

Napa County

1195 THIRD STREET
SUITE 310
NAPA, CA 94559



Agenda

****SPECIAL MEETING****

Tuesday, August 4, 2026

9:00 AM

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

Flood Control and Water Conservation District

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

GENERAL INFORMATION

The Napa County Flood Control and Water Conservation District meets as specified in its adopted annual calendar in regular session at 1195 Third Street, Suite 305, Napa, California 94559. The meeting room is wheelchair accessible. Assistive listening devices and interpreters are available through the Clerk of the Board of the Napa County Board of Supervisors. Requests for disability related modifications or accommodations, aids or services may be made to the Clerk of the Board's office no less than 72 hours prior to the meeting date by contacting (707) 253-4580.

The agenda is divided into three sections:

CONSENT ITEMS - These matters may include routine financial or administrative actions, as well as the final adoption of two-reading ordinances and are approved by a single vote.

PUBLIC HEARINGS - These items are noticed public hearings pursuant to government code.

ADMINISTRATIVE ITEMS - These items include significant policy and administrative actions and are classified by program areas.

All materials relating to an agenda item for an open session of a regular meeting of the Napa County Flood Control and Water Conservation District which are delivered to the Clerk and are provided to a majority or all of the Directors of the Board, staff or the public within 72 hours of but prior to the meeting will be available for public inspection, at the time of such distribution, in the office of the District Secretary, 1195 Third Street, Suite 305, Napa, California 94559, Monday through Friday, between the hours of 8:00 a.m. and 5:00 p.m., except for County holidays. Materials distributed to a majority or all of the members of the Board at the meeting will be available for public inspection at the public meeting if prepared by the members of the Board or County staff and after the public meeting if prepared by some other person. Availability of materials related to agenda items for public inspection does not include materials which are exempt from public disclosure under Government Code sections 6253.5, 6254, 6254.3, 6254.7, 6254.15, 6254.16, or 6254.22.

ANY MEMBER OF THE AUDIENCE DESIRING TO ADDRESS THE BOARD ON A MATTER ON THE AGENDA please proceed to the podium and, after receiving recognition from the Chairperson, give your name and your comments or questions. In order that all interested parties have an opportunity to speak, please be brief and limit your comments to the specific subject under discussion. Time limitations shall be at the discretion of the Chairperson or Board.

AGENDA AVAILABLE ONLINE AT

<https://www.napacounty.gov/1403/Flood-Control-Water-Conservation-District>

How to Watch or Listen to the Napa County Flood Control and Water Conservation District Meetings

The Napa County Flood Control and Water Conservation District will continue to meet pursuant to the adopted 2024 calendar available at the following link: <https://www.napacounty.gov/1429/Meetings-Agendas-Calendars>

The District realizes that not all County residents have the same ways to stay engaged, so several alternatives are offered. Please watch or listen to the Napa County Flood Control and Water Conservation District meeting in one of the following ways:

1. Attend in-person at the Board of Supervisors Chambers, 1195 Third Street, Napa, CA 94559.
2. Watch on Zoom via www.zoom.us/join and enter Meeting ID 827-699-932-82 or listen on Zoom by calling 1-669-444-9171 then enter Meeting ID 827 6999 3282.
3. Watch via the Internet – view the Live Stream via Granicus by going to the following link:
http://napa.granicus.com/ViewPublisher.php?view_id=5
4. You may submit public comment for any item that appears on the agenda, or general public comment for any item or issue that does not appear on the agenda, as follows:
Via email: send your comment to the following email address:
publiccomment@countyofnapa.org. EMAILS WILL NOT BE READ ALOUD.

If you have any questions, contact us via telephone at (707) 253-4580 or email clerkoftheboard@countyofnapa.org.

1. CALL TO ORDER; ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. PRESENTATIONS AND COMMENDATIONS

4. CONSENT ITEMS

- A.** Approve minutes from the July 14, 2026 meeting.

