



City of St. Helena
Measure H Oversight Committee Regular Meeting
Tuesday, April 7, 2026 @ 10:30 AM
St. Helena City Hall - Main Conference Room
1088 College Ave, St. Helena CA

PLEASE NOTE: Any person who wishes to speak regarding an item on the agenda or make a comment under the "Oral Communication" portion of the agenda may do so, but please observe the time limit of four minutes.

Members of the public and other parties are welcome to email their comments to the Staff Liaison Mandy Kellogg at mkellogg@cityofstheleena.gov. All public comments must be received three hours prior to the meeting. Public comments received after the deadline will be attached to the item the next business day or soon thereafter. Public comments will not be read out loud but will be publicly available and attached to the online agenda.

A. CALL TO ORDER

B. ROLL CALL

Chair: Chris Warner

Vice Chair: Jeffrey Green

Members: Richard Corsetti, Jay Kouba, and Mario Trincherro

Staff Liaison: Mandy Kellogg, Administrative Services Director

C. PUBLIC FORUM

An opportunity for the public to directly address the Committee on items of interest to the public that are not listed on the agenda. Any person addressing the Committee should provide his or her name and address, and limit comments to four minutes. Because of restrictions imposed by the Brown Act, the Committee may not engage in substantive discussion, nor take action on matters not described on the agenda.

D. REPORTS BY STAFF/COMMITTEE

Reports by staff and/or committee on items of general interest. Brief questions for clarification may be posed and answered, and Committee may request that items be placed on a future agenda. Except under certain circumstances, the Brown Act prohibits any other discussion or action by the Measure H Oversight Committee.

E. CONSENT ITEMS

1. Measure H Oversight Committee Meeting Minutes of February 19, 2026.

F. SCHEDULED ITEMS

1. GO Bond Financing Update

Prepared By: Mandy Kellogg, Director of Administrative Services

2. Capital Improvement Plan FY27-31 Discussion

Prepared By: Joseph Leach, Director of Public Works

G. FUTURE AGENDA ITEMS

H. ADJOURNMENT

The next regular Measure H Oversight Committee meeting is scheduled for TBD, City Hall Conference Room, 1088 College Avenue, St. Helena.

This agenda was posted at City Hall, 1088 College Avenue, St. Helena on April 3, 2026.

Stephanie Killingsworth, Public Works Financial Analyst

In Compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call the City Clerk's Office (707) 967-2792. Notification 72 hours prior to the meeting as required by Section 202 of the Americans with Disabilities Act will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

MINUTES
City of St. Helena
Measure H Oversight Committee Meeting
Thursday, February 19, 2026 @ 10:30 AM
City Hall Main Conference Room, 1088 College
Avenue, St. Helena

1 CALL TO ORDER

The meeting was called to order at 10:30am by Chair Warner

2 ROLL CALL

Present: Chair Chris Warner, Vice Chair Jeffrey Green, Member Richard Corsetti, Member Jay Kouba, Member Mario Trincherro

Staff Liaison: Mandy Kellogg

Absent: None

3 PUBLIC FORUM:

Public Comment was opened, no comments received. Public Comment was closed.

4 REPORTS BY STAFF AND COMMITTEE:

No reports from Staff and Committee.

5 CONSENT CALENDAR:

a) Committee Meeting Minutes of November 4, 2025

Member Kouba moved to approve the Consent Calendar, and Vice Chair Green seconded the motion. The motion carried by unanimous vote of the members present.

6 SCHEDULED MATTERS:

a) Capital Improvement Plan FY27-31 Discussion & Project Proposal
Prepared By: Joseph Leach, Assistant City Manager/Director of Public Works/City Engineer, Stephanie Killingsworth, Public Works Financial Analyst

Joseph Leach presented on the Capital Improvement Plan FY27-31 Discussion & Project Proposal.

b) GO Bond Financing Update
Prepared By: Mandy Kellogg, Administrative Services Director

Mandy Kellogg presented on the Status Update on GO Bond Financing Update

7 ADJOURNMENT

Meeting adjourned at 11:31am

APPROVED:

