



City of St. Helena
Special City Council Meeting
Tuesday, January 14, 2025 @ 4:00 PM
Vintage Hall Board Room - Second Floor
465 Main Street, St. Helena

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.

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 to publiccomment@cityofsthelena.org. 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 on-line City Council agenda.

Simultaneous Spanish interpretation services during meetings can be scheduled upon request. 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@cityofsthelena.org.

The schedule of upcoming meetings and published meeting agendas can be found on the City of St. Helena website at <https://sthelena.civicweb.net/portal/>.

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@cityofsthelena.org.

El horario de las reuniones publicadas y próximas puede ser localizado en el sitio de web de la Ciudad en <https://sthelena.civicweb.net/portal/>.

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1. CALL TO ORDER
2. ROLL CALL
Mayor: Paul Dohring, City Council Members: Michelle Deasy, Aaron Barak, Billy Summers
3. ADOPTION OF THE AGENDA
4. PUBLIC COMMENT:
Under California law, public comments at special meetings are limited to subjects on the agenda only. Therefore public comment will take place during consideration of the item. Each person's comments shall be limited to 4 minutes.
5. NEW BUSINESS:

5.1. Applicant interviews for the Finance Advisory Committee and ATSC.

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The applicants are for the Finance Advisory Committee:

1. Arlene Corsetti
2. Chris Warner
3. Garry Rose
4. George Schisler
5. Kate Spadarotto
6. Mark Smithers
7. Richard Garber
8. Gregg Dawley

The applicant for ATSC:

1. Tony Rabin

[Active Transportation and Sustainability Committee Alternate Application - Tony Rabin](#)

[Finance Committee Application - Garry Rose](#)

[Finance Committee Application - George Schisler](#)

[Finance Committee Application - Kate Spadarotto](#)

[Finance Committee Application - Mark Smithers](#)

[Finance Committee Application - Richard Garber](#)

[Finance Committee - Gregg Dawley](#)

[Finance Committee Application - Arlene Corsetti](#)

[Finance Committee Application - Christopher Warner](#)

6. ADJOURNMENT

The next Regular City Council meeting is scheduled for January 28, 2025, at 6:00 p.m.

This agenda was posted at City Hall, 1088 College Avenue, and at Vintage Hall, 465 Main Street, St. Helena, California on January 9, 2025.



Cindy Tzaopoulos, 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.

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 web site at <https://sthelena.civicweb.net> and will be available for public review at the respective meeting.



City of St. Helena

CA-25-001

COMMISSION/COMMITTEE APPLICATION

Received Date: January 1, 2025

Application Type: Active Transportation and Sustainability Committee

NAME: Tony Rabin

ADDRESS: 751 Chiles Avenue, Saint Helena, CA, 94574

PHONE: 7073639228

EMAIL ADDRESS: tonyrabin@earthlink.net

LENGTH OF RESIDENCY: 29 years

EMPLOYER: State of California

EMPLOYMENT STATUS: Retired

REASON FOR APPLYING: Interested in supporting the city of Saint Helena in sustainability and transportation. I have a long history in administration and program implementation, and want to use this experience to help my city.

EDUCATIONAL BACKGROUND: Doctor of Philosophy in Clinical Psychology. Received my Bachelor of Science at University of California, Los Angeles.

OTHER RELEVANT EXPERIENCE: I have led three different departments within the California Department of State Hospital. My duties have included program development and implementation, hiring, budget management, development of state proposals and reports. I have chaired over 10 government committees and workgroups, and have been a member of over 20 others.

COMMUNITY INVOLVEMENT: As a psychologist within the California Department of State Hospitals, I dedicated my career to helping the disadvantaged. As a psychologist in Saint Helena, I led numerous community events regarding depression awareness and understanding panic attacks. As a member of the Saint Helena High School Parents group, I worked to develop and implement projects to aid students. This included hosting a community event on teenage depression.

REFERENCE 1: Name: Steve Beck
Address: 741 Chiles Avenue, St. Helena
Phone Number(s): 415-302-0492
Email:

REFERENCE 2: Name: Lisa Pelosi
Address: 1110 Chiles Avenue, St. Helena
Phone Number(s): 415-602-9176
Email: lisapelosi@hotmail.com

REFERENCE 3: Name: Todd Devincenzi
Address: 838 Signorelli Circle, St. Helena
Phone Number(s): 707-688-6618
Email: Devincenzi@yahoo.com

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GENERAL QUESTIONS:

Have you ever attended a meeting of the Commission to which you are applying?

