



# 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*

---

Tuesday, March 21, 2017

6:00 PM

Town Hall Council Chambers

---

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

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

#### 2. ROLL CALL

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

#### 3. PLEDGE OF ALLEGIANCE

Newly married Council Member Durham led the pledge of allegiance.

#### 4. ADOPTION OF AGENDA

**A motion was made by Council Member Durham, seconded by Council Member Dorman to Adopt the Agenda. The motion carried by the following vote:**

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

#### 5. PROCLAMATIONS AND RECOGNITIONS

- A.**     [17-1141](#)     Recognition of Outgoing Building Attendants Ed Decker and Joe Hennessey.

Mayor Dunbar presented Certificate of Recognition to retiring Building Attendants Ed Decker and Joe Hennessey.

Ed Decker commented that he enjoyed working with the Town over the past 13 years and enjoyed the people he worked with.

Joe Hennessey commented it was a real pleasure to work with the Town of Yountville for the past 15 years.

- B.**     [17-1146](#)     Recognition of Mark Haugan for his service on the Parks & Recreation Advisory Commission.

Mayor Dunbar recognized Mark Haugan for his service on the Parks and Recreation Advisory Commission.

Mr. Haugan was unable to attend.

- C. [17-1128](#) Proclamation recognizing March 21, 2017 as Arbor Day in the Town of Yountville.

Attachments: [Proclamation](#)

Mayor Dunbar presented the Arbor Day Proclamation to Public Works Director, Joe Tagliaboschi.

Director Tagliaboschi commented it is a nice honor for the Town to be recognized as a Tree City and on Wednesday, March 22, 2017 at 2:00 p.m. in Veterans Memorial Park, the Town along with the Yountville Elementary School After School Program will plant four oak trees.

- D. [17-1150](#) Proclamation recognizing a Community Statement on Immigration.

Mayor Dunbar commented he attended the Napa County Board of Supervisors meeting this morning along with the five Mayors in Napa County and Board Chair, Supervisor Pedroza who presented a Proclamation to members of the community recognizing the importance of immigrants in our County.

Mayor Dunbar read Proclamation regarding Community Statement on Immigration.

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

Gary Margadant, Napa County resident, commented on newspaper article in the Napa Valley Register regarding the Napa County Board of Supervisors working on their strengths and weaknesses as part of their Strategic Plan Retreat noting they will conduct five other meetings that will be held throughout Napa County.

Mr. Margadant further commented on something that occurred in Angwin related to a family vineyard development. The individual who developed the vineyard decided to construct the vineyard by putting up rock walls and hauling in soil from the river project. Mr. Margadant stated the State Water Resources Control Board inspected the project and issued a Cease and Desist Order. Mr. Margadant stated the creek was completely altered, filled in with rock and made to flow differently. Mr. Margadant encouraged the Town Council to be aware of what the farmers are doing in the watersheds because some of them do not always have the best interests of the land and all municipalities who have a watershed and water source should be aware.

Diane Shepp, President, Protect Rural Napa, gave presentation regarding the Mountain Peak Winery project located at 3265 Soda Canyon Road, Napa County, and the potential impact this project may have on Rector Reservoir. Ms. Shepp advised the group has appealed the Napa County Conservation, Development & Planning Commission's approval of the project to the Napa County Board of Supervisors and the appeal is scheduled to be heard by the

Board on May 23, 2017. Ms. Shepp encouraged the Town to be aware of this project.

The following Napa County residents spoke in support of above Protect Rural Napa item: Amber Manfree, PhD., Barbara Guggia, Glenn Schreuder, Captain David Hallet and Julia Arger.

Tom Bardessono, representing Yountville Little League, announced Opening Day is April 1, 2017 with festivities starting at 8:30 a.m.

## 7. CONSENT CALENDAR

- A. [17-1073](#) Approve minutes of the meetings held February 27, February 28, and March 7, 2017.

**Attachments:** [February 27, 2017 Minutes](#)  
[February 28, 2017 Minutes](#)  
[March 7, 2017 Minutes](#)

Approval of the Consent Agenda

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

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

## 8. PRESENTATIONS

- A. [17-1114](#) Presentation of Napa County Mosquito Abatement District Annual Report.

Steve Rosa, Yountville Representative to the Napa County Mosquito Abatement District, shared that he has served on the District for 28 years. Representative Rosa reported the District Board has been very busy this year and is currently reviewing their employee policy manual and long-range financial planning in regards to retirement. Representative Rosa also reported there will likely be a huge mosquito problem this year because there is water in places that have not had water in about ten years, and with that comment introduced Wes Maffei, District Manager, to present Annual Report.

Wes Maffei, Manager, Napa County Mosquito Abatement District, presented Annual Report and provided handouts containing information about the District.

## 9. PUBLIC HEARINGS - NONE

## 10. ADMINISTRATIVE / REGULAR ITEMS

- A. [17-1110](#) AFFORDABLE HOUSING LOCAL PREFERENCE POLICY

Consider Adoption of Resolution Number 17-3393 Amending the Town's Affordable Housing Local Preference Policy.