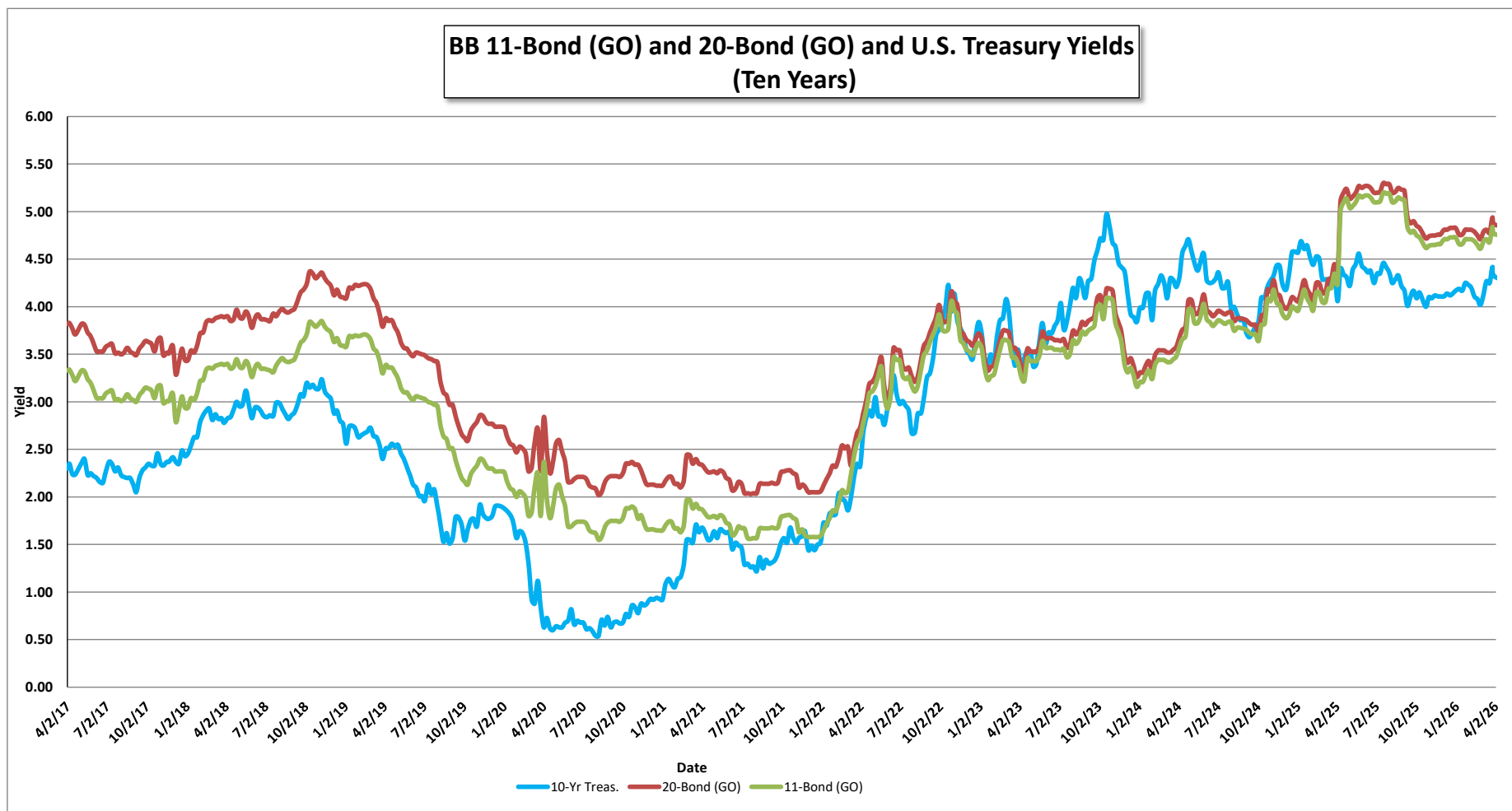
Chris Warner, Chair

ATTEST:

