



Meeting Minutes

Napa County Flood Control and Water Conservation District

Joelle Gallagher, District 1 (Chairperson)
Scott Sedgley, City of Napa (Vice Chairperson)
Liz Alessio, District 2
Anne Cottrell, District 3
Christopher DeNatale, City of Napa
Paul Dohring, City of St. Helena
Irais Lopez-Ortega, City of Calistoga
Amber Manfree, District 4
Marjorie Mohler, Town of Yountville
Belia Ramos, District 5
Pierre Washington, City of American Canyon

Tuesday, August 12, 2025

9:00 AM

**Board of Supervisors Chambers
1195 Third Street, Third Floor**

1. CALL TO ORDER; ROLL CALL

Present: Chairperson Joelle Gallagher, Vice-Chairperson Scott Sedgley, Directors Christopher DeNatale, Paul Dohring, Irais Lopez-Ortega, Amber Manfree, Marjorie Mohler, Belia Ramos, and Pierre Washington. Director Anne Cottrell was excused. Director Liz Alessio joined the meeting during the Consent Calendar. The meeting was called to order by Chairperson Joelle Gallagher.

2. PLEDGE OF ALLEGIANCE

Director Belia Ramos led the assembly in the Pledge of Allegiance.

3. APPROVAL OF MINUTES

A. Approve minutes from the July 15, 2025 meeting.

[25-956](#)

Motion Text: Approve the Minutes.

Voting Yes: Sedgley, Washington, DeNatale, Dohring, Lopez-Ortega, Manfree, Mohler, Ramos, and Gallagher

Voting No: None

Recusals: None

Excused: Alessio, and Cottrell

Result: Passed

4. PRESENTATIONS AND COMMENDATIONS

None

5. CONSENT ITEMS

Motion Text: Approve the Consent Calendar.
Voting Yes: DeNatale, Ramos, Alessio, Dohring, Lopez-Ortega, Manfree, Mohler, Sedgley, Washington, and Gallagher
Voting No: None
Recusals: None
Excused: Cottrell
Result: Passed

- A. Approve and authorize Purchase and Sale Agreement No. 250245B (FC) for the acquisition of one Partial Fee Simple Interest, one Flood Protection Levee Easement, one Public Water Utility Easement and one Temporary Construction Easement on property located in Napa, California (APN 044-320-059), owned by River Glen Homeowners Association, a Non-profit corporation, at a price of \$120,000 and authorize the District Manager or District Engineer to sign related real estate documents on behalf of the District. (Fiscal Impact: \$120,000 Expense; Flood Project; Budgeted; Discretionary) [25-674](#)

Enactment No: A-250245B (FC)

- B. Approve and authorize Agreement No. 260062B (FC) with the California Conservation Corps for Fiscal Years 2026 through 2028, at an annual cost of \$83,328, for a total maximum amount of \$249,984 for ongoing stream maintenance and restoration projects throughout Napa County. (Fiscal Impact: \$249,984 Expense; Flood District Fund; Budgeted; Discretionary) [25-1247](#)

Enactment No: A-260062B (FC)

6. DISCUSSION OF ITEMS REMOVED FROM THE CONSENT CALENDAR

None

7. PUBLIC COMMENT

None

8. ADMINISTRATIVE ITEMS

- A. Adopt a resolution of intent to sell the real property located at 1317 McKinstry Street, Napa; APN 044-260-004 (No Fiscal Impact, Discretionary) [25-1333](#)

District Engineering Technician II Joseph Panchesson made a presentation.

Discussion held.

Motion Text: Adopt the Resolution.

Voting Yes: Lopez-Ortega, Ramos, Alessio, DeNatale, Dohring, Manfree, Mohler, Sedgley, Washington, and Gallagher

Voting No: None

Recusals: None

Excused: Cottrell

Result: Passed

Enactment No: R-2025-13 (FC)

- B. Approve and authorize Amendment No. 5 to Agreement No. 220223B (FC) with HDR Engineering, Inc., increasing the maximum from \$10,862,062 to a new total of \$17,846,772 (Fiscal Impact: \$6,984,710 Expense, Flood Project; Budgeted; Discretionary) [25-1390](#)

District Engineer Andrew Butler made presentation.

Discussion held.

Motion Text: Approve the requested action.

Voting Yes: Manfree, Ramos, Alessio, DeNatale, Dohring, Lopez-Ortega, Mohler, Sedgley, Washington, and Gallagher

Voting No: None

Recusals: None

Excused: Cottrell

Result: Passed

Enactment No: A-220223B (FC) Amend. 5

9. PUBLIC HEARINGS

None

10. DISTRICT MANAGER'S/ENGINEER'S REPORTS AND ANNOUNCEMENTS

Watershed & Flood Control District Manager Richard Thomasser reported the District is on track to sign the U.S. Army Corps of Engineers Project Partnership Agreement at the next meeting on September 16, 2025. Details for the signing of the agreement with a site visit after the meeting are still being discussed. The Directors will be informed of the final determination.