**Attachments:** [Proposed Resolution](#)  
[Resolution 2387-05](#)  
[Approved Resolution \(as revised\)](#)

Sandra Liston, Planning Director, presented staff report and advised the item was heard earlier by the Yountville Housing Authority and on a 4-0 vote recommended the Town Council approve the item with one modification, as follows:

Director Liston advised Local Preference Policy Item 2 would be modified to read, as follows: (1) an applicant will be determined to be an employee of the Town of Yountville if at least one member of the applicant's household is currently employed at least 30 hours per week by the Town of Yountville for a period of six months or greater.

Public Comment - None

**A motion was made by Council Member Durham, seconded by Council Member Mohler to adopt the Resolution, as amended. The motion carried by the following vote:**

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

- B.**     [17-1132](#)   AFFORDABLE HOUSING AT 27 LANDE WAY  
Consider Adoption of Resolution Number 17-3395 approving and authorizing the Town Manager to execute agreements related to the sale of the real property located at 27 Lande Way in Yountville, California.

**Attachments:** [Resolution](#)  
[Exhibit "A" Purchase and Sale Agreement](#)  
[Exhibit "B" Deed of Trust](#)  
[Exhibit "C" Promissory Note](#)  
[Exhibit "D" Lease Restrictions and Option to Purchase Agreement](#)

Gary Bell, Town Attorney, presented staff report.

Public Comment Held

The following individual spoke on the item: Kathleen Dreesen, Executive Director, Napa Valley Community Housing.

**A motion was made by Council Member Dorman, seconded by Vice Mayor Dorenbecher to adopt the Resolution. The motion carried by the following vote:**

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

**C. [17-1147](#) YOUNTVILLE CEMETERY ASSOCIATION**

Discussion and possible direction regarding a request from the Yountville Cemetery Association for \$30,000 in financial support for replacing existing chain link fence along Jackson Street with a decorative wrought iron fence.

**Attachments:** [Yountville Cemetery Association Request Letter](#)

Steve Rogers, Town Manager, presented staff report.

Mayor Dunbar advised the Town Council received an eComment from Pam Reeves and emails from PJ Hudson, Debbie Welborn, Lloyd Penrod and Carol Fink in support of the proposed request.

Liz Alessio, Secretary, and Lee Hart, President, of the Yountville Cemetery Association provided comments in support of their request for funding and requested an increase of \$2,500 to make the request an even split of \$32,500 each for the Cemetery Association and the Town.

Public Comment Held

The following individuals spoke on the item: Ed O'Neill, Ely Aguayo, daughter of Ray Aguayo of Ray's Custom Iron Works and Leadership Napa Valley student, and Ray Aguayo.

**A motion was made by Council Member Mohler, seconded by Council Member Durham to direct staff to bring back a resolution to Council on April 4, 2017 in support of the Town's contribution to the fence in the amount of \$32,500, as modified. 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. STAFF INFORMATIONAL REPORTS**

**A. [17-1131](#) Local Agency Formation Commission of Napa County (LAFCO) Draft Sphere of Influence (SOI) Report Update.**

Sandra Liston, Planning Director, presented update on LAFCO initiated Municipal Service Review and Sphere of Influence update for the Town. Director Liston commented it is important to note that this item is a LAFCO initiated action and that LAFCO hired a consultant to conduct the review and write the report. The report was presented at the LAFCO meeting held in February 2017 and the Commission gave feedback to staff to bring back map exhibits when the item is heard at a Public Hearing which is scheduled for April 3, 2017. Staff will be attending the meeting and sharing the Town's comments and the public is also invited to attend.

**B. [17-1143](#) Envision Yountville Update.**

Sandra Liston, Planning Director, presented update on the Speakers series, a five part series, which started last month. Director Liston advised the next part in the series will be held Thursday, March 23, 2017 and the discussion will be about achieving balance between the business community and residents.

Director Liston advised the community advisory applications were handed out and have been made available on the Envision Yountville website.

Director Liston commented staff is seeking feedback from Council regarding selection of the community advisory group members. The application has been available for less than a week, and staff has received 10 applications to date. With another month available, staff estimates they will receive 20-40 applications. From those 20 to 40 applicants, 9 to 15 will be selected to serve on the advisory committee.

Director Liston further commented staff is suggesting doing an initial review of applications and will share those with the General Plan Advisory Ad Hoc Committee which is comprised of Mayor Dunbar, Council Member Mohler, ZDRB Chair Kim Cook and ZDRB Member Jarrod Denton. Director Liston advised that the Ad Hoc Committee would have all of the applications and would have a chance to review and make modifications.

Director Liston commented the question really for Council is whether the Council is comfortable in having the Ad Hoc Committee interview and appoint the 9 to 15 members or whether Council would like to see a recommendation come to the Council realizing how difficult it may be to schedule all of those interviews. This item is presented to Council to provide feedback so staff can bring back a better policy or establish a structure for the appointment process.

