



**City of St. Helena
City Council Regular Meeting
Tuesday, August 25, 2026 @ 6:00 PM
Vintage Hall Board Room - Second Floor
465 Main Street, St. Helena CA**

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

The City Council meeting will be live-streamed on Comcast Channel 28 and on the City's website.

Public comment for City Council meetings will be accepted via email via to publiccomment@cityofsthelelena.gov. All public comments must be received three hours prior to the meeting. All other 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 City Council agenda.

To ensure interpreters are available, requests must be made at least 72 hours in advance by calling the Office of the City Clerk at (707) 968-2640 or emailing cityclerk@cityofsthelelena.gov.

The schedule of upcoming meetings and published meeting agendas can be found on the City of St. Helena website at cityofsthelelena.gov.

Servicios de interpretación en español durante la reunión pueden ser solicitados por el público. Para asegurar que los intérpretes estén disponibles, los servicios tienen que ser solicitados al menos 72 horas antes de la reunión llamando a la oficina de la Secretaria de la Ciudad al (707) 968-2640 o por correo electrónico a cityclerk@cityofsthelelena.gov.

El horario de las reuniones publicadas y próximas puede ser localizado en el sitio de web de la Ciudad en cityofsthelelena.gov

1. CALL TO ORDER

2. ROLL CALL

Mayor: Paul Dohring, City Council Members: Aaron Barak, Michelle Deasy, Kate Spadarotto, Scott Diaz

3. PLEDGE OF ALLEGIANCE

4. ADOPTION OF THE AGENDA

5. APPROVAL OF THE MINUTES

5.1. Regular City Council Minutes of August 11, 2026

6. PUBLIC FORUM

Members of the public are entitled to speak on matters of municipal concern not on the agenda during Public Forum. Each person's comments shall be limited to 4 minutes. Each person is entitled to speak on any non-agendized item only once at any meeting. Brief questions by Council Members for clarifications may be posed and answered, and Council Members may make requests that items be placed on future agendas, but in accordance with state law, no substantive discussion or action may take place unless and until the matter properly appears on the agenda. Estimated start time: 6:05 p.m.

6.1. Public Comment

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

Reports by staff and/or Council Members on items of general interest. Brief questions for clarification may be posed and answered, and Council Members 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 City Council.

8. PRESENTATIONS AND PUBLIC RECOGNITIONS

8.1. Recognizing Mandy Kellogg for her 17 Years of Service and Leadership to the City of St. Helena

9. STAFF BRIEFING AND PRESENTATIONS

10. CONSENT ITEMS

Members of the Council or the public (present at the meeting) 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)
Estimated start time: 6:30 p.m.

10.1. Consideration and Adoption of a Resolution Authorizing Amendment No. 2 to St. Helena Contract FY2025-019 with West Yost & Associates, Inc for the Preparation of a Water Management Plan, Increasing the Contract Amount by \$93,000 for a Total Contract Amount Not-To-Exceed \$304,628 and increase the total project budget to \$316,628 to include \$12,000 for staff time.

CEQA Determination: Not a CEQA Project (CEQA Guidelines §15378)

Prepared By: Joseph Leach, Director of Public Works

Recommendation: Authorize the contract increase, the budget amendment and approve the attached resolution.

- 10.2. Consideration and Proposed Approval of a Resolution Authorizing a Professional Services Agreement with GEI Consultants, Inc. for Construction Management Services related to the Bell Canyon Intake Tower and Valve House Rehabilitation Project, CIP No. W-109 and W-85.

CEQA Determination: Mitigated Negative Declaration (MND)

Prepared By: Bruce Zaeni, Project Manager, Joseph Leach, Director of Public Works

Recommendation: Staff recommend authorization

- 10.3. Consideration and Proposed Approval of a Resolution Establishing 2027 Tax Rate for General Obligation Bonds.

CEQA Determination: Not a CEQA Project (CEQA Guidelines §15378)

Prepared By: Mandy Kellogg, Director of Administrative Services

Recommendation: Staff recommends approval of the attached resolution.