No

What is your understanding of the role and responsibility of this Commission?

Aid the City of Saint Helena in addressing and considering issues related to transportation and sustainability, to help make the city both more efficient in transportation and be more environmentally sustainable.

What would be your goal(s) as a Commissioner?

Help make the city more efficient and aid the physical environment to reduce the impact of climate change.

Have you previously served, or do you currently serve, on a St. Helena Commission or Committee? If yes, which one(s) and for what period of time?

No

Is there anything else you would like us to consider when reviewing your application?

Please feel free to contact me at 707-363-9228 with any additional questions. I am greatly appreciative of being considered, and hope to do my part to make the City of Saint Helena a better place for everyone.

I agree that all of the information contained in my responses to the questions on this application are true and accurate to the best of my knowledge. I further agree that, by checking the box below and submitting this application, online or otherwise, I am affixing my digital signature to this form as of the date submitted. I also agree that if appointed, I will serve on the Commission/Committee for which I have submitted this application.

☒ I AGREE

Tony Rabin

January 1, 2025



City of St. Helena

CA-24-038

COMMISSION/COMMITTEE APPLICATION

Received Date: December 28, 2024

Application Type: Finance Committee

NAME: Garry Rose

ADDRESS: 1753 Vineyard Avenue, St. Helena, CA, 94574

PHONE: (707) 963-3834

ALTERNATIVE PHONE: (916) 626-0275

EMAIL ADDRESS: garry547@mail.com

LENGTH OF RESIDENCY: 34 years

EMPLOYMENT STATUS: Retired

REASON FOR APPLYING: Add my expertise and apply my experience to strengthening the financial well being of the City of St. Helena

EDUCATIONAL BACKGROUND: Boise High School, Boise Idaho. Graduated spring of 1965.
Bachelor of Science Mechanical Engineering (BSME), University of Idaho, Moscow, ID. 05/31/1970
Master of Science Mechanical Engineering (MSME), University of Idaho, Moscow, ID. 12/20/1974

OTHER RELEVANT EXPERIENCE: Registered Professional Engineer, State of CA license number M 25240.
Member ASTM International (American Society for Testing and Materials). Member of committee B05, Copper and Copper Alloys.
Past Principal and Co-Owner of Mechanical/Electrical consulting firm.

REFERENCE 1: Name: Mark Smithers
Address: 1819 Vallejo St., St. Helena, CA 94574
Phone Number(s): (707) 290-4508
Email: msmithers@tfewines.com

REFERENCE 2: Name: David Knudsen
Address: 1721 Pine Street, St. Helena, CA 94574
Phone Number(s): (415) 613-5242
Email: dknudsen@gmail.com

REFERENCE 3: Name: John (Jack) Dugan
Address: 1720 Vineyard Avenue, St. Helena, CA 94574
Phone Number(s): (619) 987-9050
Email: jdugan915@gmail.com

GENERAL QUESTIONS:

Have you ever attended a meeting of the Commission to which you are applying?

No

What is your understanding of the role and responsibility of this Commission?

Assist the City Council with decisions regarding alignment of the expectations of the citizens, city

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council, and city staff. With common expectations, assist the city council with decisions that will allow for maintaining the services desired for the City of St. Helena with the revenue available.

What would be your goal(s) as a Commissioner?

1. Assist citizens, city council and city staff to agree on the expectations for how St. Helena spends available revenue.
2. Assist in the development of a plan to eliminate future budget shortfalls.

Have you previously served, or do you currently serve, on a St. Helena Commission or Committee? If yes, which one(s) and for what period of time?

Latest Utility Rate Study Committee for full term.

Is there anything else you would like us to consider when reviewing your application?

I am extremely interested in the financial condition of the City of St. Helena and will devote whatever time is necessary as a member of this committee to help strengthen the Cities finances.

I agree that all of the information contained in my responses to the questions on this application are true and accurate to the best of my knowledge. I further agree that, by checking the box below and submitting this application, online or otherwise, I am affixing my digital signature to this form as of the date submitted. I also agree that if appointed, I will serve on the Commission/Committee for which I have submitted this application.

☒ I AGREE

Garry L. Rose

December 28, 2024



City of St. Helena

CA-24-037

COMMISSION/COMMITTEE APPLICATION

Received Date: December 20, 2024

Application Type: Finance Committee

NAME: George Schisler

ADDRESS: 1240 Stockton St, St Helena, California, 94574

PHONE: 5103900216

EMAIL ADDRESS: g_schisler@yahoo.com

LENGTH OF RESIDENCY: 6 years

EMPLOYER: Self

EMPLOYMENT STATUS: Part-time

REASON FOR APPLYING: Interested in helping the community. I previously served on the St. Helena Water Advisory Board.

