

CITY COUNCIL
TUESDAY, FEBRUARY 5, 2008 - 6:30 P.M.
CALISTOGA COMMUNITY CENTER
CLOSED SESSION

CALL TO ORDER

Mayor Jack Gingles called the Closed Session to order at 6:30 p.m. In attendance were the following: Councilmember Placido Garcia, Councilmember Gary Kraus, and Councilmember Karen Slusser, Vice Mayor Michael Dunsford and Mayor Gingles. Also present was City Manager James McCann .

1. Conference with Legal Counsel, Anticipated Litigation

Significant exposure to litigation pursuant to subdivision (b) Government Code Section 54956.9: One potential case.

- 2) Conference with Legal Counsel, Existing Litigation

Name of case: Pedroni and Louie v. City of Calistoga
Government Code Section 54956.9 (a)
(Napa Superior Court – Case No. 26-36225)

ADJOURNMENT

Mayor Gingles adjourned the ***Closed Session*** at 7:00 p.m. to the Regular Meeting of the Calistoga City Council, Tuesday, February 5, 2008, 7:00 p.m., Calistoga Community Center, 1307 Washington Street.

Respectfully submitted:

Prepared by: Susan Sneddon, City Clerk

Approved by: Jack Gingles, Mayor

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

CALL TO ORDER

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

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

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

ACTION OUT OF CLOSED SESSION

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

ORAL COMMUNICATIONS

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

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

ADOPTION OF MEETING AGENDA

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

INTRODUCTION

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

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

OATH OF OFFICE

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

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

CONSENT CALENDAR

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

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

PUBLIC HEARING

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

Associate Planner Lundquist introduced this item and stated that staff is recommending that Council approve the request waiving the underground utilities requirements.

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

Mayor Gingles opened the public hearing.

No public comments.

Mayor Gingles closed the public hearing.

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

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

The Motion was carried as follows:

AYES: Mayor Gingles Councilmembers Slusser, Garcia, and Kraus

NOES: None

ABSTAIN: Vice Mayor Dunsford

ABSENT: None

GENERAL GOVERNMENT

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

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

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

Councilmember Kraus asked if there was sufficient time to produce the document and be ready for Council review in May 2008. He stated that doing the project correctly is more important than meeting a deadline. He asked if Joseph Birleffi (property owner of the former Jimmy Vasser Ford) was included in the stakeholders meetings.

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

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

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

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

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

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

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

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

Pam Kinzie (Kinzie and Associates) presented the draft Logvy Parks Master Plan and reviewed the park's program elements; swim center, recreation buildings, sports fields and courts and other facilities. She stated that comments arising out of the

public meeting and from the meetings with the stakeholders helped to refine the plan.

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

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

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

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

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

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

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

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

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

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

Mayor Gingles requested that the Council be included with the process of negotiations with the Fairgrounds.

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

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

CITY MANAGER REPORTS

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

COUNCIL REQUESTS AND IDEAS FOR DISCUSSION

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

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

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

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:

Prepared by: Susan Sneddon, City Clerk

Approved by: Jack Gingles, Mayor