Mandy Kellogg, Staff Liaison

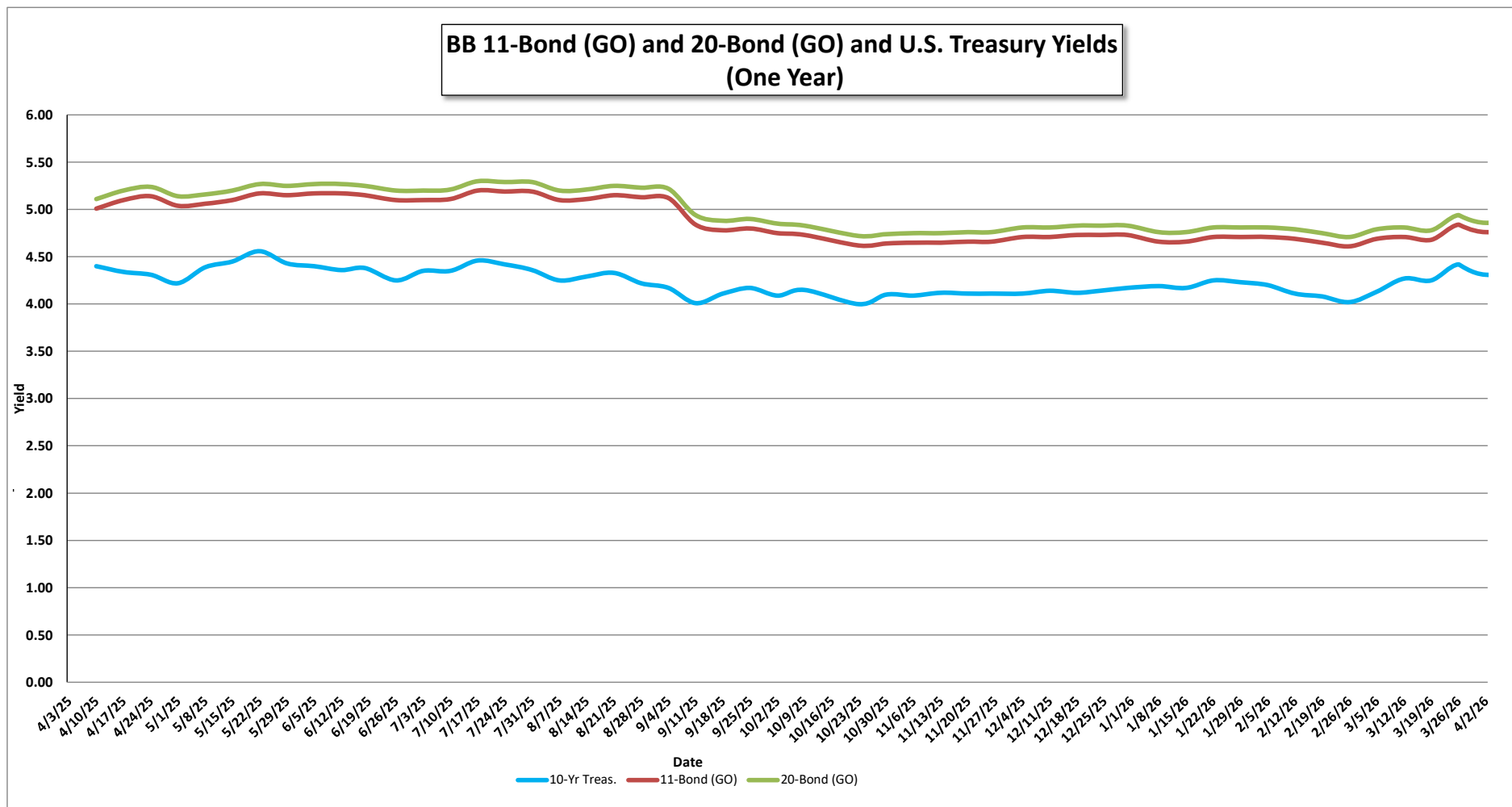
Bond Buyer and U.S. Treasury Yields (One Year)