EDUCATIONAL BACKGROUND: B.S.E Economics, Wharton Business School, University of Pennsylvania
JD. University of Michigan Law School,

OTHER RELEVANT EXPERIENCE: For the last 26 years, I worked at Lam Research Corporation, a publicly traded semiconductor equipment company in Fremont. In my last role, as interim CLO, I managed a legal group with approximately 100 employees and a budget exceeding \$50M a year.

COMMUNITY INVOLVEMENT: City of St. Helena Water Advisory Board, 2021-2013

REFERENCE 1: Name: Lester Hardy
Address:
Phone Number(s): 707-967-9610
Email:

REFERENCE 2: Name: Oliver Caldwell
Address:
Phone Number(s): 415-999-9272
Email:

REFERENCE 3: Name: Tom Allen
Address:
Phone Number(s): 415-990-0240
Email:

GENERAL QUESTIONS:

Have you ever attended a meeting of the Commission to which you are applying?

No

What is your understanding of the role and responsibility of this Commission?

Very limited. I assume from the title and description that the Commission will review the City's financial condition and make recommendations for adjustments that might be needed.

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What would be your goal(s) as a Commissioner?

To provide for the long term welfare of the city of St. Helena and its citizens.

Have you previously served, or do you currently serve, on a St. Helena Commission or Committee? If yes, which one(s) and for what period of time?

Yes. Water Advisory Board. 2021-2023. See, for example:
<https://sthelena.civicweb.net/document/61211/>

Is there anything else you would like us to consider when reviewing your application?

If there's anything I can do to help, just let me know.

I agree that all of the information contained in my responses to the questions on this application are true and accurate to the best of my knowledge. I further agree that, by checking the box below and submitting this application, online or otherwise, I am affixing my digital signature to this form as of the date submitted. I also agree that if appointed, I will serve on the Commission/Committee for which I have submitted this application.

☒ I AGREE

George M Schisler

December 20, 2024

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City of St. Helena

CA-24-034

COMMISSION/COMMITTEE APPLICATION

Received Date: November 15, 2024

Application Type: Finance Committee

NAME: Kate Spadarotto

ADDRESS: 2649 CHABLIS CT, Saint Helena, CA, 94574

PHONE: 7073216231

EMAIL ADDRESS: katespadarotto@gmail.com

LENGTH OF RESIDENCY: Saint Helena

EMPLOYER: Self - Realtor - Owner of Blue Oasis Wines

EMPLOYMENT STATUS: Employed

REASON FOR APPLYING: I would like to provide my experience and knowledge to help better the town of St. Helena for all of its residents.

EDUCATIONAL BACKGROUND: BA, Psychology & Education | University of Delaware | May 2001
Certificate in Winemaking | UC Davis | December 2023

OTHER RELEVANT EXPERIENCE: Blue Oasis Wines
Proprietor | August 2014 to Present

Al-Razaq Computing Services at NASA Ames Research Center, Mountain View, CA
Budget Analyst | December 2010 to June 2011

Newsday a division of Cablevision, Melville, NY

Purolator, Jericho, NY
Financial Analyst | October 2006 to March 2007

Circulation Revenue Financial Analyst | March 2007 to November 2009
Revenue Advertising Financial Analyst

Accenture, Wilmington, DE
Financial Analyst | January 2003 to October 2006

Aramark/University of Delaware Blue and Gold Club, Newark, DE
Assistant Director | May 2001 to January 2003
Office Manager

COMMUNITY INVOLVEMENT: I have been teaching CCD (specifically the sacraments of Reconciliation and First Communion) for 10 years at the St. Helena Catholic Church. I am also a Eucharistic Minister at the Church.

REFERENCE 1: Name: Steve Spadarotto - husband

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Address: 2649 Chablis Ct., St. Helena, CA 94574
Phone Number(s): 707-205-7385
Email: spadarotto@aol.com

REFERENCE 2:

Name: Father Manuel Chavez
Address: St. Helena Catholic Church
Phone Number(s): 707-963-1228
Email: chams59@yahoo.com

REFERENCE 3:

Name: Bill Leigon - was President of Hahn Family Wines and longtime friend
Address:
Phone Number(s): 707-738-1072
Email: williamlleigon@gmail.com

GENERAL QUESTIONS:

Have you ever attended a meeting of the Commission to which you are applying?

