

Town of Yountville

6550 Yount Street
Yountville, CA 94599



Town of Yountville

"The Heart of the Napa Valley"

Meeting Minutes – Final

Tuesday, April 6, 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

The Town of Yountville is committed to complying with the Americans with Disabilities Act (ADA) and other similar federal and state laws in all respects. If, as an attendee or participant in this meeting, or in meetings on a regular basis, you will need special assistance beyond what is provided, the Town will provide reasonable accommodations for you. Individuals who need auxiliary aids or services for effective communication or participation in programs and services of the Town of Yountville are invited to make their needs and preferences known by contacting the Town Clerk at (707) 944-8851 at least 72 hours prior to the meeting. This notice is available in accessible alternate formats from the ADA Coordinator.

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 Dorenbecher, seconded by Council Member Mohler 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. Recognition of Marianne Lyon, Yountville resident, for being selected as the Napa County Poet Laureate for 2021 which includes being Napa County's literary ambassador for the next two years.

Mayor Dunbar presented Certificate of Appreciation.

6. PUBLIC COMMENT ON MATTERS NOT LISTED ON THE AGENDA

The Town Clerk read into the record public comments submitted by the following:

Alexander Rubin, Alexander Rubin Photography, submitted a public comment believed to be related to a lawsuit associated with Napa County and the subject of hot air balloons and he stated hot air balloons are good, support tourism and the lawsuit should be thrown out.

Lloyd Penrod requested the Town Council consider relocating the Taco truck located at Yountville Community Park to a non-residential area like Veterans Park until Pancha's reopens. The request is due to concerns related to traffic, double-parking, noise and the number of days and hours of operation (6 days per week from 11:00 am. to 8:00 p.m.)

7. CONSENT CALENDAR

A. Approve request to cancel the April 20, 2021 Town Council meeting.

B. Adopt Resolution Number 21-4041 Extending the Memorandum of Understanding with the Yountville Employees' Association and YEA Mid-Management Professional Unit for the Period of July 1, 2021 to June 30, 2022.

C. Master Fee Schedule Annual Administrative Update and Adoption of Resolution Number 21-4042 Approving a Waiver of the July 1, 2021 Increase to Regulatory and Other Fees and Charges

Contained in the Master Fee Schedule Due to COVID-19 Economic Impacts on Yountville Businesses, Residents and Customers.

- D. Receive and file amendment to the NVTID-Yountville Annual Work Plan for Tourism Improvement District Assessment Fund 22 (1015).
- E. Adopt Resolution Numbers 21-4043 (US House of Representative), 21-4044 (State Assembly), and 21-4045 (State Senate) urging the Citizens Redistricting Commission to keep Napa County in a single US House of Representative District, State Assembly District and State Senate District together and to share those districts with counties which share our interest in agricultural, tourism and environmental sustainability.
- F. Adopt Resolution Number 21-4046 Authorizing the Procurement of the Yountville Community Park Pre-manufactured Upper Restroom Structure from the Public Restroom Company via the Town's Cooperative Purchasing Ordinance in the amount of \$155,000 and authorizing the Town Manager to execute the contract up to budgeted amount.
- G. Adopt Resolution Number 21-4047 Requesting the Metropolitan Transportation Commission for the allocation of fiscal year 2021/22-2023/24 Transportation Development Act Article 3 (TDA-3) Pedestrian/Bicycle project funding in the amount of \$160,000 for the Washington Park Town Parks ADA Improvement Project.
- H. Approve minutes of the meeting held January 5, 2021.

Town Clerk provided correction to the January 5, 2021 minutes to reflect that Mayor Dunbar and Council Member Knight abstained from voting on Consent Calendar Item E. (rather than D.).

The Town Clerk read into the record a public comment submitted by Denise Hughes regarding Consent Calendar Item 7.D.

A motion was made by Council Member Dorenbecher, seconded by Council Member Mohler to approve the Consent Calendar items including above correction. 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 - NONE

9. PUBLIC HEARINGS - NONE

10. ADMINISTRATIVE / REGULAR ITEMS

A. COUNTYWIDE CLIMATE ACTION JOINT POWERS AGREEMENT

Consider Adoption of Resolution Number 21-4048 Authorizing the Town to enter into a Cooperative Joint Powers Agreement to Fund and Administer the Napa Countywide Climate Action Program.

Steve Rogers, Town Manager, presented staff report and provided correction to Yountville's percentage which is 7.5% (rather than 8.5%).

Public Comment Held

The Town Clerk read in to the record public comment submitted by the following: Dorothy Northey and Patty Dwyer Walsh.

Town Council discussed and took the following action:

A motion was made by Council Member Dorenbecher, seconded by Vice Mayor Dorman 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.** Consider Adoption of Resolution Number 21-4049 Authorizing extension of Town Council approved Economic Recovery Program (formerly Business Transition Support Program) relating to waiving certain land use and conditional use permit condition requirements for individual business through December 31, 2021.

Steve Rogers, Town Manager, presented staff report.

Public Comment Held

The Town Clerk read into the record public comments submitted by the following: Whitney Diver-McEvoy, Yountville Chamber of Commerce; Stephanie Leavitt, Bardessono and Hotel Yountville; Kevin Vogt, Wine Country Connection; Robert O'Rinn, RH; Frederick Boelen, Handwritten and Jessup Cellars; Cameron Shaw, Stewart Cellars; Allison Steltzner, Heron House; Shane Soldinger, Silver Trident, and Melissa Jackson, Somerston.