Date	20-Bond (GO)	11-Bond (GO)	Revdex	10-Yr Treas.	30-Yr Treas.
4/10/2025	5.11	5.01	5.40	4.40	4.87
4/17/2025	5.20	5.10	5.49	4.34	4.80
4/24/2025	5.24	5.14	5.53	4.31	4.77
5/1/2025	5.14	5.04	5.43	4.22	4.72
5/8/2025	5.16	5.06	5.45	4.39	4.85
5/15/2025	5.20	5.10	5.49	4.45	4.92
5/22/2025	5.27	5.17	5.56	4.56	5.06
5/29/2025	5.25	5.15	5.54	4.43	4.93
6/5/2025	5.27	5.17	5.56	4.40	4.89
6/12/2025	5.27	5.17	5.56	4.36	4.84
6/18/2025	5.25	5.15	5.54	4.38	4.88
6/26/2025	5.20	5.10	5.49	4.25	4.85
7/3/2025	5.20	5.10	5.49	4.35	4.86
7/10/2025	5.21	5.11	5.50	4.35	4.87
7/17/2025	5.30	5.20	5.59	4.46	5.02
7/24/2025	5.29	5.19	5.58	4.42	4.96
7/31/2025	5.29	5.19	5.58	4.36	4.89
8/7/2025	5.20	5.10	5.49	4.25	4.82
8/14/2025	5.21	5.11	5.50	4.29	4.88
8/21/2025	5.25	5.15	5.54	4.33	4.93
8/28/2025	5.23	5.13	5.52	4.22	4.88
9/4/2025	5.22	5.12	5.51	4.17	4.86
9/11/2025	4.94	4.84	5.23	4.01	4.65
9/18/2025	4.88	4.78	5.17	4.11	4.72
9/25/2025	4.90	4.80	5.19	4.17	4.75
10/2/2025	4.85	4.75	5.14	4.09	4.70
10/9/2025	4.83	4.73	5.12	4.15	4.74
10/16/2026	4.78	4.68	5.07	3.97	4.58
10/23/2025	4.72	4.62	5.01	4.00	4.58
10/30/2025	4.74	4.64	5.03	4.10	4.65
11/6/2025	4.75	4.65	5.04	4.09	4.69
11/13/2025	4.75	4.65	5.04	4.12	4.71
11/20/2025	4.76	4.66	5.05	4.11	4.73
11/26/2025	4.76	4.66	5.05	4.11	4.73
12/4/2025	4.81	4.71	5.10	4.11	4.77
12/11/2025	4.81	4.71	5.10	4.14	4.79
12/18/2025	4.83	4.73	5.12	4.12	4.80
12/24/2025	4.83	4.73	5.12	4.14	4.80
12/31/2025	4.83	4.73	5.12	4.17	4.85
1/8/2026	4.76	4.66	5.05	4.19	4.86
1/15/2026	4.76	4.66	5.05	4.17	4.79
1/22/2026	4.81	4.71	5.10	4.25	4.85
1/29/2026	4.81	4.71	5.10	4.23	4.85
2/5/2026	4.81	4.71	5.10	4.20	4.86
2/12/2026	4.79	4.69	5.08	4.11	4.73
2/19/2026	4.75	4.65	5.04	4.08	4.71
2/26/2026	4.71	4.61	5.00	4.02	4.67
3/5/2026	4.79	4.69	5.08	4.13	4.74
3/12/2026	4.81	4.71	5.10	4.27	4.88
3/19/2026	4.78	4.68	5.07	4.25	4.84
3/26/2026	4.94	4.84	5.23	4.42	4.93
4/2/2026	4.86	4.76	5.15	4.31	4.89
	20 Years Aa3, AA	20 Years Aa1, AA+	30 Years A1, A+	10-Yr Treas.	30-Yr Treas.
10-yr Avg.	3.484	3.174	3.829	2.842	3.228
Min	2.020	1.550	1.970	0.540	1.190
Max	5.300	5.200	5.590	4.976	5.090
1-yr Avg.	4.983	4.883	5.273	4.231	4.811
Min.	4.710	4.610	5.000	3.970	4.580
Max.	5.300	5.200	5.590	4.560	5.060



Notes:

11-Bond Index (GO, 20 Years, Aa1, AA+)
20-Bond Index (GO, 20 Years, Aa3, AA)

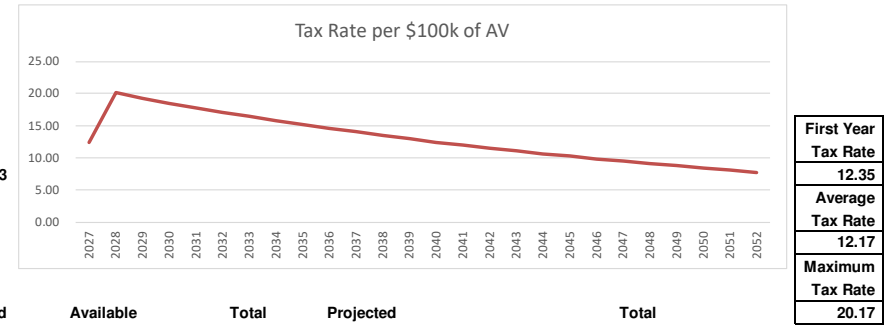


Notes:
 11-Bond Index (GO, 20 Years, Aa1, AA+)
 20-Bond Index (GO, 20 Years, Aa3, AA)

City of St. Helena
Projected Assessed Valuation
Declining Tax Rate (Level Debt Service)