No

What is your understanding of the role and responsibility of this Commission?

To help with determining short and long-term financial issues and cost-cutting within the city of St. Helena

What would be your goal(s) as a Commissioner?

To balance the budget.

Have you previously served, or do you currently serve, on a St. Helena Commission or Committee? If yes, which one(s) and for what period of time?

No

Is there anything else you would like us to consider when reviewing your application?

I have run my businesses and helped other businesses run theirs with success. I have noteworthy analytical skills and am very detail oriented.

I agree that all of the information contained in my responses to the questions on this application are true and accurate to the best of my knowledge. I further agree that, by checking the box below and submitting this application, online or otherwise, I am affixing my digital signature to this form as of the date submitted. I also agree that if appointed, I will serve on the Commission/Committee for which I have submitted this application.

☒ I AGREE

Kate Spadarotto

November 15, 2024

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KATE JONES SPADAROTTO

St. Helena, CA | 707-321-6231 | katespadarotto@gmail.com

PROFESSIONAL PROFILE: An organized, highly motivated, determined, goal-oriented self-starter who is looking to utilize my education and experience to further my career.

AREAS OF EXPERTISE

- Strategic Planning
- Leadership
- Management
- Financial Analysis & Reporting
- Direct-to-Consumer Sales
- Accounting & Finance
- Business Development

TECHNICAL SKILLS

MO Suite: Excel, Power Point, Word, and Access, MicroJPlus, Oracle, SAP, Comet, Business Warehouse (BW), Hyperion Essbase, Admarc, Business Objects, AS400, TNVT, KEA

EDUCATION

BA, Psychology & Education | University of Delaware | May 2001
Certificate in Winemaking | UC Davis | December 2023

WORK EXPERIENCE

Sotheby's International Realty

Realtor ® | October 2016 to Present

License # 02014569

- Analyzed the market to become an expert in northern Napa Valley.
- President of North Bay Association of Realtors 2024
- Director of the California Association of Realtors since April 2020
- Member Local Government Relations Committee since 2016

Blue Oasis Wines

Proprietor | August 2014 to Present

- Responsible for all sales, book keeping, maintaining accounts, gaining new accounts, website production, updating social media, creating all POS, delivering wine and budgeting/forecasting.
- Received Editors' Choice and 94 points on the 2014 Docker Hill Pinot Noir and 92 points on the 2014 Costa Vineyards from Wine Enthusiast.
- Received Double Gold for 2014 Docker Hill Pinot Noir from San Francisco Chronicle.
- Received 93 points for 2014 Docker Hill Pinot Noir and 91 points for 2014 Costa Vineyard.

Jamieson Ranch Vineyards, Napa, CA

Direct To Consumer, Regional, and Culinary Manager | September 2013 to August 2014

- Creating a presence in new states with new distributors/brokers.
- Doubling traffic and sales within 2 months through training of staff and instillation of better customer experience.
- Providing structure and solid communication to create a more efficient and productive work environment.
- Improving front and back end to sales and reporting through consolidation of operating systems and fulfillment house as well as new reporting strategies.

Hahn Family Wines, Napa, CA

Direct To Consumer Manager | May 2012 to August 2013

- Responsible for doubling sales in the tasting room in Lodi.
- Increased sales by 15% year over year in the tasting room in Soledad.
- Improved number of members, online sales, and tasting room sales through personal creation and analysis of a dashboard.
- Instilled better internal communication to increase efficiency and moral.
- Created training manual for all Consumer related responsibilities.

Robert Half Finance & Accounting, San Jose, CA

Recruiting Manager | June 2011 to March 2012

- Increased client and candidate satisfaction by matching the right candidates with the positions in an efficient manner.
- Created new and continued business through building great relationships and referrals from companies and candidates.
- Created new business through the addition of 4 new clients.
- Promoted from the temporary/temporary-to-hire division to the permanent/direct-hire division.

Al-Razaq Computing Services at NASA Ames Research Center, Mountain View, CA

Budget Analyst | December 2010 to June 2011

- Improved efficiency and better tracking of funding through the creation of more efficient spreadsheets.
- Tracked and recorded costs in SAP and Business Warehouse.
- Ensured enough funding available to cover costs.
- Phased and allocated budgets for multiple contracts.