The Town Council discussed and took the following action:

Struck Resolution Recital C. from the Resolution.

Added New Resolution Recital 2.

As a condition of continued participation in the Economic Recovery Program and the benefits conferred by this Resolution, a landlord shall not prohibit a tenant from participating in the Economic Recovery Program or the benefits conferred by this Resolution.

A motion was made by Vice Mayor Dorman, seconded by Council Member Mohler to Adopt the Resolution, as amended above. 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.** FRACTIONAL AND CO-OWNERSHIP OF RESIDENTIAL REAL PROPERTY DISCUSSION
Discussion and possible direction regarding fractional and co-ownership of residential real property held by LLCs and other entities.

Steve Rogers, Town Manager, presented staff report.

Public Comment

The Town Clerk read into the record public comment submitted by the following: Lloyd Penrod.

The Town Council discussed and unanimously recommended the Town Manager and Town Attorney look into fractional and co-ownership of residential real property, reach out to other jurisdictions on what they are doing and possibly the League of California Cities, and return to Council with an update.

Mayor Dunbar commented the State is having serious conversations about changing zoning for single-family, residential homes by State law and it is unclear what the implications might be in this case. Mayor Dunbar further commented that local jurisdictions have already lost local authority over ADU's (Accessory Dwelling Units) and jurisdictions may lose the ability to regulate single-family dwellings, duplexes, triplexes, and fourplexes in single family neighborhoods and could see this possibly happening with an LLC buying a single-family dwelling and building a fourplex.

11. STAFF INFORMATIONAL REPORTS

A. Monthly Financial Reports for February 2021.

Kyle Batista, Financial Analyst, presented staff report.

B. Update on Gas Leaf Blower Ban Promotion and Marketing Community Outreach

Joe Tagliaboschi, Public Works Director, presented staff report.

C. Discussion of the Veterans Home Notice Regarding 20% Curtailment of Water Allocation to 400 Acre Feet (AF) and Possible Implementation of Phase One (1) Water Emergency Regulations if needed.

Joe Tagliaboschi, Public Works 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)

Mayor Dunbar reported on the March 17, 2021 Authority meeting.

Council Member Knight reported he attended the NVTA meeting on behalf of Vice Mayor Dorman and commented the Napa Valley Transportation Plan – Advancing Mobility through 2045 was presented and is now available for the public to comment on by going to nvtatransportationplan.org. Council Member Knight also reported there is a meeting being held April 8th at 5:30 p.m. via Zoom for the public to learn more about the project.

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

Council Member Mohler reported the Authority will be meeting on April 19, 2021.

Council Member Mohler reported she participated in a Cal Cities Solid Waste webinar earlier today and the discussion focused on implementation of SB 1383 which goes into effect January 1, 2022.

D. LAFCO of Napa County (Mohler)

Council Member Mohler reported on LAFCO meeting held April 5, 2021.

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

Council Member Dorenbecher advised WICC meets quarterly.

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

Mayor Dunbar reported the following:

He has been co-chairing the Advancing Equity Advisory Committee which met a couple of times in March to discuss immediate, medium, and long-term strategies to support equity planning and action in member cities.

Cal Cities Policy Committees will be meeting April 15 and 16, 2021.

Cal Cities Executive Board will be meeting April 29 and 30, 2021 using a hybrid format.

He was one of the officers from the executive staff who met last Thursday with Senator Bill Dodd and his staff about SB 556 Small Cell Legislation and commented Cal Cities is opposing unless significant amendments are made.

Council Member Dorenbecher reported she also attended the call with Senator Bill Dodd and he shared that there have been eleven wildfire bills introduced in Sacramento.

Council Member Dorenbecher also reported she participated in a League meeting with Congressman Mike Thompson on March 31, 2021 regarding the Emergency Assistance Bill.

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

Mayor Dunbar reported he along with Vice Mayor Dorman and ZDRB Ad Hoc Members have been meeting with staff and consultants as the Zoning and Design Ordinance Update Committee and have been making very significant progress on updating.

Vice Mayor Dorman commented she agrees the Committee is making good progress and have meeting two or three times per month for two to three hours at a time.

H. Reports and Announcements

Vice Mayor Dorman reported on the CA Veterans Board Meeting held March 17, 2021.

13. CLOSED SESSION

A. Conference with Real Property Negotiator (Gov. Code, § 54956.8.)

Property Address: 6554 Yount St., Yountville, CA 94599

Town Negotiator: Steven R. Rogers, Town Manager

Negotiating Parties: Rob Mangewala, Assistant Superintendent, Business Services

Under Negotiation: Price and Terms of Payment

Council Member Knight disclosed a Conflict of Interest related to his residence being located within 500' feet of the proposed site and left the Zoom meeting.

Council Member Mohler disclosed a Conflict of Interest related to her residence being located within 500' of the proposed site and left the Zoom meeting.

Closed Session Held – No Reportable Action

14. ADJOURNMENT

Adjourned to the Town Council Special Meeting Tuesday, May 4, 2021 at 3:00 p.m. being held by remote Teleconference.

