



# Town of Yountville

6550 Yount Street  
Yountville, CA 94599

## Meeting Minutes - Final

### Town Council

*Mayor John Dunbar*  
*Vice Mayor Marita Dorenbecher*  
*Council Member Margie Mohler*  
*Council Member Jeffrey Durham*  
*Council Member Kerri Dorman*

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Tuesday, February 7, 2017

6:00 PM

Town Hall Council Chambers

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### Special Meeting at 4:30 PM

#### 1. CALL TO ORDER; CONVENE SPECIAL MEETING - 4:30 P.M.

Mayor Dunbar called the special meeting to order at 4:30 p.m.

#### 2. BOARD / COMMITTEE / COMMISSION APPLICANT INTERVIEWS

**A. [17-1038](#) Yountville Arts Commission Applicant Interview**

The Town Council interviewed the following Applicant: Liz Hauer

**B. [17-1098](#) Yountville Parks & Recreation Commission Applicant Interviews**

The Town Council interviewed the following Applicants: Sandra Fagan, Mark Haugan, Kara Scoggins and Yvette Sherer.

#### 3. CALL TO ORDER; CONVENE REGULAR MEETING - 6:00 P.M.

Mayor Dunbar convened the regular meeting at 6:00 p.m.

#### 4. ROLL CALL

**Present:** 5 - Mayor John Dunbar, Council Member Margie Mohler, Vice Mayor Marita Dorenbecher, Council Member Jeffrey Durham, and Council Member Kerri Dorman

#### 5. PLEDGE OF ALLEGIANCE

The pledge of allegiance was held.

#### 6. ADOPTION OF AGENDA

Mayor Dunbar advised that Council Member Dorman requested Public Hearing Item 10.A. be heard after Administrative Item 11.B.

**A motion was made by Council Member Durham, seconded by Vice Mayor Dorenbecher to Adopt the Agenda, as amended. The motion carried by the following vote:**

**Aye:** 5 - Mayor Dunbar, Council Member Mohler, Vice Mayor Dorenbecher, Council Member Durham, and Council Member Dorman

## 7. PUBLIC COMMENT ON MATTERS NOT LISTED ON THE AGENDA

None

## 8. CONSENT CALENDAR

- A. [17-1067](#) Approve minutes of the meeting held January 17, 2017.

Attachments: [January 17, 2017 Minutes](#)

**The Minutes were approved.**

Approval of the Consent Agenda

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

**Aye:** 4 - Council Member Mohler, Vice Mayor Dorenbecher, Council Member Durham, and Council Member Dorman

**Abstain:** 1 - Mayor Dunbar

## 9. PRESENTATIONS

- A. [16-990](#) Mayor Dunbar to present the State of the Town Annual Review.

Mayor Dunbar presented the State of the Town.

## 10. PUBLIC HEARINGS

- A. [17-1045](#) MUNICIPAL CODE AMENDMENT  
Introduce and Waive the Reading of Ordinance Number 17-458  
Amending the Yountville Municipal Code Section Regarding Open  
Space and Floor Area Ratio Requirements and Definitions.

Attachments: [Ordinance](#)  
[Ordinance with Edits](#)

Public Hearing Item 10.A. was considered after Administrative Item 11.B.

Public Hearing Held

Nathan Steele, Management Analyst, presented staff report.

Public Comment Held for proposed Pilot Program.

The following individuals spoke on the item: James Stewart, Stewart Cellars,  
Judd Wallenbrock, Jessup Cellars, Sean Roney, Girard Winery and Felix Flynn.

Public Comment for proposed Ordinance.

The following individual spoke on the item: Pam Reeves.

Following Town Council discussion, Council provided consensus direction in support of the proposed pilot program concept as outlined in the staff report which states "The minimum criteria that the tasting room would need to meet would include: (1) that the business's guests must already use the space regularly per approved use permit and (2) that adding service to the area would NOT require additional staffing." Council provided additional comments which included clarification that the program criteria be considered on a case-by-case basis and that metrics be developed to measure the impacts.

Ordinance Number 17-458

**A motion was made by Council Member Durham, seconded by Mayor Dunbar, to Introduce and Waive the Reading of Ordinance Number 17-458. The motion carried by the following vote:**

**Aye:** 5 - Mayor Dunbar, Council Member Mohler, Vice Mayor Dorenbecher,  
Council Member Durham, and Council Member Dorman

**B.**     [16-948](#)     RH WINE VAULT AT 6711 WASHINGTON STREET AND RH GALLERY AT 6725 WASHINGTON STREET

Consider Adoption of Resolution Number 17-3386 Approving a Mitigated Negative Declaration of Environmental Impact and Mitigation and Monitoring and Reporting Program for RH Wine Vault at 6711 Washington Street (036-440-001) and RH Gallery 6725 Washington Street (APN 036-032-008).

