



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
Paul Dohring, City of St. Helena
Irais Lopez-Ortega, City of Calistoga
Amber Manfree, District 4
Marjorie Mohler, Town of Yountville
Christopher DeNatale, City of Napa
Belia Ramos, District 5
Pierre Washington, City of American Canyon

Tuesday, February 11, 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 Liz Alessio, Christopher DeNatale, Paul Dohring, Irais Lopez-Ortega, Amber Manfree, Marjorie Mohler, Belia Ramos and Pierre Washington. Director Anne Cottrell arrived during the Pledge of Allegiance. The meeting was called to order by Chairperson Joelle Gallagher.

2. PLEDGE OF ALLEGIANCE

Director of Public Works Steven Lederer led the assembly in the Pledge of Allegiance.

3. APPROVAL OF MINUTES

A. Approve minutes from the January 21, 2025 meeting.

[25-187](#)

Motion Text: Approve the Minutes

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

Voting No: None

Recusals: None

Result: Passed

4. PRESENTATIONS AND COMMENDATIONS

None

5. CONSENT ITEMS

Motion Text: Approve the Consent Calendar.

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

Voting No: None

Recusals: None

Result: Passed

- A. Approve and authorize Purchase and Sale Agreement No. 250168B (FC) for the acquisition of three Partial Fee Simple Interests, three Flood Protection Levee Easements, two Slope Easements, one Permanent Access Easement and three Temporary Construction Easements on property located at 625 Imperial Way (APNs 044-242-003, 044-242-004 and 044-242-007), Napa, California owned by MKD Soscol Partners LP, at a price of \$1,360,000 and authorize the District Manager to sign related real estate documents on behalf of the District. (Fiscal Impact: \$1,360,000 Expense; Flood Project; Budgeted; Discretionary) [24-2040](#)

Enactment No: A-250168B (FC)

- B. Approve and authorize Purchase and Sale Agreement No. 250029B (FC) for the acquisition of one Partial Fee Simple Interest, one Flood Protection Levee Easement, one Public Trail Easement, and one Temporary Construction Easement on property located at 567 Lincoln Avenue (APN 044-220-024), Napa, California owned by Nick T. Paris, at a price of \$65,000 and authorize the District Manager to sign related real estate documents on behalf of the District. (Fiscal Impact: \$65,000 Expense; Flood Project; Budgeted; Discretionary) [25-249](#)

Enactment No: A-250029B (FC)

6. DISCUSSION OF ITEMS REMOVED FROM THE CONSENT CALENDAR

None

7. PUBLIC COMMENT

One (1) person spoke during public comment.

8. ADMINISTRATIVE ITEMS

None

9. PUBLIC HEARINGS

A. PUBLIC HEARING - User Fee Update

[24-1026](#)

Conduct a Public Hearing and adopt a resolution to amend the Flood Control and Water Conservation District User Fees Policy to include a Schedule of Fees for specific requests from the public that require District staff review time including encroachment permits, development related design reviews affecting District property, bid protests, and appeals of Board decisions or findings. (Fiscal Impact: \$6,000 Revenue, Flood District Fund; Not Budgeted; Discretionary)

District Manager Richard Thomasser made presentation.

Discussion held.

Motion Text: Adopt the Resolution.

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

Voting No: None

Recusals: None

Result: Passed

Enactment No: R-2025-01 (FC)

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

None

11. BOARD OF DIRECTORS REPORTS AND ANNOUNCEMENTS

Director Scott Sedgley introduced new Director and City of Napa Councilmember Christopher DeNatale and welcomed him to the Flood Control and Water Conservation District.

12. BOARD OF DIRECTORS FUTURE AGENDA ITEMS

None

13. CLOSED SESSION

- A. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-213](#)
(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
Closed Session held. No reportable action.
- B. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-214](#)
(Government Code Section 54956.8)
Properties: APN 044-330-082
Negotiating Party: Richard Thomasser, Flood District Manager
Elksgrove Homeowners Association Inc
Under Negotiation: Price/Terms/Conditions of Payment
Closed Session held. No reportable action.
- C. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-215](#)
(Government Code Section 54956.8)
Properties: APN 044-320-059
Negotiating Party: Richard Thomasser, Flood District Manager
River Glen Homeowners Assoc
Under Negotiation: Price/Terms/Conditions of Payment
Closed Session held. No reportable action.
- D. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-216](#)
(Government Code Section 54956.8)
Properties: APN 044-301-021
Negotiating Party: Richard Thomasser, Flood District Manager
Ceja, Jose & Laura M.
Under Negotiation: Price/Terms/Conditions of Payment
Closed Session held. No reportable action.
- E. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-217](#)
(Government Code Section 54956.8)
Properties: APN 044-301-024
Negotiating Party: Richard Thomasser, Flood District Manager
Perez, Christina Tr
Under Negotiation: Price/Terms/Conditions of Payment
Closed Session held. No reportable action.

- F. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-218](#)
(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
Closed Session held. No reportable action.
- G. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-219](#)
(Government Code Section 54956.8)
Properties: APN 044-301-027
Negotiating Party: Richard Thomasser, Flood District Manager
Pinnkathok, Chamroeun
Under Negotiation: Price/Terms/Conditions of Payment
Closed Session held. No reportable action.
- H. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-220](#)
(Government Code Section 54956.8)
Properties: APN 044-314-002
Negotiating Party: Richard Thomasser, Flood District Manager
Manley, Benjamin & Lisa
Under Negotiation: Price/Terms/Conditions of Payment
Closed Session held. No reportable action.
- I. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-222](#)
(Government Code Section 54956.8)
Properties: APN 044-220-024
Negotiating Party: Richard Thomasser, Flood District Manager
Lowenstein, Thomas H. & Janice L. Tr
Under Negotiation: Price/Terms/Conditions of Payment
Closed Session held. No reportable action.
- J. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-223](#)
(Government Code Section 54956.8)
Properties: APN 044-250-033
Negotiating Party: Richard Thomasser, Flood District Manager
WCH Napa LLC
Under Negotiation: Price/Terms/Conditions of Payment
Closed Session held. No reportable action.

- K. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-225](#)
(Government Code Section 54956.8)
Properties: APN 044-314-007
Negotiating Party: Richard Thomasser, Flood District Manager
Kazakova, Maria G & Valdovinos, Greg
Under Negotiation: Price/Terms/Conditions of Payment

Closed Session held. No reportable action.

- L. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-226](#)
(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, MARCH 18, 2025 AT
9:00 AM.**

Neha Hoskins (By e-signature)

NEHA HOSKINS, District Secretary