Newsday a division of Cablevision, Melville, NY

Circulation Revenue Financial Analyst | March 2007 to November 2009

Revenue Advertising Financial Analyst

- Responsible for gathering, analyzing and reporting data to accurately build 2010 advertising and circulation revenue budget.
- Created budget and projection for all categories within revenue advertising.
- Improved sales through daily analysis of revenue in Business Objects and reported prior year/projection variances by category and client.
- Ensured client satisfaction through the handling of all contracts prior to system input.
- Engaged in direct contact with the president, vice president, directors, and managers daily to discuss anything that may have a major impact on the revenue for the week and tracked accounts to analyze any trends.
- Managed the incentive program for National sales force.

Purolator, Jericho, NY

Financial Analyst | October 2006 to March 2007

- Saved company over \$10,000 by researching and analyzing client profitability.
- Analyzed expense and revenue for specific regions of the company to ensure accurate reporting.
- Helped growing company ensure correct regional reporting by creating and updating contract allocation table in Microsoft Access.
- Researched client freight movement and rates to ensure accurate margins.
- Analyzed client profitability and participated in discussions to change current processes in order to increase margin.

Accenture, Wilmington, DE

Financial Analyst | January 2003 to October 2006

- Saved company \$13,000 by instituting new process of ensuring invoices paid on time.
- Analyzed and resolved reasons for changes between Plan and Actuals.
- Increased productivity by investigating any variances between the different accounting/financial software programs and reached out to necessary resources to fix the problem.
- Engaged in direct client contact for invoice discrepancies.
- Researched and applied any unapplied cash for the entire engagement.
- Determined over/under recognition of revenue by keeping the revenue recognition and inventory reconciliation spreadsheets up to date with current information.
- Promoted from Processing Lead/Subject Matter expert to Executive Assistant and then to Financial Analyst.

Aramark/University of Delaware Blue and Gold Club, Newark, DE

Assistant Director | May 2001 to January 2003

Office Manager

- Insured proper usage of the Cash Fund & Petty Cash by doing weekly reconciliations of the cash and receipts.
- Oversaw a staff of fifteen servers and office help.
- Increased customer care through better customer service.
- Implemented improvements based on member and department feedback.
- Composed and implemented an Office Training Manual.
- Created better communication with high executives.



City of St. Helena

CA-24-039

COMMISSION/COMMITTEE APPLICATION

Received Date: December 30, 2024

Application Type: Finance Committee

NAME: Mark Smithers

ADDRESS: 1819 Vallejo Street, St Helena, CA, 94574

PHONE: 7072904508

EMAIL ADDRESS: mstahoe75@outlook.com

LENGTH OF RESIDENCY: 35 years

EMPLOYMENT STATUS: Retired

REASON FOR APPLYING: I think it is important to give back to our community where we have the expertise and interest that will benefit everyone including the city council and local government.

EDUCATIONAL BACKGROUND: BS in Business majoring in both Accounting and Finance.
California licensed Certified Public Accountant.

OTHER RELEVANT EXPERIENCE: 1981 - 1989 Senior Manager KPMG International San Francisco
1989 - 1994 Chief Financial Officer Joseph Phelps Vineyards
1995 - 2025 Chief Financial Officer and Family Financial Advisor Trincherro Family Estates

COMMUNITY INVOLVEMENT: Board member Roger Trincherro Family Foundation
Napa RCD stream watch monitor
Assist with NV Land Trust monitoring
Previous Boy Scout Troop One supporting parent
Years of soccer coaching
Years of baseball coaching

REFERENCE 1: Name: Roger Trincherro
Address: St Helena
Phone Number(s): 707 963 3104
Email: rtrincherro@tfewines.com

REFERENCE 2: Name: Joel Gott
Address: St Helena
Phone Number(s): 707 963 3365
Email: jg@gottwines.com

REFERENCE 3: Name: Dr April Mitts
Address: City Hall
Phone Number(s): 707 967 2792
Email: amitts@cityofstheleena.org

GENERAL QUESTIONS:

Have you ever attended a meeting of the Commission to which you are applying?

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No, the committee did not previously exist

What is your understanding of the role and responsibility of this Commission?

Our role is to help the city council and city government review financial and budget areas to develop areas of monetary efficiency consistent with our city's strategic goals and needs while supporting the community with a better understanding of the current financial situation

What would be your goal(s) as a Commissioner?

To ensure fair and balanced review of our budgets and spending priorities while advising city government and the community of ways to improve our current financial situation in a manner that is thoughtful and transparent while ultimately accepted by our community so that we can all rally around specific proposals.

