

MINUTES
City of St. Helena
Regular City Council Meeting
Tuesday, February 10, 2026 @ 6:00 PM
Vintage Hall Board Room - Second Floor
465 Main Street, St. Helena

A complete video recording of this meeting, except for closed session, can be found at <https://sthelena.civicweb.net/Portal/> or by calling the City Clerk at (707) 968-2742. The City Council video is the official record of the Council meeting.

Present: Mayor Paul Dohring, Vice Mayor Michelle Deasy, Council Member Aaron Barak, and Council Member Kate Spadarotto

Absent: Council Member Billy Summers

1. CALL TO ORDER

Mayor Dohring called the meeting to order at 6:04 p.m.

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

Mayor Dohring led the Pledge of Allegiance.

4. ADOPTION OF THE AGENDA

City Clerk, Andrew Bradley requested that Items 13.1 and 13.2 be considered out of order before the Public Hearing.

Council Member Aaron Barak moved to approve the amended agenda. The motion was seconded by Council Member Kate Spadarotto and on voice call carried by the following vote:

AYES: Mayor Paul Dohring, Vice Mayor Michelle Deasy, Council Member Aaron Barak, and Council Member Kate Spadarotto

NOES: None

ABSENT: Council Member Billy Summers

ABSTAIN: None

RECUSE: None

5. ADOPTION OF MINUTES

5.1 Consideration and proposed approval of Regular Meeting Minutes of January 27, 2026

Council Member Kate Spadarotto moved to approve the Regular Meeting Minutes of January 27, 2026. The motion was seconded by Council Member Aaron Barak and on roll call carried by the following vote:

AYES: Mayor Paul Dohring, Vice Mayor Michelle Deasy, Council Member Aaron Barak, and Council Member Kate Spadarotto

NOES: None

ABSENT: Council Member Billy Summers

ABSTAIN: None

RECUSE: None

6. PUBLIC FORUM:

No public comment was made.

7. REPORTS BY STAFF AND CITY COUNCIL, FUTURE AGENDA ITEMS, and AB 1234 REPORTS:

Mayor Dohring called upon City Attorney, Ethan Walsh to provide his report from the Special Closed Session meeting held on February 10, 2026. No reportable action was taken.

8. PRESENTATIONS AND PUBLIC RECOGNITIONS

9. STAFF BRIEFING

9.1 Streets Master Plan Public Review Period (January 22 - February 16, 2026)

CEQA Determination: Exempt

Prepared By: Joseph Leach, Assistant City Manager/Director of Public Works/City Engineer

Recommendation:

[Streets Master Plan Ready for Public Review](#)

Assistant City Manager/Director of Public Works, Joe Leach made a brief presentation on the item.

10. CONSENT ITEMS

Members of the Council or the public may ask that any items be considered individually for purposes of considering alternative action, for extended discussion, or for public comment. Unless that is done, one motion may be used to adopt all recommended actions. (Roll Call Vote)

10.1 Adopt resolution to authorize issuance of Request For Bids on the W25-01 Napa Intertie Pipeline Replacement Project

CEQA Determination: Class I Categorical Exemption under Section 15301 of CEQA

Prepared By: Mario Traverso, Project Manager

Recommendation:

Approve the Resolution

- 10.2 Consideration and proposed adoption of a Resolution (1) Awarding the Tank 2 Rehabilitation Project to Champion Painting Specialty Services. in the amount of \$1,194,310; (2) Authorizing the City Manager to execute the Construction Contract with Champion Painting Specialty Services; (3) Authorizing the Director of Public Works to approve Change Orders not-to-exceed 15% of the Contract price; and (4) Authorize the Recommended Budget Amendments/Transfers.

CEQA Determination: Class I Categorical Exemption under Section 15301 of CEQA

Prepared By: Mario Traverso, Project Manager

Recommendation:

Approve the Resolution

- 10.3 Consideration and proposed approval of a resolution authorizing the City of St. Helena Sesquicentennial parade on Main Street and authorizing City staff to assist with traffic control before, during, and after the parade.

CEQA Determination: Not a CEQA project

Prepared By: Ashley Sylvester, Director of Community Services

Recommendation:

Staff recommends the City Council adopt the resolution authorizing the City of St. Helena Sesquicentennial parade on Main Street authorizing City staff to seek Caltrans approval for the limited closure, and to provide traffic control before, during, and after the parade.