[26-1527](#)

Attachments: [July 14, 2026](#)

5. DISCUSSION OF ITEMS REMOVED FROM THE CONSENT CALENDAR

6. PUBLIC COMMENT

At this time, anyone may address the Board of the Napa County Flood Control and Water Conservation District regarding any subject not on today's agenda over which the Board has jurisdiction. Individuals will be limited to a three-minute presentation. No action will be taken by the Board of the Napa County Flood Control and Water Conservation District as a result of any item presented at this time.

7. ADMINISTRATIVE ITEMS

- A.** Discuss the proposed approach for the public review process for the Increment 3 Flood Protection Project design and consider recent feedback received through public participation. (No Fiscal Impact)

[26-1540](#)

8. PUBLIC HEARINGS

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

10. BOARD OF DIRECTORS REPORTS AND ANNOUNCEMENTS

11. BOARD OF DIRECTORS FUTURE AGENDA ITEMS

12. CLOSED SESSION

- A.** CONFERENCE WITH REAL PROPERTY NEGOTIATOR
(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

[26-1490](#)

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

13. ADJOURNMENT

**ADJOURN TO THE NAPA COUNTY FLOOD CONTROL AND WATER
CONSERVATION DISTRICT REGULAR MEETING, TUESDAY, AUGUST 18, 2026 AT
9:00 AM.**

I HEREBY CERTIFY THAT THE AGENDA FOR THE ABOVE STATED MEETING WAS POSTED AT A LOCATION FREELY ACCESSIBLE TO MEMBERS OF THE PUBLIC AT THE NAPA COUNTY ADMINISTRATIVE BUILDING, 1195 THIRD STREET, NAPA, CALIFORNIA ON FRIDAY, JULY 31, 2026 BY 5:00 P.M. A HARDCOPY SIGNED VERSION OF THE CERTIFICATE IS ON FILE WITH THE DISTRICT SECRETARY AND AVAILABLE FOR PUBLIC INSPECTION.

Neha Hoskins (By e-signature)

NEHA HOSKINS, District Secretary



Napa County

Board Agenda Letter

1195 THIRD STREET
SUITE 310
NAPA, CA 94559
www.napacounty.gov
Main: (707) 253-4580

Flood Control and Water Conservation District **Agenda Date:** 8/4/2026

File ID #: 26-1527

TO: Napa County Flood Control and Water Conservation District
FROM: Neha Hoskins - Clerk of the Board/Secretary of the District Board
REPORT BY: Anthony Williams - Senior Deputy Clerk of the Board
SUBJECT: Approval of Minutes

RECOMMENDATION

Approve minutes from the July 14, 2026 meeting.

BACKGROUND

Clerk of the Board/Secretary of the District Board requests approval of minutes from the July 14, 2026 meeting.

FISCAL & STRATEGIC PLAN IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: The proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.



Meeting Minutes

Napa County Flood Control and Water Conservation District

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

Tuesday, July 14, 2026

9:00 AM

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

1. CALL TO ORDER; ROLL CALL

Present: Chairperson Scott Sedgley, Vice-Chairperson Joelle Gallagher, Directors Liz Alessio, Anne Cottrell, Christopher DeNatale, Jay Kouba, Amber Manfree, Marjorie Mohler, and Pierre Washington. Directors Paul Dohring and Belia Ramos were excused. Director Lisa Gift arrived during Item 4. The meeting was called to order by Chairperson Scott Sedgley.

2. PLEDGE OF ALLEGIANCE

Napa County resident Maureen Trippe led the assembly in the Pledge of Allegiance.

3. PRESENTATIONS AND COMMENDATIONS

None

4. CONSENT ITEMS

Motion Text: Approve the Consent Calendar.