Have you previously served, or do you currently serve, on a St. Helena Commission or Committee? If yes, which one(s) and for what period of time?

2022-2023 Water and Wastewater Rate Study Advisory Committee

2017-2018 SHAPE Committee

Adhoc Water and Wastewater rate review committee

Is there anything else you would like us to consider when reviewing your application?

It is my hope you will select community members that have the financial expertise and / or analytical skills to delve into and understand significant amounts of financial information. This is an extremely important committee.

I agree that all of the information contained in my responses to the questions on this application are true and accurate to the best of my knowledge. I further agree that, by checking the box below and submitting this application, online or otherwise, I am affixing my digital signature to this form as of the date submitted. I also agree that if appointed, I will serve on the Commission/Committee for which I have submitted this application.

☒ I AGREE

Mark B Smithers

December 30, 2024

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City of St. Helena

CA-24-035

COMMISSION/COMMITTEE APPLICATION

Received Date: November 17, 2024

Application Type: Finance Committee

NAME: Richard Garber

ADDRESS: 1635 Stockton ST, Saint Helena, CA, 94574

PHONE: 4045134205

EMAIL ADDRESS: ragarber@me.com

LENGTH OF RESIDENCY: Saint Helena

EMPLOYER: Ashton Thomas Private Wealth

EMPLOYMENT STATUS: Employed

REASON FOR APPLYING: I hope to bring my 35 years of experience in wealth management and financial planning to bear in shaping Saint Helena's financially sustainable future

EDUCATIONAL BACKGROUND: BBA in Economics

Certified Private Wealth Advisor designation from The Investments and Wealth Institute/The Univ of Chicago Booth school of Bussiness

COMMUNITY INVOLVEMENT: Board Chairman, Cinema Napa Valley
Board Treasurer, Nimbus Arts

REFERENCE 1: Name: Chris Phelps
Address:
Phone Number(s): +1 (707) 486-9779
Email: cphelps.sthelena@gmail.com

REFERENCE 2: Name: Dana Johnson
Address:
Phone Number(s): 1 (707) 738-8942
Email: danaelisejohnson@gmail.com

REFERENCE 3: Name: Elyse Walker
Address:
Phone Number(s): +1 (310) 729-3843
Email: ew@elysewalker.com

GENERAL QUESTIONS:

Have you ever attended a meeting of the Commission to which you are applying?

No

What is your understanding of the role and responsibility of this Commission?

To assess the current financial situation and make recommendations to City Council for a fiscally prudent and sustainable community.

What would be your goal(s) as a Commissioner?

No necessarily

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Have you previously served, or do you currently serve, on a St. Helena Commission or Committee? If yes, which one(s) and for what period of time?

No

I agree that all of the information contained in my responses to the questions on this application are true and accurate to the best of my knowledge. I further agree that, by checking the box below and submitting this application, online or otherwise, I am affixing my digital signature to this form as of the date submitted. I also agree that if appointed, I will serve on the Commission/Committee for which I have submitted this application.

☒ I AGREE

Richard A. Garber

November 16, 2024

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City of St. Helena

CA-25-004

COMMISSION/COMMITTEE APPLICATION

Received Date: January 9, 2025

Application Type: Finance Committee

NAME: Gregg Dawley
ADDRESS: 2700 Spring Street, St Helena, CA, 94574
PHONE: 310-614-6325
EMAIL ADDRESS: godawley@gmail.com
LENGTH OF RESIDENCY: 3+ Years
EMPLOYMENT STATUS: Retired
REASON FOR APPLYING: In three short years, my wife and I have determined St.Helena is the place we want to live out our retirement, and I think my background and personality lend themselves to making a positive contribution to the finance committee.
EDUCATIONAL BACKGROUND: Eisenhower High School, Yakima, WA (1971 - 1973)
 Lawrence University - BA in Economics (1973 - 1977)
 University of Southern California - MBA - Finance (1977 - 1979)
OTHER RELEVANT EXPERIENCE: Lawrence University - Investment Committee overseeing the \$450M endowment (2021 - present)
 Lawrence University - Real Estate Working Group overseeing 2 major on-campus developments and 1 significant land acquisition (2022 - present)
REFERENCE 1: Name: Will Densberger/Pavi Micheli
 Address: 1111 Main St, Suite A, St Helena, CA 94574
 Phone Number(s): 707-483-7889/707-738-2219
 Email: will@nvwineestates.com/pavi.micheli@engelvoelkers.com
REFERENCE 2: Name: Everett Dowling
 Address: 2005 Main Street, Wailuku, HI 96793
 Phone Number(s): 808-280-5600
 Email: everett@dowlingco.com
REFERENCE 3: Name:
 Address:
 Phone Number(s):
 Email:

GENERAL QUESTIONS:

Have you ever attended a meeting of the Commission to which you are applying?