Secured AV (25 26) 3,528,876,795
Less: HOX Increment (5,999,000)
Plus: Non-Unitary -
Net Taxable AV 3,522,877,795

Unsecured AV (25 26) 81,912,013



Notes	Tax Year	Assumed County Growth Rate	Projected AV Prior To Delinquency	Assumed County Delinquency Rate	Estimated Delinquency	Projected Secured Tax Roll (After Delinqu.)	Available Funds Secured	Projected Unsecured Tax Roll	Available Funds Unsecured	Total Available Funds	Projected Series 2026 Debt Service	Series 2022 Debt Service	Total Projected Debt Service	Difference	Tax Rate ⁽²⁾
(1)	2027	4.00%	3,670,031,867	0.00%	-	3,670,031,867	453,367	85,188,494	-	453,367	108,954	344,413	453,367	-	12.35
	2028	4.00%	3,816,833,141	0.00%	-	3,816,833,141	769,689	88,596,033	10,524	780,213	435,750	344,463	780,213	-	20.17
	2029	4.00%	3,969,506,467	0.00%	-	3,969,506,467	762,622	92,139,875	17,866	780,488	431,250	349,238	780,488	-	19.21
	2030	4.00%	4,128,286,726	0.00%	-	4,128,286,726	762,511	95,825,470	17,702	780,213	431,750	348,463	780,213	-	18.47
	2031	4.00%	4,293,418,195	0.00%	-	4,293,418,195	761,713	99,658,488	17,699	779,413	432,000	347,413	779,413	-	17.74
	2032	4.00%	4,465,154,923	0.00%	-	4,465,154,923	760,407	103,644,828	17,681	778,088	432,000	346,088	778,088	-	17.03
	2033	4.00%	4,643,761,120	0.00%	-	4,643,761,120	763,587	107,790,621	17,651	781,238	431,750	349,488	781,238	-	16.44
	2034	4.00%	4,829,511,564	0.00%	-	4,829,511,564	760,863	112,102,246	17,724	778,588	431,250	347,338	778,588	-	15.75
	2035	4.00%	5,022,692,027	0.00%	-	5,022,692,027	762,751	116,586,336	17,661	780,413	435,500	344,913	780,413	-	15.19
	2036	4.00%	5,223,599,708	0.00%	-	5,223,599,708	763,758	121,249,789	17,705	781,463	434,250	347,213	781,463	-	14.62
	2037	4.00%	5,432,543,696	0.00%	-	5,432,543,696	763,984	126,099,781	17,728	781,713	432,750	348,963	781,713	-	14.06
	2038	4.00%	5,649,845,444	0.00%	-	5,649,845,444	763,429	131,143,772	17,734	781,163	436,000	345,163	781,163	-	13.51
	2039	4.00%	5,875,839,262	0.00%	-	5,875,839,262	762,117	136,389,523	17,721	779,838	433,750	346,088	779,838	-	12.97
	2040	4.00%	6,110,872,832	0.00%	-	6,110,872,832	760,022	141,845,104	17,690	777,713	431,250	346,463	777,713	-	12.44
	2041	4.00%	6,355,307,746	0.00%	-	6,355,307,746	762,608	147,518,908	17,642	780,250	433,500	346,750	780,250	-	12.00
	2042	4.00%	6,609,520,056	0.00%	-	6,609,520,056	759,061	153,419,664	17,702	776,763	430,250	346,513	776,763	-	11.48
	2043	4.00%	6,873,900,858	0.00%	-	6,873,900,858	759,881	159,556,451	17,619	777,500	431,750	345,750	777,500	-	11.05
	2044	4.00%	7,148,856,892	0.00%	-	7,148,856,892	759,574	165,938,709	17,638	777,213	432,750	344,463	777,213	-	10.63
	2045	4.00%	7,434,811,168	0.00%	-	7,434,811,168	763,269	172,576,257	17,631	780,900	433,250	347,650	780,900	-	10.27
	2046	4.00%	7,732,203,614	0.00%	-	7,732,203,614	760,583	179,479,307	17,717	778,300	433,250	345,050	778,300	-	9.84
	2047	4.00%	8,041,491,759	0.00%	-	8,041,491,759	762,645	186,658,480	17,655	780,300	432,750	347,550	780,300	-	9.48
	2048	4.00%	8,363,151,429	0.00%	-	8,363,151,429	763,348	194,124,819	17,702	781,050	431,750	349,300	781,050	-	9.13
	2049	4.00%	8,697,677,487	0.00%	-	8,697,677,487	762,831	201,889,812	17,719	780,550	435,250	345,300	780,550	-	8.77
	2050	4.00%	9,045,584,586	0.00%	-	9,045,584,586	761,093	209,965,404	17,707	778,800	433,000	345,800	778,800	-	8.41
	2051	4.00%	9,407,407,969	0.00%	-	9,407,407,969	760,421	218,364,020	17,666	778,088	430,250	347,838	778,088	-	8.08
	2052	4.00%	9,783,704,288	0.00%	-	9,783,704,288	763,587	227,098,581	17,651	781,238	432,000	349,238	781,238	-	7.80
	2053	4.00%	10,175,052,460	0.00%	-	10,175,052,460	760,276	236,182,524	17,724	778,000	778,000	-	778,000	-	7.47
	2054	4.00%	10,582,054,558	0.00%	-	10,582,054,558	763,353	245,629,825	17,647	781,000	781,000	-	781,000	-	7.21
	2055	4.00%	11,005,336,740	0.00%	-	11,005,336,740	759,531	255,455,018	17,719	777,250	777,250	-	777,250	-	6.90
	2056	4.00%	11,445,550,210	0.00%	-	11,445,550,210	759,370	265,673,219	17,630	777,000	777,000	-	777,000	-	6.63
Totals											14,041,204	9,016,900	23,058,104		

