

# City of Calistoga

## Staff Report

**TO:** Honorable Mayor and City Council  
**FROM:** Susan Sneddon, City Clerk  
**DATE:** February 19, 2008  
**SUBJECT:** City Council Minutes

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**APPROVAL FOR FORWARDING:**

*James C. McCann (Signed by Susan Sneddon)*  
James C. McCann, City Manager

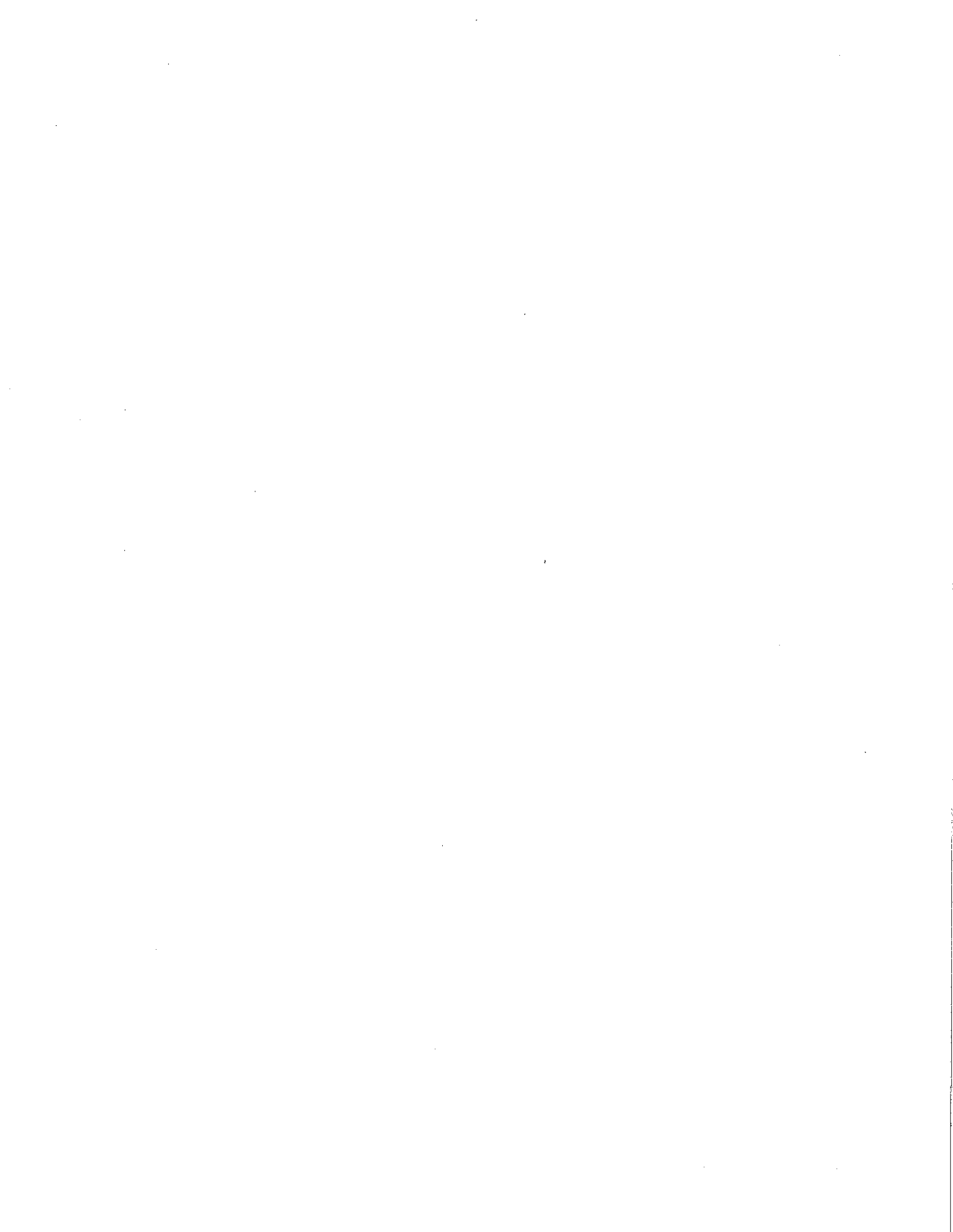
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**DISCUSSION:** The Minutes of the regular City Council Meeting on February 5, 2008, are provided for consideration and approval.