No

What is your understanding of the role and responsibility of this Commission?

Act in an advisory capacity, providing City Council members clear and concise analysis and materials to help (1) formulate and prioritize public policy and (2) communicate more effectively with the residents of the City.

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What would be your goal(s) as a Commissioner?

Provide meaningful analysis and strategic input having a positive impact on the future health and vitality of this great town.

Is there anything else you would like us to consider when reviewing your application?

You will see below a pdf containing a brief review of my employment history.

I would like to include as a reference Jeff Dritley, President of Kearny Real Estate Company as a recent partner and colleague. Unfortunately, he and his family have been impacted by the fires in Pacific Palisades and will need to wait to contact him.

I agree that all of the information contained in my responses to the questions on this application are true and accurate to the best of my knowledge. I further agree that, by checking the box below and submitting this application, online or otherwise, I am affixing my digital signature to this form as of the date submitted. I also agree that if appointed, I will serve on the Commission/Committee for which I have submitted this application.

☒ I AGREE

Gregg Dawley

January 9, 2025

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Gregg O. Dawley

Gregg's career spans three decades in corporate real estate positions, including roughly 10 years each at CBRE, AEW Capital Management, and Morgan Stanley. At CBRE, he performed asset and development management services across multiple markets and property types, including a large specialty retail development in Georgetown. At AEW, Gregg performed both investing and asset management services focused in the southwest markets, and was instrumental opening a west coast presence in LA. As a managing director at MS, he served as co-head of real estate operations for investing activity on the west coast, Hawaii, and Mexico. During his time at MS, Gregg specialized overseeing large master plan community and resort property investments.

Since leaving MS in 2009, Gregg established his own investment and advisory business, Dawley & Co. During the period 2010-2014, he collaborated with Kearny Real Estate Co acquiring and successfully working out nearly \$500mm of non-performing loans across three discrete portfolios. More recently, and for nearly five years, Gregg provided direct oversight of a \$300mm industrial portfolio for a high net worth family based in LA, with assets concentrated mostly in Austin and Dallas.

Gregg received a bachelor's degree from Lawrence University (Appleton, Wi) and an MBA from the University of Southern California. He currently sits on an investment committee overseeing a \$500mm endowment fund for his undergraduate alma mater.



City of St. Helena

CA-25-003

COMMISSION/COMMITTEE APPLICATION

Received Date: January 2, 2025

Application Type: Finance Committee

NAME: Arlene Corsetti

ADDRESS: 1401 Spring Street, St Helena, CA, 94574

PHONE: 7079638526

ALTERNATIVE PHONE: 4158301291

EMAIL ADDRESS: arlenecorsetti07@comcast.net

LENGTH OF RESIDENCY: St Helena

EMPLOYMENT STATUS: Retired

REASON FOR APPLYING: I have a significant background in Finance and have studied the St Helena financials as part of the Napa County Grand Jury . I have also kept abreast of the financials of the city on a yearly basis.

EDUCATIONAL BACKGROUND: UC Berkeley BA in Political Economics, McGill University MA in Political Economics,

OTHER RELEVANT EXPERIENCE: In the business arena have run budgets from \$million dollars to \$600 million. In all cases we were able to meet budgetary objectives.

COMMUNITY INVOLVEMENT: St Helena Water Rate committee, Board member March of Dimes, Board member La Rabida Childrens Hospital, Board Member Ascension Health, WASH water committee President.

REFERENCE 1: Name: Billy Summers
Address:
Phone Number(s): 310-625-7242
Email:

REFERENCE 2: Name: Annie Offord
Address:
Phone Number(s): 707-294-4109
Email: anneofford@hotmail.com

REFERENCE 3: Name: Gary Rose
Address:
Phone Number(s): 916-626-0275
Email:

GENERAL QUESTIONS:

Have you ever attended a meeting of the Commission to which you are applying?

This commission has not been active.

What is your understanding of the role and responsibility of this Commission?

To work to understand our current financials and make recommendations to the City Council

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What would be your goal(s) as a Commissioner?