Voting Yes: Mohler, DeNatale, Alessio, Cottrell, Gallagher, Gift, Kouba, Manfree, Washington, and Sedgley

Voting No: None

Excused: Dohring, and Ramos

Abstain: None

Recusals: None

Result: Passed

- A. Approve minutes from the May 12, 2026 and June 9, 2026 meetings. [26-1166](#)
- B. Award Construction Contract No. FC 26-02 to Siteworks Construction for the Bale Slough-Bear Creek Restoration Project - Group B, for their low bid of \$1,216,996. (Fiscal Impact: \$1,216,996 Expense; Flood District - Watershed Projects; Budgeted; Discretionary) [26-1282](#)
- C. Approve and authorize Amendment No. 6 to Agreement No. 220223B (FC) with HDR Engineering, Inc., increasing the maximum from \$17,846,772 to a new total of \$18,138,826. (Fiscal Impact: \$292,054 Expense, Flood Project; Budgeted; Discretionary) [26-1372](#)

Enactment No: A-220223B (FC) Amend. 6

5. DISCUSSION OF ITEMS REMOVED FROM THE CONSENT CALENDAR

None

6. PUBLIC COMMENT

Four (4) people spoke during public comment.

7. ADMINISTRATIVE ITEMS

None

8. PUBLIC HEARINGS

None

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

District Manager Richard Thomasser reported on the upcoming Special Meeting on August 4, 2026. Thomasser noted that the August 18, 2026 regular meeting may be cancelled if necessary. Richard Thomasser informed the Board that he is retiring and looks to introduce staff to his replacement at his last meeting on August 18, 2026.

District Engineer Andrew Butler provided an update on the floodwall construction project.

Discussion held.

10. BOARD OF DIRECTORS REPORTS AND ANNOUNCEMENTS

Director Liz Alessio made comments on the Riverside Drive floodwall project.

Vice-Chair Joelle Gallagher seconded the comments of Director Alessio and provided comments. Vice-Chair Gallagher then requested a community meeting.

Director Amber Manfree seconded the comments of Directors Alessio and Gallagher and provided comments.

Director Pierre Washington requested the name of a public commenter.

Chair Scott Sedgley provided comments on the Board discussion.

11. BOARD OF DIRECTORS FUTURE AGENDA ITEMS

Director Alessio requested a follow-up on the community meeting from staff be agendaized at a future meeting.

12. CLOSED SESSION

[26-1309](#)

A. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

(Government Code section 54956.8)

Property: 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.

[26-1310](#)

B. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

(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.

- C. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
(Government Code section 54956.9(d)(1)) Napa County Flood Control and
Water Conservation District, Solano County Water Agency, City of Yuba
City vs. California Department of Water Resources, Sacramento County
Superior Court Case Number: 34-2022-00323389-CU-BC-GDS.

[26-1355](#)

Closed Session held. No reportable action.

13. ADJOURNMENT

**ADJOURN TO THE NAPA COUNTY FLOOD CONTROL AND WATER
CONSERVATION DISTRICT REGULAR MEETING, TUESDAY, AUGUST 18, 2026 AT
9:00 AM.**

Neha Hoskins (By e-signature)

NEHA HOSKINS, District Secretary



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Flood Control and Water Conservation District **Agenda Date:** 8/4/2026

File ID #: 26-1540

TO: Napa County Flood Control and Water Conservation District
FROM: Richard Thomasser - District Manager
REPORT BY: Richard Thomasser - District Manager
SUBJECT: Discussion of Review Process of Increment 3 Design

RECOMMENDATION

Discuss the proposed approach for the public review process for the Increment 3 Flood Protection Project design and consider recent feedback received through public participation. (No Fiscal Impact)

BACKGROUND

As design for the Increment 3 Flood Protection Project progresses, staff will be engaging with community members and stakeholders to gather input on project plans, concerns, and expectations. Feedback received to date provides valuable insight that can help inform the project's public review process and future decision making.

FISCAL & STRATEGIC PLAN IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: The proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.



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Board Agenda Letter

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Flood Control and Water Conservation District **Agenda Date:** 8/4/2026

File ID #: 26-1490

TO: Napa County Flood Control and Water Conservation District
FROM: Richard Thomasser - District Manager
REPORT BY: Richard Thomasser - District Manager
SUBJECT: Closed Session

RECOMMENDATION

CONFERENCE WITH REAL PROPERTY NEGOTIATOR

(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