**RECOMMENDATION:** Approve Minutes.

**ATTACHMENTS:** Aforementioned Minutes.



**MINUTES**  
**CITY COUNCIL – REGULAR MEETING**  
**TUESDAY, FEBRUARY 5, 2008 - 7:00 P.M.**  
**CALISTOGA COMMUNITY CENTER**

1 **CALL TO ORDER**

2  
3 **Mayor Gingles called the Regular Session to order at 7:06 p.m.**

4  
5 In attendance were the following: Councilmember Placido Garcia, Councilmember  
6 Gary Kraus, Councilmember Karen Slusser, Vice Mayor Michael Dunsford and  
7 Mayor Jack Gingles.

8  
9 Also present were, City Manager James McCann, Public Works Director/City Engineer  
10 Dan Takasugi, Planning and Building Director Charlene Gallina, Associate Planner  
11 Erik Lundquist, and City Clerk Susan Sneddon.

12  
13 **ACTION OUT OF CLOSED SESSION**

14  
15 **Mayor Gingles** announced that there was no action out of the Closed Session held  
16 this evening.

17  
18 **ORAL COMMUNICATIONS**

19  
20 **Kurt Becker, 1715 Michael Way**, stated that it appears that the draft Urban Design  
21 Plan is being kept from the public; he is aware of only one public meeting (November  
22 2006) held for review/discussion regarding the draft plan and requested that the  
23 community be given ample time to review it.

24  
25 **Councilmember Slusser** stated that she shares Mr. Becker's concerns and  
26 requested more public meetings to review the draft Urban Design Plan.

27  
28 **ADOPTION OF MEETING AGENDA**

29  
30 It was **MOVED** by Councilmember Slusser and **SECONDED** by Councilmember  
31 Kraus to approve the Council Meeting Agenda as presented. The Motion was  
32 carried unanimously.

33  
34 **INTRODUCTION**

- 35 1) Introduction of Mary Cahill, Community Resources Director; and Ken MacNab,  
36 Senior Planner.

37  
38 **City Manager McCann** introduced Mary Cahill as the City's new Community  
39 Resources Director; and Ken MacNab as the City's new Senior Planner.  
40

41 **OATH OF OFFICE**

42 **2) Swearing in of Jason Tamagni, new full time firefighter.**

43  
44 **Mayor Gingles** introduced newly hired full-time Firefighter Jason Tamagni.  
45 Following his introduction, Firefighter Tamagni was sworn in by City Clerk Susan  
46 Sneddon.  
47

48 **CONSENT CALENDAR**

- 49  
50 **3. Accounts payable for the period ending Thursday, January 31, 2008 (Total**  
51 **amount of \$361,972.89).**  
52  
53 **4. Minutes of the regular City Council Meeting on January 15 2008.**  
54  
55 **5. Adoption of Resolution No. 2008-009 authorizing Napa County Transportation**  
56 **and Planning Agency to pursue support activities regarding climate protection**  
57 **policy development.**  
58  
59 **6. Approval of comments to be forwarded to Napa County regarding the Draft**  
60 **General Plan Update and Final Environmental Impact Report.**

61  
62 It was **MOVED** by Councilmember Garcia and **SECONDED** by Councilmember  
63 Kraus to approve **Items No. 3, 4, 5 and 6** on the Consent Agenda. The Motion  
64 was carried unanimously.  
65

66 **PUBLIC HEARING**

67  
68 **7) Consideration of a Resolution approving an amendment of the previously**  
69 **approved Tentative Subdivision Map (Alois Tieber) to grant a request to waive**  
70 **the requirement to underground the existing overhead utilities along the**  
71 **peripheral streets of the Oak Villa**

72  
73 **Associate Planner Lundquist** introduced this item and stated that staff is  
74 recommending that Council approve the request waiving the underground utilities  
75 requirements.  
76

77 **Alois Tieber (Applicant)** requested Council's support of the waiver.  
78

79 **Mayor Gingles** opened the public hearing.

80  
81 No public comments.

82  
83 **Mayor Gingles** closed the public hearing.

84  
85 **Vice Mayor Dunsford** stated that he has a conflict of interest because the  
86 subject property is within 500 feet of his property.

87  
88 It was **MOVED** by **Mayor Gingles** and **SECONDED** by **Councilmember Slusser**  
89 to adopt **Resolution No. 2008-010** approving an amendment of the previously  
90 approved **Tentative Subdivision Map (Alois Tieber)** to grant a request to waive  
91 the requirement to underground the existing overhead utilities along the  
92 peripheral streets of the Oak Villa.

