City of St. Helena
Finance Committee
Regular Meeting
1088 College Avenue, St. Helena, CA 94574
Thursday, October 2, 2025 @ 3:00 PM

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 <u>please observe the time limit of four minutes.</u>

Members of the public and other parties are welcome to email their comments to the Staff Liaison Mandy Kellogg at mkellogg@cityofsthelena.gov. All public comments must be received three hours prior to the meeting. 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 agenda.

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1. CALL TO ORDER

2. ROLL CALL
Chair: Arlene Corsetti, Vice Chair: Christopher Warner, Members: Gregg Dawley, Richard Garber, Garry Rose, George Schisler, Mark Smithers
City Council Member Liaison: Aaron Barak
Staff Liaison: Mandy Kellogg, Administrative Services Director

3. PUBLIC FORUM:
An opportunity for the public to directly address the Committee on items of interest to the public that are not listed on the agenda. Any person addressing the Committee should provide his or her name and address, and limit comments to four minutes. **Because of restrictions imposed by the <u>Brown Act, the Committee may not engage in substantive discussion, nor take action on matters not described on the agenda</u>.**

4. REPORTS BY STAFF AND COMMITTEE:
Reports by staff and/or committee on items of general interest. ***Brief questions for clarification may be posed and answered, and Committee may request that items be placed on a future agenda. Except under certain circumstances, <u>the Brown Act prohibits any other discussion or action by the Finance Committee.</u>***

5. CONSENT CALENDAR:
Members of the Finance Committee 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, on motion may be used to adopt all recommendation actions.

   5.1. Finance Committee Meeting Minutes of August 25, 2025 3 - 5
   [Finance Committee - 25 Aug 2025 - Minutes]

6. SCHEDULED MATTERS:

   6.1. Staff Update on Cash Management and Investments

6.2. Committee Discussion on Possible Sources of Future Revenues including

1. Farmstead Hotel
2. Sales of Excess Properties
3. Castellucci Hotel Development

6.3. Committee Discussion Regarding Budget Deficit in FY 2025-26 and FY 2026-27

6.4. Subcommittee Report on Unfunded Liabilities

7. FUTURE AGENDA ITEMS:

8. ADJOURNMENT

The next regular Finance Committee meeting is scheduled for TBD, City Hall,1088 College Avenue, St. Helena.

This agenda was posted at City Hall, 1088 College Avenue , St. Helena on September 25, 2025.

Mandy Kellogg, Administrative Services Director

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in the meeting, please contact City Hall at (707) 967-2792. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting (28 CFR35.102-35.104 ADA Title II). However, City staff will attempt to assist at any time with accessibility.

MINUTES
City of St. Helena
Finance Committee Meeting
Monday, August 25, 2025 @ 3:00 PM
City Hall, 1088 College Avenue, St. Helena

Present: Chair: Arlene Corsetti, Vice Chair: Christopher Warner, Members: Richard Garber, Gregg Dawley, George Schisler (arrived at 3:03 p.m.), Mark Smithers (remote), Garry Rose

City Council Member Liaison: Aaron Barak

Staff Liaison: Mandy Kellogg, Administrative Services Director

Absent: None.

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC FORUM:
Public Comment was received by Elaine de Man

4. REPORTS BY STAFF AND COMMITTEE:
Chair Corsetti provided general comments on agenda item(s) and definitions of deficit.

5. CONSENT CALENDAR:

5.1. Finance Committee Meeting Minutes of June 16, 2025. # - #
A motion was made to adopt the consent calendar by Vice Chair Warner and the motion was seconded by Chair Corsetti. By voice vote, all were in favor.

6. SCHEDULED MATTERS:

6.1. Finance Committee Protocols

Chair Corsetti provided an introduction of agenda item.

Discussion continued with the Finance committee; comments and questions ensued.

Public Comment was received by Elaine de Man, Kelly Wheaton, and Susan Kenward.

6.2. Cash Management Protocols, Including Investments and Yearly Investment Strategy

Administrative Services Director, Mandy Kellogg provided an update on agenda item.

Discussion turned over to the Finance committee; comments and questions ensued.

Public Comment was received by Elaine de Man and Kelly Wheaton.

6.3. Napa Valley Vine Trail Discussion: Contributions, Finalized Commitments, and Cost Breakdown

Vice Chair Warner provided an introduction of agenda item.

Discussion continued with the Finance committee; comments and questions ensued.

Public Comment was received by Elaine de Man, Kelly Wheaton, and Susan Kenward.

6.4. Discussion on Codifying the Reporting Structure Between the Finance Committee and the City Council

Discussion turned over to the Finance committee; comments and questions ensued.

Public Comment was received by Kelly Wheaton.

6.5. Discussion on Structural Deficit and Staff Deficit Report

Chair Corsetti provided an introduction of agenda item.

Discussion continued with the Finance committee; comments and questions ensued.

Vice Chair Warner moves for Chair Corsetti and Committee Member Dawley to form a sub-committee and come up with a definition to review the structural deficit and report out to the committee with findings, motion was seconded by Chair Corsetti. By voice vote, all were in favor.

FUTURE AGENDA ITEMS

Bring back to committee prototype; revised investment policy rough draft.

Cost Allocation Plan; creating a sub-committee.

Sub-committee(s) to review Efficiency and Business Transformation Study and Efficiency and Business Transformation Study reports.

Vehicle License Fees (VLF); potential in loss revenue and alternatives.

7. ADJOURNMENT

Vice Chair Warner moved to adjourn the meeting at 4:56 p.m., the motion was seconded by Committee Member Garber. By voice vote, all were in favor.

APPROVED:	**ATTEST:**
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Arelene Corsetti, Chair	Mandy Kellogg, Staff Liaison