The Town Council provided the following feedback:

Mayor Dunbar commented the Ad Hoc Subcommittee agreed with the above recommendation.

Council Member Mohler commented there was consensus at the last Ad Hoc Subcommittee meeting that they all want a really broad range of people. To name a few examples, someone who has been in Yountville a long time, a second home owner, and someone renting.

Council Member Dorman asked if the meetings of the Ad Hoc Subcommittee would be open to the public, so the public can see who applied in terms of transparency.

Council Member Durham commented up until yesterday he completely understood what the Mayor was saying, but based on a conversation he had yesterday with someone, he now understands Council Member Dorman's position.

Vice Mayor Dorenbecher commented if Council and staff are looking for a group of 15 to be on the advisory committee, once people are selected and they start having meetings, those meetings would be open to the public.

Following a lengthy discussion by Council regarding review of the applications and possible interview process, Director Liston commented staff is not looking for an answer tonight, but does want to receive the input provided so staff can start thinking more about how to form this process. The level of interest of being engaged in this process will definitely help shape how staff moves forward, and staff is still exploring options and fact finding right now.

Director Liston advised staff has received Council comments tonight and after April 14, 2017, when the application filing period closes, staff will pick this topic up again and bring to Council for more discussion.

## **12. 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 Flood Control & Water Conservation District (Dunbar/Dorenbecher)**

No Meeting

### **B. Napa Valley Transportation Authority (NVRTA) (Dunbar, Dorman, Mohler, Durham)**

Mayor Dunbar and Council Member Dorman attended the NVRTA Board Retreat held at Mont La Salle Conference Center which included discussion regarding transportation solutions for the Napa Valley with the main focus being traffic congestion in the south part of the county on Highway 29 in American Canyon.

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

No Meeting

### **D. Reports and Announcements**

Mayor Dunbar reported on the following items:

He has been requested to testify before the Governor's Advisory Little Hoover Commission at the State Capitol June 22, 2017 as they continue to discuss their evaluation of the California Veterans Home in Yountville.

Attended the Napa County Board of Supervisors meeting this morning with all of the other Mayors to join Supervisor Pedroza in presenting the immigration proclamation that he read earlier this evening as part of the Council meeting.

Recognized the significant amount of staff time and effort that went into a successful Yountville Live and Taste of Yountville weekend and the time and effort of the Yountville Chamber of Commerce Executive Director Whitney Diver McEvoy and Town Manager Steve Rogers. Mayor Dunbar further commented one of the benefits of the event is that two live auctions were able to raise \$16,000 for the Pathway Home.

The subcommittee that is in discussion with the Napa Valley Unified School District staff about Yountville Elementary School continues to meet and there is a sub, subcommittee that is focused on marketing and outreach to stakeholders and parents to help get the word out about enrolling in Yountville Elementary School.

Samantha Holland, Parks and Recreation Director, commented the Red and White Affair, which is the Yountville Elementary School's largest fundraiser, is being held this coming Saturday and tickets are still on sale through midnight tomorrow and she encourages everyone to attend.

Council Member Mohler commented on an item that received a lot of attention on social media which was the tremendous amount of smoke covering the valley in the past several days which is a concern to a lot of people. Council Member Mohler further commented that the Napa County Board of Supervisors is having public wide meetings within each of the cities to discuss their strategic plan and will be in Yountville on April 3, 2017 from 6:00 p.m. to 8:00 p.m. at the Yountville Elementary School cafeteria if people would like to talk to the Board about agricultural burning.

Council Member Dorman thanked Panchas and the Solis family for being in business for 35 years in Yountville.

Council Member Durham commented the next Envision Yountville meeting is being held on Thursday, March 23, 2017 at 6:00 p.m at the Yountville Community Center and encouraged people to come talk and hear about balancing our community.

Vice Mayor Dorenbecher reported she attended the California Department of Veterans Affairs Board Meeting and stated there were a lot of veterans there with a lot of concerns regarding the Little Hoover Commission findings and the dip in the Morale Welfare Fund (MWF).

Council Member Mohler commented the community input for the Strategic Plan will occur Thursday, April 6, 2017 from 2:00 p.m. to 4:00 p.m. and 6:00 p.m. to 8:00 p.m. at the Community Center and on April 7, 2017 from 9:00 a.m. to 11:00 a.m. in Town Council Chambers.

Vice Mayor Dorenbecher reported she will be attending the League of California Cities Community Services Policy Committee in Ontario on March 29, 2017.

### **13. ADJOURNMENT**



Adjourned to the Town Council Regular Meeting Tuesday, April 4, 2017 at 6:00 p.m.  
being held in Town Council Chambers located at 6550 Yount Street, Yountville.

ATTEST:

Michelle Dahme  
Town Clerk

Date Approved: April 4, 2017