Notes
(1) Based on Actual 2025-26 County Auditor's Valuation Report, Escalated at 4.00%
(2) Per \$100,000 of Assessed Value

City of St. Helena, California (Napa County, California) 2026 General Obligation Bonds

Sources and Uses of Funds

Par Amount of Bonds	7,000,000.00
Plus: Accrued Interest	-
Less: (OID) Plus: OIP	596,045.65
Less: Underwriter's Discount (1)	(70,000.00)

Total Sources of Funds	7,526,045.65
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Project Fund	7,000,000.00
Costs of Issuance (2)	200,000.00
Bond Insurance Premium (3)	-
Debt Service Fund Deposit	326,045.65
Accrued Interest	-

Total Uses of Funds	7,526,045.65
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Rounding / Contingency	-
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Notes

- (1) 1.00% (\$10.00/bond) of the Par Amount of Bonds
- (2) Estimated Amount (Budget TBD)
- (3) Not Applicable

**City of St. Helena, California
(Napa County, California)
2026 General Obligation Bonds**

Gross Debt Service Schedule (Annual Basis)

Type	Date	Principal	Coupon	Interest	Tax Year Debt Service	Less: Debt Service Fund Deposit	Net Tax Year Debt Service	Outstanding Principal
	9/1/2026							7,000,000.00
sta	9/1/2027	85,000	5.000	350,000.00	435,000.00	(326,045.65)	108,954.35	6,915,000.00
sta	9/1/2028	90,000	5.000	345,750.00	435,750.00	-	435,750.00	6,825,000.00
sta	9/1/2029	90,000	5.000	341,250.00	431,250.00	-	431,250.00	6,735,000.00
sta	9/1/2030	95,000	5.000	336,750.00	431,750.00	-	431,750.00	6,640,000.00
sta	9/1/2031	100,000	5.000	332,000.00	432,000.00	-	432,000.00	6,540,000.00
sta	9/1/2032	105,000	5.000	327,000.00	432,000.00	-	432,000.00	6,435,000.00
sta	9/1/2033	110,000	5.000	321,750.00	431,750.00	-	431,750.00	6,325,000.00
sta	9/1/2034	115,000	5.000	316,250.00	431,250.00	-	431,250.00	6,210,000.00
sta	9/1/2035	125,000	5.000	310,500.00	435,500.00	-	435,500.00	6,085,000.00
sta	9/1/2036	130,000	5.000	304,250.00	434,250.00	-	434,250.00	5,955,000.00
sta	9/1/2037	135,000	5.000	297,750.00	432,750.00	-	432,750.00	5,820,000.00
sta	9/1/2038	145,000	5.000	291,000.00	436,000.00	-	436,000.00	5,675,000.00
sta	9/1/2039	150,000	5.000	283,750.00	433,750.00	-	433,750.00	5,525,000.00
sta	9/1/2040	155,000	5.000	276,250.00	431,250.00	-	431,250.00	5,370,000.00
sta	9/1/2041	165,000	5.000	268,500.00	433,500.00	-	433,500.00	5,205,000.00
sta	9/1/2042	170,000	5.000	260,250.00	430,250.00	-	430,250.00	5,035,000.00
sta	9/1/2043	180,000	5.000	251,750.00	431,750.00	-	431,750.00	4,855,000.00
sta	9/1/2044	190,000	5.000	242,750.00	432,750.00	-	432,750.00	4,665,000.00
sta	9/1/2045	200,000	5.000	233,250.00	433,250.00	-	433,250.00	4,465,000.00
sta	9/1/2046	210,000	5.000	223,250.00	433,250.00	-	433,250.00	4,255,000.00
sta	9/1/2047	220,000	5.000	212,750.00	432,750.00	-	432,750.00	4,035,000.00
sta	9/1/2048	230,000	5.000	201,750.00	431,750.00	-	431,750.00	3,805,000.00
sta	9/1/2049	245,000	5.000	190,250.00	435,250.00	-	435,250.00	3,560,000.00
sta	9/1/2050	255,000	5.000	178,000.00	433,000.00	-	433,000.00	3,305,000.00
sta	9/1/2051	265,000	5.000	165,250.00	430,250.00	-	430,250.00	3,040,000.00
sta	9/1/2052	280,000	5.000	152,000.00	432,000.00	-	432,000.00	2,760,000.00
sta	9/1/2053	640,000	5.000	138,000.00	778,000.00	-	778,000.00	2,120,000.00
sta	9/1/2054	675,000	5.000	106,000.00	781,000.00	-	781,000.00	1,445,000.00
sta	9/1/2055	705,000	5.000	72,250.00	777,250.00	-	777,250.00	740,000.00
sta	9/1/2056	740,000	5.000	37,000.00	777,000.00	-	777,000.00	-
Totals		7,000,000		7,367,250.00	14,367,250.00	(326,045.65)	14,041,204.35	