Engineering Manager Chris Silke reported on the on-going litigation case against the Department of Water Resources in relation to the area of origin dispute that has been ongoing since 2021. Silke will be attending a meeting this afternoon with Special Water Counsel, City of Yuba and Solano County Water Agency staff to make a decision on whether they should continue with settlement negotiations or proceed to trial, which is scheduled to be heard in October. The Directors will be notified which pathway is in the best interest of all three bodies.

Silke also reported on an item related to Article 56 carry over, that is water storage the District has on paper in the San Luis Reservoir. Silke met with the city leaders that oversee the utilities, and they approved a sale of 6,000-acre feet of water to Kern County Water Agency West Side Districts, which will take delivery in the ensuing months. Silke advised that the three cities will realize a substantial revenue boost this year. With about a year and half worth of carry over storage supply, the District would have good storage even if there was a multiple, critical dry year.

11. BOARD OF DIRECTORS REPORTS AND ANNOUNCEMENTS

Director Sedgley with Watershed and Flood Control Operations Manager Jeremy Sarrow visited the newly acquired wetlands property located off Highway 29. The area is planned to be a new public biking and walking path with restored natural wetlands.

12. BOARD OF DIRECTORS FUTURE AGENDA ITEMS

None

13. CLOSED SESSION

A. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-1334](#)

(Government Code section 54956.8)

Properties: APN 044-301-026

Negotiating Party: Richard Thomasser, Flood District Manager,
Gracia, David T. & Leslie Ann

Under Negotiation: Price/Terms/Conditions of Payment

CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

(Government Code section 54956.9(d)(1))

Napa County Flood Control and Water Conservation District v.

Gracia, David T. & Leslie Ann

Napa Superior Court Case No. 25CV000993

Closed Session held. No reportable action.

B. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-1336](#)

(Government Code Section 54956.8)

Properties: APN 044-204-003

Negotiating Party: Richard Thomasser, Flood District Manager, California
Vacation Holdings Group, LLC Under Negotiation: Price/Terms/Conditions
of Payment

AND

CONFERENCE WITH LEGAL COUNSEL- EXISTING LITIGATION

(Government Code Section 54956.9(d)(1))

Name of case: California Vacation Club, a California nonprofit mutual
benefit corporation, v. Napa County Flood Control and Water Conservation
District and California Vacation Holdings Group, LLC, a Florida limited
liability company, and DOES 1 through 10, inclusive. Case No.
24CV001395. First Amended Verified Complaint for: (1) Breach of
Governing Documents, (2) Preliminary and Permanent Injunctions, and (3)
Declaratory Relief.

AND

CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

(Government Code Section 54956.9(d)(1))

Name of Case: Napa County Flood Control and Water Conservation District
v. California Vacation Holdings Group LLC, et al. Napa Superior Court
Case No. 25CV000695

Closed Session held. No reportable action.

C. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-1337](#)

(Government Code section 54956.8)

Properties: APN 044-220-004

Negotiating Party: Richard Thomasser, Flood District Manager, Suzanne E Murray et al.

Under Negotiation: Price/Terms/Conditions of Payment

CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

(Government Code section 54956.9(d)(1))

Napa County Flood Control and Water Conservation District v.

Suzanne E Murray et al.

Napa Superior Court Case No. 24CV002128

Closed Session held. No reportable action.

D. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-1338](#)

(Government Code section 54956.8)

Properties: APN 044-220-008

Negotiating Party: Richard Thomasser, Flood District Manager, 505 Lincoln Avenue Napa LLC

Under Negotiation: Price/Terms/Conditions of Payment

CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

(Government Code section 54956.9(d)(1))

Napa County Flood Control and Water Conservation District v.

505 Lincoln Avenue Napa LLC

Napa Superior Court Case No. 24CV002125

Closed Session held. No reportable action.

E. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-1339](#)

(Government Code section 54956.8)

Properties: APN 044-230-006

Negotiating Party: Richard Thomasser, Flood District Manager

Mark Anthony Grassi & Jami Lee Tr

Under Negotiation: Price/Terms/Conditions of Payment

CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

(Government Code section 54956.9(d)(1))

Napa County Flood Control and Water Conservation District v. Mark

Anthony Grassi and Jami Lee Grassi, Trustees Of The 1992 Grassi F et al

Napa Superior Court Case No. 24CV002146

Closed Session held. No reportable action.

14. ADJOURNMENT

**ADJOURN TO THE NAPA COUNTY FLOOD CONTROL AND WATER
CONSERVATION DISTRICT REGULAR MEETING, TUESDAY, SEPTEMBER 16,
2025 AT 9:00 AM.**

Neha Hoskins (By e-signature)

NEHA HOSKINS, District Secretary