

MINUTES
City of St. Helena
Regular City Council Meeting
Tuesday, March 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://www.cityofsthenana.gov/963/Meeting-Agendas> 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

Vice Mayor Michelle Deasy moved to approve the agenda. 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, 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 March 10, 2026.

Vice Mayor Michelle Deasy moved to approve the Regular Meeting Minutes of March 10, 2026. 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, and Council Member Kate Spadarotto

NOES: None

ABSENT: Council Member Billy Summers
ABSTAIN: None
RECUSE: None

6. PUBLIC FORUM:

Anthony Micheli, Katie Somple, Tom Belt, Leslie Stanton, Colleen Gillaspy, Elaine de Man, Kelly Wheaton, Tamara Sorensen, Michelle Covell and Lisa Pelosi addressed the City Council.

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

- 7.1 Assistant City Manager/Director of Public Works, Joe Leach provided a report regarding the water issue that occurred on Friday, March 20. City Clerk Andrew Bradley gave update on the Community Academy, which is scheduled to begin on April 15, 2026. He also noted that the City will be transitioning to a new platform for managing agendas and Public Records requests.

8. PRESENTATIONS AND PUBLIC RECOGNITIONS

- 8.1 Presentation of U.S. Congressional Record Recognition Honoring the City's Sesquicentennial from Congressman Mike Thompson by Anna Chouteau, Field Representative.

Mayor Dohring received the proclamation on behalf of the City.

- 8.2 Presentation of a California State Assembly Resolution, authored by Majority Leader Cecilia Aguiar-Curry, District 4, recognizing the City of St. Helena on the occasion of its Sesquicentennial (150th) Anniversary by Tracy Krumpen, District Director.

Mayor Dohring received the proclamation on behalf of the City.

- 8.3 Proclamation Celebrating the Sesquicentennial of the City of St. Helena by Mayor Paul Dohring.

Mayor Dohring read the proclamation.

- 8.4 National Women's History Month

Mayor Dohring read the proclamation.

- 8.5 Finance Committee Status Report

Members of the Finance Committee including Chair, Chris Warner and members, Gregg Dawley, Garry Rose and Mark Smithers made a presentation.

9. STAFF BRIEFINGS & PRESENTATIONS

- 9.1 Downtown Sidewalk Update - Utilities Conflict and Trees

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

Mayor Dohring opened the public comment; public comment was made by Anthony Micheli, Elaine de Man, Colleen Gillaspy, Dreanne Faust, Kelly Wheaton, Michelle Covell, Tamara Sorensen.

The discussion was turned over to the Council. During the discussion the Mayor reopened the public comment. Public comment was received by Kelly Wheaton, Tamara Sorensen, Anthony Michelli, Michelle Covell and unknown resident.

After closing public comment, the Council provided direction to staff to engage with PG&E on the gas lines, consult with NVTa on the grant and improve the management of downtown parking with the primary focus on public safety. The Council expressed concern about planting trees over gas lines and asked staff to come back at a Special City Council meeting once questions have been addressed.

Mayor Dohring called for a 10-minute break at 8:30 P.M. Council resumed at 8:40 p.m.

After the break, Council Member Barak moved to request that item 10.2 be pulled for discussion, and items 10.5 and 13.1 be moved to a date uncertain. The motion was seconded by Council Member Spadarotto 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

NOES:

ABSENT: Council Member Billy Summers

RECUSE:

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 February 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 This item was pulled for discussion.

~~Proposed approval of a Resolution approving an Employment Agreement with Leza Mikhail, ratifying the City Manager's appointment to serve as the Director of Community Development.~~

- 10.3 Consideration and Approval of a Resolution Creating Capital Improvement Plan Project No. W26-04 Water Main Pipeline Cleaning Program and Authorizing Associated Project Budget and Amendments.

CEQA Determination: Exempt

Prepared By: Stephanie Killingsworth, Public Works Financial Analyst

Recommendation:

Staff recommends approval of the attached Resolution.

- 10.4 Consideration of a resolution approving (1) a temporary closure of a portion of Adams Street from Friday, May 15, 2026, at 6:00 p.m., to Sunday, May 17, 2026, at 6:00 p.m.; and (2) authorizing the possession of open alcoholic beverages on this public street for the Neighborhood Table Event scheduled for Saturday, May 16, 2026, from approximately 6:00 p.m. to 9:00 p.m.