- 10.4. July 2026 Review and Forecasting of City Water Supply Availability and Suspend Monthly Council Action

CEQA Determination: Not a CEQA Project (CEQA Guidelines §15378)

Prepared By: Ian Dale, Environmental Serv Tech

Recommendation: Receive and File.

- 10.5. Consideration and proposed approval of a resolution authoring 1) flying the Italian flag on the City's flag poles at City Hall and Old City Hall during the month of October 2026 for Italian Heritage Month; 2) temporary street parking closures on the west side of Railroad Avenue from the Fire Station to the end of Lyman Park and the parking lot between Lyman Park and the Fire Station during the Festa Italian event; 3) wine and beer vendors in Lyman Park during the Festa Italiana event; and 4) mobile food vendors to park and operate in the closed parking spaces on Railroad Avenue and the parking lot during the event.

CEQA Determination: Not a CEQA Project (CEQA Guidelines §15378)

Prepared By: Rebecca White, Administrative Assistant

Recommendation: Approve the attached resolution.

- 10.6. Consideration of a Resolution to appoint an applicant to the Library Board of Trustees.

CEQA Determination: Not a CEQA Project (CEQA Guidelines §15378)

Prepared By: Andrew Bradley, Program Manager (City Clerk)

Recommendation: Consideration of a Resolution to appoint an applicant to fill a vacancy on the Library Board of Trustees, which has terms expiring on June 30, 2028.

10.7. Fiscal Year 2026 Investment Report for the Quarter ended June 30, 2026.

CEQA Determination: Not a CEQA Project (CEQA Guidelines §15378)

Prepared By: Mandy Kellogg, Director of Administrative Services

Recommendation: Receive and file the 4th Quarter Investment Report for the period ending June 30, 2026.

10.8. Consideration and Adoption of a Position Requesting the Governor's Veto and Authorization to Transmit a Veto Request Letter on Assembly Bill 1383 (AB 1383) Regarding Public Employees' Retirement Benefits

CEQA Determination: Not a CEQA Project (CEQA Guidelines §15378)

Prepared By: James McCann, Interim City Manager

Recommendation: Approve the draft letter requesting a Governor's veto on Assembly Bill 1383 (AB 1383) as presented or with suggested edits, and authorize the Mayor / City Council to execute and transmit the formal veto request letter to Governor Gavin Newsom, with copies to Senator Christopher Cabaldon, Assembly Member Cecilia Aguiar-Curry, other members of the California Assembly and California Senate as determined, and the League of California Cities.

10.9. Second Reading of an Ordinance Clarifying the Regulation of On-Site Storage

CEQA Determination: Common Sense Exemption (§15061(b)(3))

Prepared By: Jackie Oneal, Senior Planner

Recommendation: Staff recommends that the City Council:

1. Find that the proposed ordinance is exempt from environmental review pursuant to California Environmental Quality Act Guidelines Section 15061(b)(3); and
2. Conduct the second reading, waive full reading, and adopt the ordinance amending Section 17.33.010, Table 17.17.020(A), and Table 17.18.020(A) of the St. Helena Municipal Code to clarify the regulation of On-Site Storage and distinguish storage that is incidental and subordinate to a lawfully established primary use from storage regulated as a separate use.

11. PUBLIC HEARINGS

Estimated start time: 6:40 p.m.

11.1. Introduction and First Reading of Three Ordinances Amending Section 17.22.030 of the Zoning Ordinance and Sections 13.04.075 and 13.20.075 of the Public Services sections of the St. Helena Municipal Code (SHMC) to Update Regulations for Accessory Dwelling Units and Junior Accessory Dwelling Units and general Water and Sewer Utility Requirements for residential units in the City.

CEQA Determination: The proposed ADU ordinance is statutorily exempt from CEQA pursuant to Public Resources Code Section 21080.17, while the related Title 13 utility amendments are not projects under CEQA pursuant to Guidelines Sections 15060(c)(2), 15060(c)(3), and 15378.

