parking requirements. Mayor Dunbar comment that this information could be included as a couple of components of your parking analysis going forward.

13. CLOSED SESSION - NONE

14. ADJOURNMENT

Adjourned to the Town Council Budget Workshop #2 Special Meeting Wednesday, May 5, 2021 at 9:30 a.m. being held by remote Teleconference.

ATTEST:

Michele Dahme, CMC, Town Clerk

Date Approved: June 1, 2021