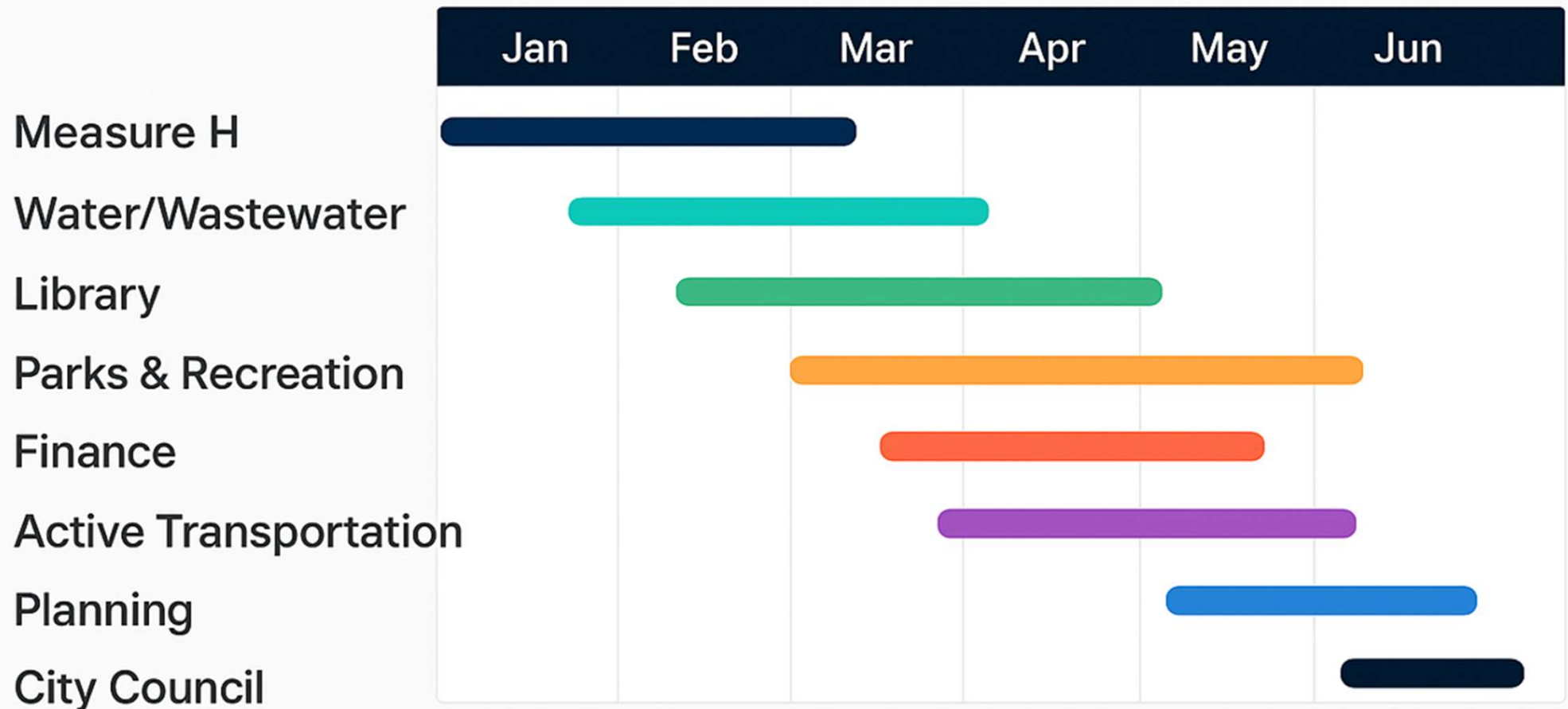
Measure H Committee CIP Update FY27-31

April 7, 2026
Joe Leach, P.E.
Assistant City Manager/Director of
Public Works/City Engineer

Funding Summary (does not reflect actual cashflow)

GO Bond Funding		1st Tranche					2nd Tranche		3rd Tranche		
Tranche Issuance		5,255,000			Continued		5,000,000		8,895,000		
Project Number	Description	FY 23-24	Expended	Encumbered	Approp.	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY29-30	Total
Street Projects											
R24-02	Oak Avenue Rehabilitation	-	81,843			-	-	-	-		81,843
Water Projects											
W-108	Lower Reservoir Rehab	-		2,000		-	50,000	-	-		52,000
W-85	Bell House Valve Replacement	-	34,240	497,964	40,000	360,048	320,000	177,964	-		1,430,216
W18-118	Replace Mains <6" in Diameter	-	134,470		315,706	327,702	154,346	214,541	360,179	371,705	1,506,944
W18-120	Bell Canyon Phreatic Surface Monitoring & Assessment		69,297			-	-	-	-		69,297
W24-01	Water Distribution Fire Flow Improvements		233,916	14,348	63,892	-	156,000	-	-	460,000	468,156
W29-01	Water Treatment Plant (Water Treatment Plant Rehabilitation)					-	-	-	-	-	-
Wastewater Projects											
S-52	WWTP Phase 1 Upgrades ("cash flow" for cost overruns; may be recoverable via Settlement Agreements)		1,223,503	1,347							1,224,850
S18-70	Replace 1% of Sewer Mains Annually	-	92,720	848,206	299,074				-		1,240,000