CEQA Determination: Not a CEQA project

Prepared By: Rebecca White, Administrative Assistant

Recommendation:

Staff recommends approval of the attached resolution.

Council Member Kate Spadarotto moved to approve the balance of the consent calendar excluding items 10.2 and 10.5. 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

- 10.5 This item was moved to a date uncertain.

~~Consideration and Approval of a Resolution (1) Approving the purchase of a Clayton Homes manufactured home for the Water Treatment Plant; (2) Authorizing the City Manager to negotiate and execute a purchase agreement with Clayton Homes; (3) Declaring the existing manufactured home surplus and authorizing staff to dispose; (4) Authorizing a budget increase of \$240,671 for CIP Project W26-03 Water Treatment Plant Modular Housing; (5) Authorizing associated budget adjustments; and (6) Authorizes the Director of Public Works to approve construction change orders not to exceed 10%.~~

CEQA Determination: Exempt

Prepared By: Mario Traverso, Project Manager

Recommendation:

Staff recommends approval of the attached Resolution.

- 10.2 Proposed approval of a Resolution approving an Employment Agreement with Leza Mikhail, ratifying the City Manager's appointment to serve as the Director of Community Development.

CEQA Determination: Exempt

Prepared By: Mandy Kellogg, Administrative Services Director

Recommendation:

Staff recommends approval of the attached resolution.

Administrative Services Director, Mandy Kellogg provided information to the Council on the item.

Mayor Dohring opened the public comment; public comment was made by Katie Somple, Elaine de Man, Colleen Gillaspy, Michelle Covell and Tamara Sorensen

At 9:00 p.m., Mayor Dohring asked for a motion to extend the meeting to 9:30 p.m. Vice Mayor Deasy made a motion to extend the meeting to 9:30 p.m. 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, Council Member Kate Spadarotto

NOES:

ABSENT: Council Member Billy Summers

ABSTAIN:

RECUSE:

Discussion returned to Council, where members directed questions and comments to staff.

Council Member Aaron Barak moved to approve the resolution approving an Employment Agreement with Leza Mikhail, ratifying the City Manager's appointment to serve as the Director of Community Development. 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

11. PUBLIC HEARINGS

None.

12. OLD BUSINESS

None.

13. NEW BUSINESS

13.1 This item was moved to a date uncertain.

~~Adopt a resolution accepting the St. Helena Streets Master Plan (March 2026) and directing staff to utilize the Plan to guide future capital improvement planning, grant applications, and transportation project implementation.~~

CEQA Determination: Exempt

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

Recommendation:

Adoption of the attached resolution.

13.2 Appropriate Funds from the Affordable Housing Trust Fund and Measure E Fund for the Fountain Street Affordable Housing Development.

CEQA Determination: Not a CEQA project

Prepared By: Mandy Kellogg, Administrative Services Director

Recommendation:

1) Adopt a Resolution Appropriating \$1.5 Million from the Affordable Housing Trust Fund and Measure E Fund for the Fountain Street Affordable Housing Development; 2) Direct the City Manager to memorialize the commitment in a commitment letter to the developer for its application to the Tax Credit Allocation Committee; and 3) direct staff to return to Council at the appropriate time with a proposed loan agreement between the Fountain Street Developer and the City for expenditure of the \$1.5 million.

City Manager, Anil Comelo introduced Jen LaLiberte of Our Town St. Helena who presented on the item.

Mayor Dohring opened the public comment; public comment was made by Michelle Covell, Ruben Galvan, and Lauren Fuhrey.

Item deliberation was turned back over to the Council. The council agreed to provide full funding support of \$2.2 million, with \$1.5 million to be disbursed at construction closing and an additional \$700,000 upon conversion to permanent financing. Staff will work with Our Town St. Helena to draft a commitment letter reflecting Council's direction.

Mayor Paul Dohring moved to approve the resolution, revising the total commitment from \$1.5 million to \$2.2 million. 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

14. CITY COUNCIL REPORTS:

City Manager, Anil Comelo acknowledged the work of staff and volunteers in organizing the Sesquicentennial fundraiser held over the weekend along with the special event that happened in Lyman Park earlier in the afternoon.

- 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 9:42 p.m.

Regular City Council
March 24, 2026

APPROVED:



Paul Jamison Dohring, Mayor

ATTEST:



Andrew Bradley, City Clerk

