

MINUTES
City of St. Helena
Regular City Council Meeting
Tuesday, February 24, 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, Council Member Kate Spadarotto, and Council Member Billy Summers

Absent: Council Member Summers departed the meeting early at 7:19 p.m.

1. CALL TO ORDER

Mayor Dohring called the meeting to order at 6:03 p.m.

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

Mayor Dohring led the Pledge of Allegiance.

4. ADOPTION OF THE AGENDA

Council Member Kate Spadarotto moved to adopt the agenda. The motion was seconded by Council Member Billy Summers 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, and Council Member Billy Summers

NOES: None

ABSENT: None

ABSTAIN: None

RECUSE: None

5. ADOPTION OF MINUTES

5.1 Consideration and proposed approval of Regular Meeting Minutes of February 10, 2026.

Mayor Dohring asked that staff double check the spelling of a resident's last name from the February 10, 2026, meeting.

Council Member Aaron Barak moved to approve the minutes (and the spelling change if needed) of the February 10, 2026, Regular City Council meeting. The

motion was seconded by Council Member Kate 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, and Council Member Billy Summers

NOES: None

ABSENT: None

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:

City Attorney Ethan Walsh reported on the February 23 and 24, 2026 Special Closed Session City Council meetings and noted that there was no reportable action.

City Manager Anil Comelo announced an upcoming Start Smart driving course for students and their parents.

Community Services Director Ashley Sylvester provided a brief update on upcoming events.

City Clerk, Andrew Bradley announced the dates for the upcoming Community Academy.

8. PRESENTATIONS AND PUBLIC RECOGNITIONS

- 8.1 Napa County Mosquito Abatement District Manager Wesley Maffei and St. Helena's appointed board member, Brian Cramer

St. Helena's appointed board member to the Napa County Mosquito Abatement District, Brian Cramer provided a brief introduction.

District Manager Wesley Maffei presented a report on behalf of the District.

- 8.2 Tourism Presentation by Visit Napa Valley, St. Helena Chamber, St. Helena Tourism Improvement District (TID)

Linsey Gallagher, President & CEO of Visit Napa Valley; Amy Carabba-Salazar, President & CEO of St. Helena Chamber of Commerce; and Rick

Kaufman from St. Helena Tourism Improvement District delivered a tourism presentation.

9. STAFF BRIEFING

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 January 2026 Review and Forecasting of City Water Supply Availability.

CEQA Determination: Not a CEQA project
Prepared By: Ian Dale, Environmental Services Tech
Recommendation:
Receive and file.

10.2 Consideration and proposed adoption of a Resolution (1) Approving the W18-118 Project Plans (2) Approving a Change Order to the Contract with Argonaut Constructors in the amount not-to-exceed \$497,138; (3) Authorizing the Director of Public Works to approve Change Orders not-to-exceed 10% of the Change Order price.

CEQA Determination: Class I Categorical Exemption under Section 15301 of CEQA
Prepared By: Mario Traverso, Project Manager
Recommendation:
Consider and Approve the Resolution

10.3 Consideration and Proposed Adoption of a Resolution Accepting the Work and Directing the Filing of the Notice of Completion for the R25-79 Pavement Restoration Project.

CEQA Determination: Not a CEQA project
Prepared By: Mario Traverso, Project Manager, Stephanie Killingsworth, Public Works Financial Analyst
Recommendation:
Approve the Resolution

10.4 This item was pulled for discussion by Vice Mayor Deasy.

~~Approval of a Resolution eliminating funding for the Engineering Technician position, reallocating those funds to fund an Assistant Engineer position, and authorizing recruitment for the Assistant Engineer position.~~

- 10.5 Adopt a Resolution authorizing Amendment No. 3 to the SH Contract FY 2025-017 Professional Services Agreement with M-Group to increase the contract amount by \$90,000 for a total not to exceed contract amount of \$255,000.

CEQA Determination: Not a CEQA project

Prepared By: Jackie Oneal, Senior Planner

Recommendation:

Staff recommends City Council approve the attached resolution.

- 10.6 Proposed Approval of a Resolution authorizing 1) Amendment #2 to the Professional Services Agreement with Bluepoint Planning LLC STH Contract No. FY 2025-005 for Parks and Recreation Master Planning Services; and 2) A Budget increase in the amount of \$5,435 utilizing Park Impact Fee funds.

CEQA Determination: Not a CEQA project

Prepared By: Ashley Sylvester, Director of Community Services

Recommendation:

Staff recommends approval of the attached resolution.

- 10.7 Adopt Resolutions Authorizing Application to the State of California's Prohousing Designation Program and Prohousing Incentive Program.

