



## Meeting Minutes

### Napa County Flood Control and Water Conservation District

Scott Sedgley, City of Napa (Chairperson)  
Joelle Gallagher, District 1, (Vice Chairperson)  
Anne Cottrell, District 3  
Paul Dohring, City of St. Helena  
Leon Garcia, City of American Canyon  
Ryan Gregory, District 2  
Irais Lopez-Ortega, City of Calistoga  
Marjorie Mohler, Town of Yountville  
Beth Painter, City of Napa  
Alfredo Pedroza, District 4  
Belia Ramos, District 5

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**Tuesday, November 26, 2024**

**9:00 AM**

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

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1. CALL TO ORDER; ROLL CALL

**Present: Vice-Chairperson Joelle Gallagher, Directors Anne Cottrell, Paul Dohring, Sharon Gmelch, Ryan Gregory, Marjorie Mohler, and Bernie Narvaez. Chairperson Scott Sedgley, and Directors Leon Garcia, Irais Lopez-Ortega, Beth Painter, Alfredo Pedroza, and Belia Ramos were excused from the meeting. The meeting was called to order by Vice-Chairperson Joelle Gallagher.**

2. PLEDGE OF ALLEGIANCE

**Director Bernie Narvaez lead the assembly in the Pledge of Allegiance.**

3. APPROVAL OF MINUTES

A. Approve minutes from the October 22, 2024 meeting.

[24-1958](#)

**Motion Text:**

**Approve the Minutes.**

**Voting Yes:**

**Cottrell, Gregory, Dohring, Gmelch, Mohler,  
Narvaez, and Gallagher**

**Voting No:**

**None**

**Excused:**

**Garcia, Lopez-Ortega, Painter, Pedroza,  
Ramos, and Sedgley**

**Abstain:**

**None**

**Result:**

**Passed**

4. PRESENTATIONS AND COMMENDATIONS

**None**

5. CONSENT ITEMS

**Motion Text:** Approve the Consent Calendar.  
**Voting Yes:** Narvaez, Gregory, Cottrell, Dohring, Gmelch, Mohler, and Gallagher  
**Voting No:** None  
**Excused:** Garcia, Lopez-Ortega, Painter, Pedroza, Ramos, and Sedgley  
**Abstain:** None  
**Result:** Passed

A. Approve and authorize Amendment No. 1 to Agreement No. 250025B (FC) with Joshua A. and Melissa E. Green Revocable Trust Under Instrument dated July 21, 2009, increasing the maximum amount of compensation by \$6,000 to a new total of \$36,800 for certain real property, including one Flood Protection Levee Easement, one Slope Easement and one Temporary Construction Easement on property located at 2444 Shoreline Drive (APN 044-301-023), Napa California. (Fiscal Impact: \$36,800 Expense; Flood Project; Budgeted; Discretionary) [24-1715](#)

**Enactment No:** A-250025B (FC) Amend. 1

B. Approve and authorize Amendment No. 3 to Agreement No. 220223B (FC) with HDR Engineering, Inc. (HDR), increasing the maximum amount by \$1,603,891 to a new total of \$8,480,351 to complete design and other related tasks described below for Floodwalls North of the Bypass Project. (Fiscal Impact: \$8,480,351 Expense, Flood Project; Budgeted; Discretionary) [24-1810](#)

**Enactment No:** A-220223B (FC) Amend. 3

C. Approve and authorize Amendment No. 1 to Agreement No. 210378B (FC) with Pacific Tree Care a Division of the J. Allan Schneider Corp. (Pacific Tree Care), increasing the maximum amount by \$60,000 for a new total of \$120,000 for general landscape and maintenance of the Napa River Watershed, (Fiscal Impact: \$120,000 Expense, Flood District - Watershed Projects, Budgeted; Discretionary) [24-1822](#)

**Enactment No:** A-210378B (FC) Amend. 1

D. Approve and authorize Purchase and Sale Agreement No 250246B (FC) for the acquisition of one Temporary Construction Easement on APN 44-220-018 owned James Ray Irvine And Eeva Tikka Irvine, Trustees of the James Ray Irvine and Eeva Tikka Irvine Revocable Living Trust, as to an undivided 75% interest and Mary M. Whitehill, Trustee of the M.M Whitehill 2006 Trust, as to an Undivided 25% interest at a price of \$42,200, and authorize the District Manager to sign related real estate documents on behalf of the District. (Fiscal Impact: \$42,200 Expense; Flood Project; Budgeted; Discretionary.) [24-1892](#)