S18-71	Crinella Pump Station Upgrades		1,306,031				-	-	-		1,306,031
S21-01	WWTP Recycled Pipeline & Pump Station		160,566	27,620	1,522,026		-	-	-		1,710,212
S23-02	Emergency Back-Up Power - WWTP		437,225			-	-	-	-		437,225
S24-01	Closed-Circuit Television (CCTV) Inspection Program - Phase I		347,646			-	-	-	-		347,646
S24-02	High Priority Pipeline Replacement (Shift from WW Rate Funded)		1,128	133,429	377,771	255,600					767,928
S24-04	Recycled Water System Master Plan Update		73,988	167,710	179,314						421,012
S24-05	Del Campo Court Gravity Main Improvements		55,760	184,454	367,768	-	(487,000)	-	-		120,982
S25-01	Flow Monitoring Program					60,000	-	-	-		60,000
S26-04	WWTP Effluent Pump Station Design		5,804	354,684	14,512		2,595,000				2,970,000
S26-05	2nd Tier High Priority Pipeline Replacement			7,800			189,125				196,925
S27-01	WWTP Pond Cleaning, Decommissioning, and Repurpose						450,659				450,659
Stormwater Projects											
D24-01	Oak Avenue Storm Drain Rehab	-	364,326	2,604,627	487,416		-	-	-		3,456,369
TOTAL		-	4,622,463	4,844,189	3,667,479	1,003,350	3,428,130	392,505	360,179	831,705	18,318,295
Estimated GO Bond Fund Balance at June 30											
		5,255,000	632,537	(4,211,652)	(7,879,131)	(8,882,481)	(7,310,611)	(7,703,116)	831,705	-	

FY27-31 CAPITAL IMPROVEMENT PLAN ADOPTION SCHEDULE





Questions