For the Council and citizens to have a full understanding of the current budget, to recommend changes if needed to meet city objectives and to be forward thinking to match budget to revenue objectives

Have you previously served, or do you currently serve, on a St. Helena Commission or Committee? If yes, which one(s) and for what period of time?

Water Rate Study Commssion

Is there anything else you would like us to consider when reviewing your application?

I have lived full time in St Helena since 2013, have owned property since 1990 and have been active in the Water Enterprise issues

I agree that all of the information contained in my responses to the questions on this application are true and accurate to the best of my knowledge. I further agree that, by checking the box below and submitting this application, online or otherwise, I am affixing my digital signature to this form as of the date submitted. I also agree that if appointed, I will serve on the Commission/Committee for which I have submitted this application.

☒ I AGREE

Arlene B Corsetti

February 1, 2025

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City of St. Helena

CA-25-002

COMMISSION/COMMITTEE APPLICATION

Received Date: January 2, 2025

Application Type: Finance Committee

NAME: Christopher Warner

ADDRESS: 1434 Grayson Avenue, Saint Helena, California, 94574

PHONE: 4153099572

ALTERNATIVE PHONE: 4153099572

EMAIL ADDRESS: chrisjwarner52@gmail.com

LENGTH OF RESIDENCY: Saint Helena

EMPLOYMENT STATUS: Retired

REASON FOR APPLYING: Provide professional and collaborative advice and support for the City's financial, budget and cost-saving goals and initiatives under the direction of the City Council and City staff

EDUCATIONAL BACKGROUND: J.D, Ohio State University College of Law, 1977
Natural Resources Program, Univ. Denver Law School, 1976- 1977
A.B. with honors, Denison University, 1974
Junior Semester abroad, Wroxton College, Near Banbury, England
Active member of California State Bar, 1988 to present

OTHER RELEVANT EXPERIENCE: Vice Chair, St. Helena Planning Commission
Chair, St. Helena Measure H Advisory Committee
Member, St. Helena Parks and Recreation Commission
47 years professional legal advice and counsel to corporate clients, including re. accounting, financial, and public utility ratemaking issues and implementation
Member of board and counsel, Napa Firewise Communities Association
Co-leader, St. Helena Fire Safe Council
Commissioner, Bay Conservation & Development Commission
Counsel, United States Senate & House of Representatives
Deputy Assistant Secretary, U.S. Department of Energy
Director, cabinet level Delaware State Energy Office

COMMUNITY INVOLVEMENT: See above re. City of St. Helena Planning Commission, Parks and Recreation & Measure H Advisory Committee; also co-leader, St. Helena Fire Safe Council and Board member, Napa Communities Firewise Foundation

REFERENCE 1: Name: Paul Dohring
Address:, Mayor
Phone Number(s):
Email:

REFERENCE 2: Name: Aaron Barak, City Council Member
Address:

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Phone Number(s):

Email:

REFERENCE 3:

Name: Lester Hardy

Address: Former City Council Member

Phone Number(s):

Email:

GENERAL QUESTIONS:

Have you ever attended a meeting of the Commission to which you are applying?

Committee is new, no meetings yet. I have attended and testified at numerous meetings of the St. Helena City Council; St. Helena Planning Commission and St. Helena Measure H. Advisory Committee

What is your understanding of the role and responsibility of this Commission?

Provide professional and expert advice and support to City Council and City staff on key financial, fiscal, budget and revenue issues assigned to the Committee by the City Council and City staff per the Committee charter and resolution

What would be your goal(s) as a Commissioner?

Provide timely professional, technical, collegial and collaborative support, advice and counsel to the City Council and City staff on issues assigned to the Committee by the City Council and City staff.

Have you previously served, or do you currently serve, on a St. Helena Commission or Committee? If yes, which one(s) and for what period of time?

See above: St. Helena Planning Commission, Measure H Advisory Committee, Parks and Recreation Commission

Is there anything else you would like us to consider when reviewing your application?

I have extensive legal and technical experience in advising on public financial, fiscal and financial matters, including administering and understanding public agency budgets and financial reports, in a collegial and consensus-building manner.

I agree that all of the information contained in my responses to the questions on this application are true and accurate to the best of my knowledge. I further agree that, by checking the box below and submitting this application, online or otherwise, I am affixing my digital signature to this form as of the date submitted. I also agree that if appointed, I will serve on the Commission/Committee for which I have submitted this application.

☒ I AGREE

Christopher James Warner

January 2, 2025

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