- 10.4 Consideration and Proposed Adoption of a Resolution (1) Authorizing the City Manager to Execute a Construction Contract with Marine Industrial Tank, Inc. in an Amount Not-To-Exceed \$83,281 for Interior Relining of Filters 5-8 at Stonebridge Wells; (2) Authorizing the Director of Public Works to Approve Change Orders up to 15%; and (3) Authorizing Appropriation of Water Enterprise Fund Balance.

CEQA Determination: Class I Categorical Exemption under Section 15301 of CEQA

Prepared By: Stephanie Killingsworth, Public Works Financial Analyst

Recommendation: Staff recommends approval of the attached Resolution.

Council Member Aaron Barak moved to approve the consent calendar. The motion was seconded by Council Member Kate Spadarotto and on roll call carried by the following vote:

AYES: Mayor Paul Dohring, Vice Mayor Michelle Deasy, Council Member Aaron Barak, and Council Member Kate Spadarotto

NOES: None

ABSENT: Council Member Billy Summers

ABSTAIN: None

RECUSE: None

11. PUBLIC HEARINGS

- 11.1 Request by City Ventures, LLC for a Vesting Tentative Subdivision Map to subdivide three existing parcels totaling 2.53 acres into 42 lots, 41 for condominium purposes, one lot for common areas to be owned by the future homeowners' association, and one 0.1-acre lettered lot, Parcel A, to contain the riparian corridor not for development. The applicant also requests City Council authorization to pay the water neutrality in-lieu retrofit fee pursuant to SHMC Section 13.12.030. The two items currently before the City Council for review are a Vesting Tentative Subdivision Map and the Water Neutrality in-lieu retrofit fee request.

A Demolition Permit for three existing single-family residences located at 1447, 1505, and 1515 Spring Street was approved by the Planning Commission by a vote of 4-0 at the regularly scheduled December 2, 2025, Planning Commission meeting (**Attachment 4**). In addition, Minor Design Review of the project architecture, landscaping, and site improvements for the proposed 41 townhomes has been ministerially approved by the Community Development Director (**Attachment 8**).

CEQA Determination: Exempt

Prepared By: Mike Janusek, Contract Planner

Recommendation:

For the reasons described above, staff recommends that the City Council:

1. Adopt the attached Resolution (Attachment 1) authorizing the applicant to pay the Water Neutrality In-Lieu Retrofit Fee pursuant to SHMC 13.12.030; and
2. Adopt the attached Resolution (Attachment 2) approving, pursuant to a statutory exemption under PRC 21080.66, the requested Vesting Tentative Map No. TSM25-001, File #PL24-065 for the Spring Grove Project.

Contract Planner, Mike Janusek presented on the item along with Fire Chief John Sorensen and Fire Inspector Alec Vidler.

Mayor Dohring reopened the Public Hearing and allowed for a 15-minute presentation by the Mark Wolfe on behalf of opponents St. Helena Neighborhood Association. A 5-minute rebuttal was given by the applicant, Kelso Barnett of City Ventures.

Public Comment was received by Ryan O'Connell, Joshua Devore, Tamera Sorensen, Cameron Crebs, Wayne Leong, Donna McCornack, Linda Reiff, Tom Belt, Dan Hale, Ruben Zuniga, Lester Hardy, Michelle Covell, Joshua Parke and Linda Tunney.

City Attorney Ethan Walsh noted that Council Member Spadarotto was absent from the previous two meetings and requested confirmation that she had reviewed the meeting recordings and was familiar with the testimony presented. Council Member Spadarotto confirmed that she watched both City Council meetings live.

City Attorney Walsh further advised that, given the extensive discussion surrounding the item, Council Members should disclose any meetings held with individuals outside of the public hearings to ensure full transparency.

- Mayor Dohring reported meeting with Wayne Leong, Clark McCornack, Dan Hale and Kelso Barnett.
- Vice Mayor Deasy reported speaking with Wayne Leong, Linda Tunney, Joshua Parke, Cameron Crebs and Kelso Barnett.
- Council Member Aaron Barak reported meeting with Wayne Leong, Clark McCornack and Dan Hale.
- Council Member Spadarotto reported speaking with Cameron Crebs.

The item was turned over to the Council for deliberation, during which questions and comments were made.