Consider Adoption of Resolution Number 17-3387 Approving a Master Development Plan Amendment, including Design Review and Master Use Permit for RH Wine Vault at 6711 Washington Street (036-440-001) and RH Gallery 6725 Washington Street (APN 036-032-008).

**Attachments:**   [Resolution Mitigated Negative Declaration](#)  
                          [Exhibit A Mitigation Monitoring and Reporting Program](#)  
                          [Mitigated Negative Declaration](#)  
                          [Initial Study](#)  
                          [Resolution Master Development Plan](#)  
                          [Project Narrative](#)  
                          [Sample Menu](#)  
                          [Page & Turnbull Historic Study](#)  
                          [W-Trans Parking Study](#)  
                          [Staff Parking Allocation](#)  
                          [Yountville Community Park - proposed parking plan](#)  
                          [Drawing Set Final](#)

Public Hearing Held

Sandra Liston, Planning Director, presented staff report.

RH submitted a letter requesting a continuance and Applicant Representatives Stuart Wagner and Jordan Brown with RH provided brief comments regarding their request.

Public Comment

The Mayor advised the following individuals submitted correspondence: Rick Bernal and Kathleen Espinoza, Shane Modrall and Pamela and Terry Davis.

The following individuals spoke on the item: Joanie Blair, Felix Flynn, Tim Kelly, Kelly's Filling Station and Wine Shop, Joe Cruz, Pam Reeves and Judith Caldwell.

**A motion was made by Council Member Durham, seconded by Vice Mayor Dorenbecher to continue this item to a non-specific date. The motion carried by the following vote:**

**Aye:** 5 - Mayor Dunbar, Council Member Mohler, Vice Mayor Dorenbecher, Council Member Durham, and Council Member Dorman

## 11. ADMINISTRATIVE / REGULAR ITEMS

- A.**     [17-1088](#)     RH OFFICE AT 6795 WASHINGTON STREET, RH WINE VAULT AT 6711 WASHINGTON STREET AND RH GALLERY AT 6725 WASHINGTON STREET  
Consider Adoption of Resolution Number 17-3388 Approving a Long Term Lease with RH Office at 6795 Washington Street, Building D, Suite 202 (APN 036-032-014); RH Wine Vault at 6711 Washington Street (APN 036-440-001); and RH Gallery at 6725 Washington Street (APN 036-032-008) to construct private parking with limited public use on the undeveloped area west of the Yountville Community Park fence along Washington Street to allow for RH employee and customer valet parking.

**Attachments:**   [Resolution](#)  
                          [Lease Agreement](#)

RH submitted a letter requesting this item be continued to a non-specific date.

No action was taken on this item.

- B.**     [17-1091](#)     YEAR END FINANCIAL REPORT  
Consider Adoption of Resolution Number 17-3390 Establishing Allocation of \$586,942.51 General Fund Unassigned Fund Balance for Fiscal Year 2016/2017.

**Attachments:**   [Resolution](#)

Maria Ojeda, Finance Director, presented staff report.

Public Comment - None

**A motion was made by Council Member Durham, seconded by Council Member Dorman that this agenda item be adopted. The motion carried by the following vote:**

**Aye:** 5 - Mayor Dunbar, Council Member Mohler, Vice Mayor Dorenbecher, Council Member Durham, and Council Member Dorman

- C. [17-1092](#) BUDGET ADJUSTMENT  
Consider Adoption of Resolution Number 17-3389 Approving a Budget Adjustment for Fiscal Year 2016/17 for a low interest loan from the Drought Reserve Fund (57) up to a maximum of \$58,000 to the Water Utility Operating Fund (61-4507).

Attachments: [Resolution](#)

Maria Ojeda, Finance Director, presented staff report.

Public Comment - None

**A motion was made by Council Member Dorman, seconded by Council Member Durham, that this agenda item be adopted. The motion carried by the following vote:**

**Aye:** 5 - Mayor Dunbar, Council Member Mohler, Vice Mayor Dorenbecher, Council Member Durham, and Council Member Dorman

- D. [17-1037](#) YOUNTVILLE ARTS COMMISSION APPOINTMENT  
Consider appointment of one (1) individual to fill an unexpired term on the Yountville Arts Commission with the term of office to expire July 21, 2018.

Attachments: [Liz Hauer Application - Redacted](#)

[Notice of Vacancy](#)

[Board Details and Roster](#)

Michelle Dahme, Town Clerk, presented staff report.

Public Comment - None

**A motion was made by Vice Mayor Dorenbecher, seconded by Council Member Dorman to appoint Liz Hauer to fill an unexpired term on the Yountville Arts Commission with the term of office to expire July 21, 2018. The motion carried by the following vote:**

**Aye:** 5 - Mayor Dunbar, Council Member Mohler, Vice Mayor Dorenbecher, Council Member Durham, and Council Member Dorman

E. [17-1042](#) PARKS AND RECREATION ADVISORY COMMISSION APPOINTMENTS

Appoint two (2) members to serve on the Parks and Recreation Advisory Commission with two terms of office to expire January 20, 2019.