93 The Motion was carried as follows:

94 **AYES:** Mayor Gingles Councilmembers Slusser, Garcia, and Kraus

95 **NOES:** None

96 **ABSTAIN:** Vice Mayor Dunsford

97 **ABSENT:** None

98

99 **GENERAL GOVERNMENT**

100

101 **8) Presentation regarding the progress of the Draft Urban Design Plan.**

102

103 **City Manager McCann** introduced this item and noted that Council has received a  
104 project schedule reflecting the (past and future) Oversight Committee meetings. He  
105 referenced a memorandum from Vin Smith (City's contracted planner) outlining the  
106 general ideas for the construction of the Urban Design Plan. He stated that he  
107 recognizes the concerns of Mr. Becker as well as others regarding the importance of  
108 the Urban Design Plan. He stated that there have been dozen of meetings some of  
109 which have been formal public meetings; there have been almost three dozen  
110 meetings with stakeholders since the 2006 Urban Design Plan public meeting that  
111 Mr. Becker referenced. He stated that there has been a tremendous amount of input  
112 from the public and stakeholders resulting in a more relevant and practical  
113 document. He agreed that it will be important that there is ample time for everyone  
114 to become familiar with the proposed Urban Design Plan once it has been released.

115

116 **Vin Smith (City's contracted Planner)** stated that he understands the community's  
117 underlying frustration in the time it has taken to develop of the Urban Design Plan.  
118 He stated that the draft plan is being revised, refined, and reorganized by the  
119 Oversight Committee to reflect comments received through the many meetings.

120

121 **Councilmember Kraus** asked if there was sufficient time to produce the document  
122 and be ready for Council review in May 2008. He stated that doing the project  
123 correctly is more important than meeting a deadline. He asked if Joseph Birleffi

124 (property owner of the former Jimmy Vasser Ford) was included in the stakeholders  
125 meetings.

126  
127 **Planning and Building Director Gallina** responded that the Oversight Committee  
128 extended invitations to everyone for this type of meeting but not all business or  
129 property owners chose to meet; the Birleffis did not meet with the Committee.

130  
131 **Vice Mayor Dunsford** commented that property owners with potential  
132 developments or redevelopments met with the Oversight Committee, and he noted  
133 that the Ford dealership was operating on the Birleffi property at the time.

134  
135 **Councilmember Slusser** requested that a "casual" community meeting be  
136 scheduled in order to provide dialogue for this project. She stated that she is  
137 hesitant to have a final draft prior to receiving additional public input.

138  
139 **City Manager McCann** suggested that staff come back with suggestions regarding  
140 public outreach after the draft Urban Design Plan is prepared.

141  
142 **Councilmember Kraus** suggested scheduling public meetings relating specifically  
143 to zoning districts to avoid having the public sit through lengthy meetings. He asked  
144 if Bill Squires was contacted to meet with the Oversight Committee.

145  
146 **Bob Fiddaman, Calistoga Affordable Housing President**, stated his concern with  
147 the growing hostility from the community towards the proposed Urban Design Plan.  
148 He noted that it is a great effort and will serve the community well. He stated that  
149 one setback is that the City staff has not had ample time to devote to the plan, given  
150 their many demands, and that public participation may have been lacking. He  
151 suggested that the City get the project done right rather than rush it through.

152  
153 **9) Update regarding the City's Recreational Facilities Improvement Program and**  
154 **introduction of the proposed revisions to the Logvy Community Park Master**  
155 **Plan.**

156  
157 **City Manager McCann** introduced this item and provided a brief history regarding  
158 the City's plans to move forward with the improvements and expansion of the  
159 recreational facilities. He stated that options have been provided in the Recreation  
160 Facilities Feasibility Study prepared by Kinzie & Associates which includes the  
161 Monhoff facility and the other recreation facilities.

162  
163 **Pam Kinzie (Kinzie and Associates)** presented the draft Logvy Parks Master Plan  
164 and reviewed the park's program elements; swim center, recreation buildings, sports  
165 fields and courts and other facilities. She stated that comments arising out of the  
166 public meeting and from the meetings with the stakeholders helped to refine the  
167 plan.

168

169 **Councilmember Slusser** requested an update regarding discussions with the  
170 Fairgrounds for this project.

171  
172 **City Manager McCann** stated that a letter has been sent to Fairgrounds Manager  
173 Mike Kenney requesting to meet with the Napa County Fair Association Board of  
174 Directors (Fair Board) later this month. He stated that the feedback from the Fair  
175 Board will be provided to City Council with the consideration of a formal agreement.  
176 He stated that Mr. Kenney expressed advantages in sharing resources that would  
177 benefit both the community and the Fairgrounds. He stated that discussions at the  
178 stakeholders meetings have included shared facilities; such as a shared sports  
179 court/small gymnasium with the school district.