During the deliberation at 9:00 p.m., Mayor Dohring asked for a motion to extend the meeting to 9:30 p.m. Council Member Barak moved to extend the meeting to 9:30 p.m. The motion was seconded by Council Member Spadarotto and on voice vote carried by the following vote:

AYES: Mayor Paul Dohring, Vice Mayor Michelle Deasy, Council Member Aaron Barak, and Council Member Kate Spadarotto

NOES: None

ABSENT: Council Member Billy Summers

ABSTAIN: None

RECUSE: None

Deliberations continued until 9:30 p.m. when Mayor Dohring asked for another motion to extend the meeting to 9:45 p.m. Council Member Barak moved to extend the meeting to 9:45 p.m., the motion was seconded by Council Member Spadarotto and on voice vote carried by the following vote:

AYES: Mayor Paul Dohring, Vice Mayor Michelle Deasy, Council Member Aaron Barak, Council Member Kate Spadarotto

NOES: None

ABSENT: Council Member Billy Summers

ABSTAIN: None

RECUSE: None

Further discussion ensued among the Council.

Mayor Dohring took the opportunity to thank members of the community for attending the meeting and participating in the public process regarding the item.

Council Member Aaron Barak moved to adopt both staff recommendations in one motion. The motion was seconded by Council Member Kate Spadarotto and on roll call carried by the following vote:

AYES: Mayor Paul Dohring, Council Member Aaron Barak, and Council Member Kate Spadarotto

NOES: Vice Mayor Michelle Deasy

ABSENT: Council Member Billy Summers

ABSTAIN: None

RECUSE: None

12. OLD BUSINESS

13. NEW BUSINESS

These items were heard ahead of the Public Hearing.

13.1 City of St. Helena Public Art Project

CEQA Determination: Not a CEQA project

Prepared By: Ashley Sylvester, Director of Community Services

Recommendation:

Receive direction from the City Council related to the public art project.

Director of Community Services, Ashley Sylvester made presentation on the item.

Mayor Dohring opened up Public Comment; public comment was made by Deanna Griffin, Denise Nelson and Sue Furdek.

The discussion was turned over to the Council. Council Members expressed support for the item but emphasized the importance of ensuring that the appropriate due diligence is completed. Staff will return with a more formal policy at a future date.

13.2 Consideration and proposed approval of a resolution for the City Council appointment of applicants to fill the Library Board of Trustees vacancy.

CEQA Determination: Exempt

Prepared By: Andrew Bradley, Program Manager

Recommendation:

Approve a resolution appointing one applicant to the Library Board of Trustees.

City Clerk Bradley noted that a Special City Council was held earlier in the evening during which interviews were conducted to fill the vacancy on the Library Board of Trustees.

Mayor Dohring opened up public comment; no public comment was made.

Mayor Paul Dohring moved to appoint Kristina Skinner to the Library Board of Trustees vacancy. The motion was seconded by Vice Mayor Michelle Deasy and on roll call carried by the following vote:

AYES: Mayor Paul Dohring, Vice Mayor Michelle Deasy, Council Member Aaron Barak, and Council Member Kate Spadarotto

NOES: None

ABSENT: Council Member Billy Summers

ABSTAIN: None

RECUSE: None

14. CITY COUNCIL REPORTS:

No reports were made.

- 14.1 A. Association of Bay Area Governments (ABAG) - Executive Board
- B. Association of Bay Area Governments (ABAG) - General Assembly
- C. Napa Valley Tourism Corporation (Umbrella for Napa County)
- D. League of California Cities – North Bay Division
- E. Napa County City Selection Committee
- F. Napa County Flood Control and Water Conservation District
- G. Napa County Local Agency Formation Commission (LAFCO)
- H. Napa Valley Transportation Authority (NVTa)
- I. Napa County Watershed Information Center & Conservancy (WICC)
- J. Upper Valley Waste Management Agency
- K. Napa County Groundwater Sustainability Plan Advisory Committee
- L. Napa County Regional Climate Action Committee
- M. Council Ad Hoc and Standing Committee Reports

15. ADJOURNMENT

Mayor Dohring adjourned the meeting at 9:37 p.m.

APPROVED:



Paul Jamison Dohring, Mayor

ATTEST:



Andrew Bradley, City Clerk