CEQA Determination: Exempt

Prepared By: Jackie Oneal, Senior Planner

Recommendation:

1. Adopt the attached Resolution authorizing application to and participation in the Prohousing Designation Program; and
2. Adopt the attached Resolution authorizing application for Prohousing Incentive Program funds; and
3. Authorize the Director of Community Development, or designee, to execute and submit all documents necessary to implement the above resolutions and submit the applications following completion of the required 30-day public review period.

Vice Mayor Michelle Deasy moved to approve the balance of the consent calendar, excluding item 10.4. The motion was seconded by Council Member Billy Summers and on roll call carried by the following vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

RECUSE: None

Council Member Billy Summers departed the meeting at 7:19 p.m.

- 10.4 Approval of a Resolution eliminating funding for the Engineering Technician position, reallocating those funds to fund an Assistant Engineer position, and authorizing recruitment for the Assistant Engineer position.

CEQA Determination: Not a CEQA project

Prepared By: Mandy Kellogg, Administrative Services Director

Recommendation:

Staff recommends approval of the attached resolution.

City Manager Anil Comelo and Assistant City Manager/Public Works Director provided more information on the item.

Mayor Dohring opened the Public Comment; no public comments were received.

The item was brought back to the Council for questions and discussion.

Vice Mayor Michelle Deasy moved to approve the resolution. 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

11. PUBLIC HEARINGS

- 11.1 Public Hearing to report on activities related to the St. Helena Community Wellness & Mental Health Program funded through the Housing and Community Development (HCD) Community Development Block Grant (CDBG) Program grant agreement 21-CDBG-NH-20007 and closeout of the project.

CEQA Determination: Exempt

Prepared By: Martin Beltran, Finance Manager

Recommendation:

Receive a report summarizing the accomplishments performed under the State Community Development Block Grant Agreement 21-CDBG-NH-20007; conduct a public hearing to solicit public input regarding expenditures and accomplishments of the funding received under this contract; and direct staff to proceed with submitting required documents for closeout.

Finance Manager, Martin Beltran presented a report on the item.

Mayor Dohring opened up the public hearing; no public comments were received.

The item was then brought back to the Council for questions and discussion. The Council directed staff to proceed with submitting required closeout documents.

- 11.2 Consideration and proposed approval of a resolution approving the annexation of the property known as Assessor's Parcel Number 009-391-035-000, located on Spring Street in St. Helena, CA, into the St. Helena Municipal Sewer District No. 1. MSD Annexation No. 154.

CEQA Determination: Not a CEQA project

Prepared By: Rebecca White, Administrative Assistant

Recommendation:

Staff recommends the City Council adopt a Resolution approving the annexation of the territories into the St. Helena Municipal Sewer District No. 1 MSD.

Assistant City Manager/Director of Public Works, Joe Leach presented the item.

Mayor Dohring opened the public hearing; no public comments were received.

Council Member Aaron Barak moved to approve staff's recommendation. 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

12. OLD BUSINESS

- 12.1 Proposed waiver of second reading and adoption of an Ordinance to implement the Triannual California Building Standards Code Adoption and Modifying Chapter 15 of the St Helena Municipal Code to Make Certain Local Amendments.

CEQA Determination: Exempt

Prepared By: Philip Henry, Chief Building Official

Recommendation:

The Community Development Department, Building Division recommends the City Council:

1. Find the proposed amendments to the Building Code is exempt from CEQA under Section 15061 (b) (3) the 'General Rule'; and
2. Conduct a second reading and adopt by title only and waive further reading of Ordinance titled "Amendments to St. Helena Municipal Code Title 15 Buildings and Construction, Adopt and Amend in full the 2025 California Building Standards Code, Title 24.

Acting Community Development Director, Jim McCann presented a report on the item.

Mayor Dohring opened the public comment; no public comments were received.

The item was brought back to the Council for discussion. Chief Building Official Philip Henry and Fire Inspector Alec Vidler were available to respond to Council questions.

Mayor Paul Dohring moved to waive the second reading and adopt the ordinance, and to direct staff to explore the potential for relying on one of the exceptions that would allow the City to make changes under AB 130. 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

13. NEW BUSINESS

14. CITY COUNCIL REPORTS:

Council Member Barak gave a report out regarding the Clover Flat landfill and its closing.

Mayor Dohring reported on Napa County Flood Control and Water Conservation District, Napa Valley Transportation Authority and the Napa County League of Governments.

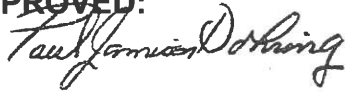
14.1 A. Association of Bay Area Governments (ABAG) - Executive Board

- 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 8:30 p.m.

APPROVED:



Paul Jamison Dohring, Mayor

ATTEST:



Andrew Bradley, City Clerk

