

Town of Yountville

6550 Yount Street
Yountville, CA 94599



Town of Yountville

"The Heart of the Napa Valley"

Meeting Agenda - Final

Tuesday, September 19, 2017

6:00 PM

**Special Meeting - Yountville Finance Authority - 5:30 P.M.
(Separate Agenda)**

**Town Hall Council Chambers located at 6550 Yount Street,
Yountville**

Town Council

1. CALL TO ORDER; CONVENE TO YOUNTVILLE FINANCE AUTHORITY SPECIAL MEETING - 5:30 P.M.

(See Separate Agenda)

2. CALL TO ORDER; CONVENE TO TOWN COUNCIL REGULAR MEETING - 6:00 P.M.**3. ROLL CALL****4. PLEDGE OF ALLEGIANCE****5. ADOPTION OF AGENDA****6. INTRODUCTION OF RECREATION COORDINATOR, GARRETT KUEHLE****7. PUBLIC COMMENT ON MATTERS NOT LISTED ON THE AGENDA**

Individuals will be limited to a five-minute presentation. No action will be taken by the Council as a result of any item presented at this time.

8. CONSENT CALENDAR

- A.** [17-1319](#) Receive and file Monthly Financial Report for July 2017.

Attachments: [Monthly Financial Report July 2017](#)

- B.** [16-907](#) Consider Adoption of Resolution Number 17-3428 Authorizing the filing of a Notice of Completion and Accepting the work for the Veterans Memorial Park Project (PK-0015) performed by Fieldstone Construction Company for a total amount of \$499,586

Attachments: [Resolution](#)
 [Notice of Completion](#)

- C.** [17-1390](#) Consider Adoption of Resolution Number 17-3429 Approving an Amendment to General Services Agreement (GSA) 2016-476 with A-Plus Tree Services, Inc. for On-Call Urban Forest Management Services to the Town to increase the FY2017-18 contract an amount not to exceed \$100,000

Attachments: [Resolution](#)
 [Agreement 2016-476](#)
 [Amendment 1 to Agreement 2016-476](#)

- D.** [17-1342](#) Approve minutes of the meetings held June 2, July 18, and August 1,

2017.

Attachments: [June 2, 2017 Corrected Minutes](#)
 [July 18, 2017 Minutes](#)
 [August 1, 2017 Minutes](#)

- E. [17-1388](#) Approve minutes of the meeting held June 20, 2017.

Attachments: [June 20, 2017 Minutes](#)

9. PRESENTATIONS - NONE

10. ADMINISTRATIVE / REGULAR ITEMS

- A. [17-1377](#) Adopt Resolution Number 17-3430 Regarding Health and Safety of Hopper Creek Heritage Oak Tree and Approve Removal of Oak Tree.

Attachments: [Resolution](#)
 [2008 Staff Report](#)
 [2010 Staff Report and Resolution](#)
 [2017 Arborist Report from A-Plus](#)
 [Arborist Report, Hopper Creek Oak](#)
 [Appendix 1, Hopper Creek Oak Photos](#)
 [Appendix 2, Hopper Creek Oak Resistograph Results](#)
 [Parent and Prodigy Tree Photo](#)

- B. [17-1395](#) Waive First Reading and Read by Title Only Ordinance 17-464 Adding Chapter 15.47 of Division 1 of Title 15 to the Yountville Municipal Code Regarding Electric Vehicle Charging Stations.

Attachments: [Ordinance](#)
 [AB 1236.pdf](#)

11. PUBLIC HEARINGS

- A. [17-1364](#) Discussion on 6770 Washington Street: Design Review and Use Permit Amendment to remove the "MARKET" lettering from the building