**Enactment No:** A-250246B (FC)

- E. Approve and authorize Amendment No. 1 to Agreement No. 250069B (FC) with Lydia P Damian and John Damian, Wife and Husband, as Community Property, increasing the maximum amount of compensation by \$1,400 to a new total of \$67,600 for certain real property, including one Flood Protection Levee Easement, one Slope Easement and one Temporary Construction Easement on property located at 2426 Shoreline Drive (APN 044-301-032), Napa California. (Fiscal Impact: \$67,600 Expense; Flood Project; Budgeted; Discretionary) [24-1940](#)

**Enactment No: A-250069B (FC) Amend. 1**

- F. Approve and authorize Purchase and Sale Agreement No. 250076B (FC) for the acquisition of one Flood Protection Levee Easement, one Slope Easement and one Temporary Construction Easement on property located at 2416 Shoreline Drive (APN 044-314-003), Napa, California owned by Christopher Joseph Emig and Lindsay Giorgi Emig, Co-Trustees Of The Emig Family Living Trust, Dated June 13, 2019 at a price of \$59,400 and authorize the District Manager to sign related real estate documents on behalf of the District. (Fiscal Impact: \$59,400 Expense; Flood Project; Budgeted; Discretionary) [24-2005](#)

**Enactment No: A-250076B (FC)**

- G. Approve and authorize Purchase and Sale Agreement No. 250062B (FC) for the acquisition of one Flood Protection Levee Easement, one Slope Easement and one Temporary Construction Easement on property located at 2450 Shoreline Drive (APN 044-301-020), Napa, California owned by Ryan G. Healy and Courtney R. Healy, Husband and Wife, as community property with right of survivorship at a price of \$42,800 and authorize the District Manager to sign related real estate documents on behalf of the District. (Fiscal Impact: \$42,800 Expense; Flood Project; Budgeted; Discretionary) [24-2006](#)

**Enactment No: A-250062B (FC)**

6. DISCUSSION OF ITEMS REMOVED FROM THE CONSENT CALENDAR  
**None**

7. PUBLIC COMMENT  
**None**

8. ADMINISTRATIVE ITEMS

- A. Discussion of the 2025 meeting calendar for the Board of Directors of the Napa County Flood Control and Water Conservation District (District). (No Fiscal Impact) [24-1890](#)

**Watershed & Flood Control District Manager Richard Thomasser made presentation.**

**Discussion held.**

**Direction given to staff to further discuss the details of the proposed meeting calendar.**

9. PUBLIC HEARINGS

**None**

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

**Watershed & Flood Control District Manager Richard Thomasser reported there was a good start to winter with the last storm with some of the mountain areas receiving over 12 inches of rain. Although the watershed is fully saturated, there weren't any significant flooding concerns. The water got to the top of bank of the Bypass but didn't flow over, and the Napa Creek culverts worked well again as in years past. There was an increase in the number of tree removal contractors to clear the number of downed trees from the windstorms earlier this year with the debris now moving down the creeks.**

**Mr. Thomasser also reported the District is approaching 95% design completion for the Flood Walls North of the Bypass Contract and expects to have a public meeting in January to give highlights on the project. Staff is aiming for the end of the calendar year or the beginning of January for construction contract award and a more complete discussion of schedule and budget in December.**

11. BOARD OF DIRECTORS REPORTS AND ANNOUNCEMENTS

**None**

12. BOARD OF DIRECTORS FUTURE AGENDA ITEMS

**None**

13. CLOSED SESSION

A. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [24-1970](#)

(Government Code Section 54956.8)

Properties: APNs 044-242-004, 044-242-003 and 044-242-007

Negotiating Party: Richard Thomasser, Flood District Manager, MKD

SOSCOL PARTNERS LP

Under Negotiation: Price/Terms/Conditions of Payment

**Closed Session held. No reportable action.**

14. ADJOURNMENT

**ADJOURN TO THE NAPA COUNTY FLOOD CONTROL AND WATER  
CONSERVATION DISTRICT REGULAR MEETING, TUESDAY, DECEMBER 10, 2024  
AT 9:00 A.M.**

NEHA HOSKINS, District Secretary