



## 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

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**Tuesday, May 27, 2025**

**9:00 AM**

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

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1. CALL TO ORDER; ROLL CALL

**Present: Chairperson Joelle Gallagher, Vice-Chairperson Scott Sedgley, Directors Liz Alessio, Anne Cottrell, Brando Cruz, Paul Dohring, Irais Lopez-Ortega, Marjorie Mohler, and Belia Ramos. Directors Christopher DeNatale and Pierre Washington were excused. Director Amber Manfree arrived during Item 7. The meeting was called to order by Chairperson Joelle Gallagher.**

2. PLEDGE OF ALLEGIANCE

**Chair Joelle Gallagher led the assembly in the Pledge of Allegiance.**

3. APPROVAL OF MINUTES

**None**

4. PRESENTATIONS AND COMMENDATIONS

**None**

5. CONSENT ITEMS

**None**

6. DISCUSSION OF ITEMS REMOVED FROM THE CONSENT CALENDAR

**None**

## 7. PUBLIC COMMENT

None

## 8. ADMINISTRATIVE ITEMS

None

## 9. PUBLIC HEARINGS

## A. PUBLIC HEARING - Fiscal Year 2025-26 Napa County Flood Control and Water Conservation District Budgets

[25-544](#)

Open Public Hearing to accept testimony on the Fiscal Year 2025-26 Recommended Budget for a total appropriation of \$65,776,866 and continue hearing for consideration to June 10, 2025, at 9:00 AM for adoption. (Fiscal Impact: \$20,816,755 net expense; Flood Control and Water Conservation District; Discretionary)

**Chair Joelle Gallagher opened the public hearing.**

**District Engineer Richard Thomasser made presentation.**

**Flood District Staff Services Analyst Sarah Geiss made presentation.**

**Discussion held.**

**Direction provided to staff.**

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

**District Manager Richard Thomasser reported on returning to the Board at another meeting to discuss a complete financial update on the Flood Project. Thomasser also mentioned having the Storm Water Manager provide an update regarding Storm Water at a future meeting.**

## 11. BOARD OF DIRECTORS REPORTS AND ANNOUNCEMENTS

**Director Amber Manfree reported on touring numerous field sites with the Resource Conservation District.**

## 12. BOARD OF DIRECTORS FUTURE AGENDA ITEMS

None

## 13. CLOSED SESSION

A. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-911](#)

(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. and Leslie Ann

Napa Superior Court Case No. [not yet assigned]

**Correction Memorandum provided.**

**Closed Session held. No reportable action. Direction provided to staff.**

B. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-912](#)

(Government Code section 54956.8)

Properties: APN 044-301-029

Negotiating Party: Richard Thomasser, Flood District Manager  
Allan Nicholson and Connie Lee

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.

Allan Nicholson and Connie Lee

Napa Superior Court Case No. 25CV000823

**Closed Session held. No reportable action. Direction provided to staff.**

## C. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

[25-710](#)

(Gov. Code § 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

(Gov. Code § 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.

**Closed Session held. No reportable action. Direction provided to staff.**

## D. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

[25-907](#)

(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. Direction provided to staff.**

- E. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-906](#)  
(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. Direction provided to staff.**

- F. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-909](#)  
(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. Direction provided to staff.**

14. ADJOURNMENT

**ADJOURN TO THE NAPA COUNTY FLOOD CONTROL AND WATER  
CONSERVATION DISTRICT REGULAR MEETING, TUESDAY, JUNE 10, 2025 AT  
9:00 AM.**

Neha Hoskins (By e-signature)

NEHA HOSKINS, District Secretary