Attachments: [Sandra Fagan Application - Redacted](#)

[Mark Haugan Application - Redacted](#)

[Kara Scoggins Application - Redacted](#)

[Yvette Sherer Application - Redacted](#)

[Notice of Vacancy](#)

[Board Details and Roster](#)

Michelle Dahme, Town Clerk, presented staff report.

Public Comment - None

**A motion was made by Council Member Durham, seconded by Vice Mayor Dorenbecher to reappoint Sandra Fagan and to appoint Kara Scoggins to serve on the Parks and Recreation Advisory Commission with the terms of office to expire January 20, 2019. The motion carried by the following vote:**

**Aye:** 5 - Mayor Dunbar, Council Member Mohler, Vice Mayor Dorenbecher, Council Member Durham, and Council Member Dorman

## 12. STAFF INFORMATIONAL REPORTS

Joe Tagliaboschi, Public Works Director, advised the Napa River is below flood monitoring stage and as part of a National Weather Service briefing stated the worst of the storm is behind us.

## 13. COUNCIL MEETING REPORTS, COMMENTS AND AGENDA ITEM REQUESTS

**Agendas and Minutes related to Council Members meeting attendance are maintained separately by the various meeting bodies.**

A. Napa County City Selection Committee

Mayor Dunbar reported on Committee meeting.

B. Napa County Flood Control & Water Conservation District (Dunbar/Dorenbecher)

Mayor Dunbar reported on District meeting.

C. Napa Valley Transportation Authority (NVTa) (Dunbar, Mohler, Durham, Dorman)

Council Member Mohler reported on Authority meeting.

D. Watershed Information and Conservation Council (WICC) (Dorenbecher/Durham)

No Report

E. League of California Cities North Bay Division Meeting

Mayor Dunbar reported on Division meeting held January 26, 2017 in Petaluma and the topic of discussion was a presentation regarding "Transit and Transit-Oriented Development - What Does it Mean in the North Bay?"



## F. Reports and Announcements

Mayor Dunbar reported he attended the League of California Cities Legislative Reception in Sacramento as part of the New Mayors and Council Member conference.

Vice Mayor Dorenbecher reported she attended and chaired the League of California Cities Community Services meeting in Sacramento as part of the New Mayors and Council Member conference.

Council Member Mohler reported she attended the League of California Cities Environmental Quality Committee meeting in Sacramento as part of the New Mayors and Council Member conference.

Council Member Dorman thanked Town Manager Rogers for taking her under his wing at the League of California Cities New Mayors and Council Members conference in Sacramento.

Mayor Dunbar reported on the following:

The Town of Yountville is finalizing details for hosting "The Wall That Heals" and the Town is expecting the wall to be here in March at the Yountville Community Park.

He along with the Town Manager met with the CalVet Secretary Dr. Imbasciani and Veterans Home Administration to hear discussions regarding the Veterans Home renovation and service delivery. Renovations include the skilled nursing center to replace Holderman Hospital and there are also going to be efforts to modernize the facilities and service delivery in general. Also being discussed is workforce housing.

Four of five Council Members, Town Manager and Staff attended the Local Agency Formation Commission (LAFCO) of Napa County held February 5, 2017 in Town Hall Council Chambers, as Commission considered the draft municipal services review and Sphere of Influence (SOI) review submitted by the Town. The public comment period continues for one more month and hopefully the Town's request will be approved in April.

The Town Council Sphere of Influence Ad Hoc Subcommittee (Dunbar/Mohler) along with the Town Manager will be continuing conversations with the Board of Supervisors Ad Hoc Committee and the Napa County Executive Officer regarding the above-referenced LAFCO item.

Attended the Napa Chamber of Commerce Awards luncheon as a representative of the Napa Valley Transportation Authority and presented the Member of the Year award to members of Justin Siena High School.

## 14. CLOSED SESSION

A. [17-1099](#) CONFERENCE WITH REAL PROPERTY NEGOTIATOR  
(Pursuant to Government Code Section 54956.8)

Property Address: Parcel south of and adjacent to Veterans Memorial  
Park on South Washington Street.

Agency Negotiator: Steve Rogers, Town Manager

Negotiating Parties: Ashford Hospitality Prime

Under Negotiation: Terms of Payment and Price

Closed Session Held - No Report

**15. ADJOURNMENT**

Adjourned to the Town Council Regular Meeting Tuesday, February 21, 2017 at 6:00  
p.m. being held in Town Council Chambers located at 6550 Yount Street, Yountville.

ATTEST:

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Michelle Dahme  
Town Clerk

APPROVED: February 21, 2017