180  
181 **Councilmember Slusser** asks if the master plan is contingent on the Fair Board  
182 accepting the proposed shared parking.

183  
184 **City Manager McCann** stated that additional parking is needed for the build-out of  
185 the park; at this point discussions with Mr. Kenney have been preliminary and that in  
186 order to make the final modifications to the master plan the parking element will  
187 need to be settled.

188  
189 **Pam Kinzie (Kinzie and Associates)** stated that if additional parking is not  
190 available then there would need to be a reduction in the park uses or the field space  
191 to allow for adequate parking.

192  
193 **Councilmember Kraus** asked if the fields at Logvy Park will continue to be used for  
194 the Fairground's overflow parking.

195  
196 **City Manager McCann** stated that the City is not opposed to the Fairgrounds using  
197 the park fields for overflow parking; there will be further discussions on this matter.

198  
199 **Councilmember Kraus** stated in reference to the correspondence from Paul and  
200 Lee Youngman regarding concerns related to the pedestrian bridge that it is  
201 important that the City has some buy-ins from the adjacent property owners.

202  
203 **City Manager McCann** stated that with Council support progress will continue on  
204 the park master plan; Ms. Kinzie will move forward in preparing the construction  
205 drawings for the recreation and teen center. He stated that a similar but less  
206 involved process will be initiated for the Monhoff facility which will involve  
207 discussions with the stakeholders; then this item will come back to Council for further  
208 discussion. He requested that Ms. Kinzie provide the timeframe if this project moves  
209 forward as expected for bidding and the potential construction.

210  
211 **Pam Kinzie (Kinzie and Associates)** stated that the plan is for the pool  
212 construction to be complete in August 2008, then the teen center building  
213 construction would begin in Spring 2009.

214

215 **Mayor Gingles** requested that the Council be included with the process of  
216 negotiations with the Fairgrounds.  
217

218 **10) Discussion regarding State Fiscal Emergency, Governor Schwarzenegger's**  
219 **State Budget proposal and initial effects upon local government.**  
220

221 **City Manager McCann** introduced this item and provided a brief overview of the  
222 current issues related to the State Budget which is facing a \$14.5 Billion deficit. He  
223 stated that the effect on the City appears to be mild; there will be a \$10,000  
224 reduction of the COPS grant funding and a suspension of a \$44,000 gas tax  
225 allocation. He stated that the City plans to accelerate the budget process for Fiscal  
226 Year 2000-2010, in addition a summary of transient occupancy tax and sales tax  
227 revenues will be provided to Council in a few weeks.  
228

229 **CITY MANAGER REPORTS**  
230

- 231
- He stated that the City will work with Fair Housing of Napa Valley in order to  
232 improve/inspect the condition of rental housing.
  - He provided an update regarding the status of development applications  
233 subject to individual Memorandums of Understanding: Terrano Napa Valley;  
234 Vineyard Oaks; Doctor Wilkinson's Hot Springs Resort; Roman Spa; and Neil  
235 Schaifer's project on the former hospital property.
  - He provided an update regarding the financing for the Solage Affordable  
236 Housing 24-unit apartment complex; \$7 million funding will come from the  
237 HOME grant and from tax-exempt financing.  
238  
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241 **COUNCIL REQUESTS AND IDEAS FOR DISCUSSION**  
242

243 **Councilmember Kraus** requested an update on the Fire and Building Code  
244 enforcement provisions (**Planning and Building Director Gallina** stated that she  
245 will follow up with this request).  
246

247 **Councilmember Slusser** congratulated City staff on their efforts regarding the  
248 property abatements on John Busk's property, the former hospital property and the  
249 Karpuk property. She stated her concern regarding not having a physician in the  
250 City that is available five days a week and weekends (**City Manager McCann**  
251 stated that he will contact St. Helena Hospital to ensure that the City has proper  
252 medical coverage in the City).  
253

254 **Mayor Gingles** provided a brief update of the recent North Bay League of Cities  
255 meeting; the speaker presented information on State budget problems. He stated  
256 that he met with the Golden State Mobile Home Organization at Chateau Calistoga  
257 Mobile Home Park regarding concerns over the new owner.



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**CITY COUNCIL ADJOURNMENT**

**Mayor Gingles** adjourned the meeting at 9:10 p.m. to the next scheduled regular meeting of the Calistoga City Council, on Tuesday, February 19, 2008, Calistoga Community Center, 1307 Washington Street, 7:00 p.m.

**Respectfully submitted:**

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Prepared by: Susan Sneddon, City Clerk

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Approved by: Jack Gingles, Mayor