Prepared By: Jackie Oneal, Senior Planner, Mario Traverso, Project Manager

Recommendation: Staff recommends that the City Council take three separate actions:

1. Find that the proposed amendment to Section 17.22.030 of the St. Helena Municipal Code is statutorily exempt from the California Environmental Quality Act pursuant to Public Resources Code Section 21080.17; and either

- a. Introduce and waive the first reading of the ordinance approving ZOA 26-001 as set forth in Attachment 1 and schedule the selected ordinance for second reading and adoption on September 8, 2026;

OR

- b. Introduce and waive the first reading of the ordinance approving ZOA 26-001 as set forth in Attachment 3 and schedule the selected ordinance for second reading and adoption on September 8, 2026.

2. Find that the proposed amendment to Section 13.04.075 of the St. Helena Municipal Code is not subject to the California Environmental Quality Act pursuant to CEQA Guidelines Sections 15060(c)(2) and 15060(c)(3); and

Introduce and waive the first reading of an ordinance updating requirements applicable to private water service laterals as set forth in Attachment 6; and schedule the ordinance for second reading and adoption on September 8, 2026.

3. Find that the proposed amendment to Section 13.20.075 of the St. Helena Municipal Code is not subject to the California Environmental Quality Act pursuant to CEQA Guidelines Sections 15060(c)(2) and 15060(c)(3); and

Introduce and waive the first reading of an ordinance updating requirements applicable to private sewer laterals as set forth in Attachment 8; and schedule the ordinance for second reading and adoption on September 8, 2026.

12. OLD BUSINESS

13. NEW BUSINESS

Estimated start time: 7:00 p.m.

- 13.1. Approval of a Resolution 1. Appointing Susan Casey as Interim Director of Administrative Services pursuant to Government Code section 21221(h), effective August 31, 2026; and 2. Approving an Interim Employment Agreement with Susan Casey for service as Interim Director of Administrative Services.

CEQA Determination: Not a CEQA Project (CEQA Guidelines §15378)

Prepared By: Mandy Kellogg, Director of Administrative Services

Recommendation: Staff recommends approval of the attached resolution.

- 13.2. Adoption and Implementation Framework for the Interim Strategic Plan: Building the Groundwork for Long-Term Organizational Transformation

CEQA Determination: Not a CEQA Project (CEQA Guidelines §15378)

Prepared By: James McCann, Interim City Manager

Recommendation: Staff recommends that the City Council provide direction on and/or accept the Interim Strategic Plan and 6-Month Implementation Framework, authorize staff to initiate immediate quick-start operational and organizational adjustments, and direct staff to return to the City Council for future budget amendments, class specification/salary schedule updates, and consulting agreements as required.

- 13.3. Approval of Resolution Authorizing Recruitment for One Police Officer and Authorizing the City Manager to Recruit for Vacant Positions Based on Organizational Needs.

CEQA Determination: Not a CEQA Project (CEQA Guidelines §15378)

Prepared By: Mandy Kellogg, Director of Administrative Services

Recommendation: Staff recommends approval of the attached resolution.

14. CITY COUNCIL REPORTS

15. ADJOURNMENT

The next Regular City Council meeting is scheduled for September 9, 2026.

This agenda was posted at City Hall, 1088 College Avenue, and at Vintage Hall, 465 Main Street, St. Helena, California on August 20, 2026.

Andrew Bradley, City Clerk

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.

CHALLENGING DECISIONS OF CITY ENTITIES

The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the City of St. Helena is governed by Section 1094.6 of the Code of Civil

Procedure, unless a shorter limitation period is specified by any other provision, including without limitation Government Code section 65009 applicable to many land use and zoning decisions, Government Code section 66499.37 applicable to the Subdivision Map Act, and Public Resources Code section 21167 applicable to the California Environmental Quality Act (CEQA). Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred. Government Code section 65009 and 66499.37, and Public Resources Code section 21167, impose shorter limitations periods and requirements, including timely service in addition to filing.

If a person wishes to challenge the above actions in court, they may be limited to raising only those issues they or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City of St. Helena, at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

Any supplemental writings or documents distributed to a majority of the City Council regarding any item on this Agenda, after the posting of the Agenda, will be available for public review in the City Clerk's Office located at 1088 College Avenue, St. Helena, California, during normal business hours and by appointment. In addition, such writings or documents will be made available on the City's website at cityofsthenena.gov and will be available for public review at the respective meeting.