Attachments: [ZDRB Staff Report \(February 14, 2012\)](#)
 [Town Council Staff Report \(March 20, 2012\)](#)
 [Town Council Minutes \(March 20, 2012\)](#)
 [Napa County Landmarks Report](#)
 [LTR From Applicant \(July 14, 2017\)](#)
 [LTR from Contractor \(July 14, 2017\) Redacted](#)
 [LTR from Owner \(July 1, 2017\) Redacted](#)
 [ZDRB Minutes \(July 7, 1992\)](#)
 [Town Council Staff Report \(February 13, 1996\)](#)
 [Yountville Market and Carry Out Cafe Photo](#)
 [Tonascia Market Photos](#)
 [Napa Historical Society Screenshot](#)
 [Article on History of Painted Wall Signs](#)

- B.** [17-1240](#) Consider Adoption of Resolution Number 17-3431 Approving a Mitigated Negative Declaration of Environmental Impact and Mitigation and Monitoring and Reporting Program for Ma(i)sonry at 6711 Washington Street (036-440-001) and RH Gallery 6725 Washington Street (APN 036-032-008).

Consider Adoption of Resolution Number 17-3432 Approving a Master Development Plan Amendment, including Design Review for Ma(i)sonry at 6711 Washington Street (036-440-001) and RH Gallery 6725 Washington Street (APN 036-032-008).

Consider Adoption of Resolution Number 17-3433 Approving a Master Development Plan Amendment, including Master Use Permit for Ma(i)sonry at 6711 Washington Street (036-440-001) and RH Gallery 6725 Washington Street (APN 036-032-008).

Attachments: [Resolution Mitigated Negative Declaration](#)
[Mitigated Negative Declaration](#)
[Initial Study of Environmental Impact](#)
[Resolution Design Review](#)
[Resolution Master Use Permit](#)
[Applicant Project Narrative](#)
[Exhibit A Site Plan](#)
[Exhibit A1 Site Plan for Exterior Modification to Ma\(i\)sonry](#)
[Exhibit B Renderings](#)
[Exhibit C Proposed Menu](#)
[Exhibit D Parking Summary and Layout](#)
[Exhibit E Historic Report \(Page & Turnbull\)](#)
[Parking Study \(W-Trans\)](#)
[Modrall-Ko Letter](#)
[Resolution 2616-07](#)
[Resolution 2637-08](#)
[Resolution 2662-08](#)
[Resolution 16-3348](#)
[Resolution 15-3264](#)

- C. [17-1241](#) Consider Adoption of Resolution Number 17-3434 Approving Master Development Plan Amendment, including Design Review and Use Permit to convert the existing laundry and staff support building to a Corporate Event Center including an event ballroom, pantry, service bar, patios, and lawn area, with revisions to landscaping, parking, and lighting at Villagio Inn located at 6481 Washington Street (APN 036-330-010).

Attachments: [Resolution](#)
[Narrative](#)
[Drawing Set](#)

- D. [17-1376](#) Consider Adoption of Resolution 17-3435 Authorizing Refunding of the Yountville Finance Authority Series 2008 Bonds.

Attachments: [Resolution](#)
 [Preliminary Official Statement](#)
 [Lease Agreement](#)
 [Termination Agreement](#)
 [Notice of Sale](#)
 [Indenture of Trust](#)
 [Notice of Intention to Sell Bonds](#)
 [Site and Facility Lease](#)
 [Escrow Agreement](#)

12. STAFF INFORMATIONAL REPORTS

13. COUNCIL MEETING REPORTS, COMMENTS AND AGENDA ITEM REQUESTS

- A. Napa County Flood Control & Water Conservation District (Dunbar/Dorenbecher)
- B. Napa Valley Transportation Authority (NVTa) (Dunbar, Dorman, Mohler, Durham)
- C. Upper Valley Waste Management Authority (Mohler/Dorman)
- D. Reports and Announcements

14. CLOSED SESSION - NONE

15. ADJOURNMENT

Adjourn to the Town Council Regular Meeting Tuesday, October 3, 2017 at 6:00 p.m. being held in Town Council Chambers located at 6550 Yount Street, Yountville.

I certify that a copy of this Town Council Agenda was posted at a location freely-accessible to the public at Yountville Town Hall, 6550 Yount Street within the Town of Yountville, the Friday before the meeting.

/s/ Julie Baldia

Julie Baldia, Deputy Town Clerk