



**City of St. Helena
Finance Committee
Regular Meeting
1088 College Avenue, St. Helena, CA 94574
Monday, October 13, 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 please observe the time limit of four minutes.

Members of the public and other parties are welcome to email their comments to the Staff Liaison Mandy Kellogg at mkellogg@cityofstheleena.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 Brown Act, the Committee may not engage in substantive discussion, nor take action on matters not described on the agenda.**
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, the Brown Act prohibits any other discussion or action by the Finance Committee.**
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 October 2, 2025
[Finance Committee - 02 Oct 2025 - Minutes - Draft](#)
6. SCHEDULED MATTERS:
 - 6.1. Sub-Committee Update Regarding Budget Deficit

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- 6.2. Sub-Committee Update on Timeline for Capital Improvement Plan (CIP) Long-Term Needs
- 6.3. Subcommittee Update on Unfunded Accrued Liability (UAL) Exposure and Recommended Funding Levels
- 7. FUTURE AGENDA ITEMS:
- 8. ADJOURNMENT
The next regular Finance Committee meeting is scheduled for October 27, 2025 at 3:00 pm, City Hall, 1088 College Avenue, St. Helena.

This agenda was posted at City Hall, 1088 College Avenue, St. Helena on October 10, 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
Thursday, October 2, 2025 @ 3:00 PM
City Hall, 1088 College Avenue, St. Helena

Present: Chair: Arlene Corsetti, Vice Chair: Christopher Warner (remote), Members: Richard Garber, Gregg Dawley, Mark Smithers, Garry Rose

City Council Member Liaison: Aaron Barak

Staff Liaison: Mandy Kellogg, Administrative Services Director

Absent: George Schisler

1. CALL TO ORDER

Meeting was called to order at 3:03 p.m. by Chair Corsetti.

2. ROLL CALL

3. PUBLIC FORUM:

No public comment was received.

4. REPORTS BY STAFF AND COMMITTEE:

5. CONSENT CALENDAR:

5.1. Finance Committee Meeting Minutes of August 25, 2025

A motion was made by Vice Chair Warner to adopt the minutes of August 25, 2025, with the amendment that the committee voted to establish an unfunded accrued liability (UAL) sub-committee consisting of members Gregg Dawley and Richard Garber instead of budget deficit sub-committee. The motion was seconded by committee member Dawley. By voice vote, all were in favor.

6. SCHEDULED MATTERS:

6.1 Staff Update on Cash Management and Investments

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 Deanna Griffin.

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A motion was made by Chair Corsetti to move the discussion of item 6.3 prior to 6.2, the motion was seconded by Vice Chair Warner. By voice vote, all were in favor.

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

Vice Chair Warner provided an introduction of agenda item.

A motion was made by Vice Chair Warner to establish a budget sub-committee consisting of Chair Corsetti and member Dawley to review budget deficit including definitions and report back. The motion was seconded by member Garber.

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

Public Comment was received by Kelly Wheaton.

By voice vote, all were in favor of the motion.

Vice Chair Warner left the meeting.

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

A motion was made by member Garber to establish a CIP budget deficit sub-committee consisting of Vice Chair Warner, member Dawley, and member Rose. The motion was seconded by member Smithers. By voice vote, all were in favor of the motion.

6.2 Committee Discussion on Possible Sources of Future Revenues including

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

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

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

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6.4 Subcommittee Report on Unfunded Liabilities

Committee member Dawley provided an update on agenda item.

7. FUTURE AGENDA ITEMS:

Chair Corsetti shared a handout listing the following future agenda items:

1. Cash Management Update
2. Update on Possible Sources of Future Revenue
3. Budget deficit 2026 and 2027
4. Unfunded liabilities
5. Compiling a quarterly and semi-quarterly summary on investments
6. Allocation methodology
7. Banking Services
8. Essential Services vs responsible services
9. Update current class and comp study

A motion was made to establish a class and comp study sub-committee consisting of members Smithers, Schisler, and Garber. By voice vote, all were in favor of the motion.

10. Future Agenda Items

8. ADJOURNMENT

Chair Corsetti adjourned the meeting at 4:51 p.m.

APPROVED:

ATTEST:

Arelene Corsetti, Chair

Mandy Kellogg, Staff Liaison