

Napa County

1195 THIRD STREET
SUITE 310
NAPA, CA 94559



Agenda

Tuesday, June 10, 2025

9:00 AM

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

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

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 www.countyofnapa.org or www.napaflooddistrict.org

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.countyofnapa.org/1429/Board-of-Supervisors-Special-Districts-C>

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 827-699-932-82.
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. APPROVAL OF MINUTES

- A. Approve minutes from the May 13, 2025 and May 27, 2025 meetings. [25-899](#)

Attachments: [May 13, 2025](#)
[May 27, 2025](#)

4. PRESENTATIONS AND COMMENDATIONS

5. CONSENT ITEMS

- A. Approve and authorize Amendment No. 1 to Agreement No. 230009B (FC) with Suzanne Bontempo dba Plant Harmony, extending the term through June 30, 2026, with an option to be automatically renewed for one additional year at the end of fiscal year 2025-26. (Fiscal Impact: \$19,250 Expense; Flood District; Budgeted; Discretionary) [25-719](#)

Attachments: [Agreement](#)

- B. Approve a Budget Amendment to increase appropriations for Flood Project Maintenance - Measure A to fund maintenance charges for the Flood Project for Fiscal Year 2024-25. (Fiscal Impact \$125,000 Expense; Flood District Fund; Not Budgeted; Discretionary) [25-865](#)
[4/5 vote required]

- C. Award Construction Contract No. 260021B(FC) to Siteworks Construction for the Bale Slough-Bear Creek Restoration Project - Group C, FC 25-01 for their low bid of \$1,798,670.36. (Fiscal Impact: \$1,798,671 Expense; Flood District - Watershed Projects; Budgeted; Discretionary) [25-889](#)

- D. Approve and authorize Amendment No. 3 to Agreement No. 220322B (FC) with Associated Right of Way Services for the Napa River/ Napa Creek Flood Protection Project - Floodwalls North of the Bypass to fund the consultants for Real Estate acquisition for the Project through FY 2026-27. (No Fiscal Impact; Flood District - Flood Project; Not Budgeted; Discretionary) [25-954](#)

Attachments: [Agreement](#)

- E. Adopt a Resolution to amend the District Bylaws related to the Purchasing Policy for the Napa County Flood Control and Water Conservation District. (No Fiscal Impact; Discretionary) [25-1053](#)

Attachments: [Resolution and Amended Bylaws - Clean](#)
[Amended Bylaws - Redlined](#)

6. DISCUSSION OF ITEMS REMOVED FROM THE CONSENT CALENDAR

7. 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.

8. ADMINISTRATIVE ITEMS

- A. Discussion and nomination of two Flood District Board Members to sit on the Napa River Napa Creek Flood Protection Project Relocation Appeals Board. (No Fiscal Impact) [25-1072](#)

9. PUBLIC HEARINGS

- A. PUBLIC HEARING - Napa County Flood Control and Water Conservation District Budgets [25-820](#)

Adopt a Resolution with respect to the proposed Napa County Flood Control and Water Conservation District Fiscal Year 2025-26 budgets continued from May 27, 2025, Public Hearing. (Fiscal Impact: \$65,776,866 Expense; Napa County Flood Control District; Discretionary) [14 affirmative votes required]

Attachments: [Resolution](#)
[Budget Summary](#)
[Budget Sheets](#)

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

11. BOARD OF DIRECTORS REPORTS AND ANNOUNCEMENTS

12. BOARD OF DIRECTORS FUTURE AGENDA ITEMS

13. CLOSED SESSION

- A.** **CONFERENCE WITH REAL PROPERTY NEGOTIATOR** **[25-1056](#)**
(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
- B.** **CONFERENCE WITH REAL PROPERTY NEGOTIATOR** **[25-1058](#)**
(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

C. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-1059](#)

(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.

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

D. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-1060](#)

(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

E. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-1061](#)

(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

F. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-1062](#)

(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

G. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-1103](#)

(Government Code Section 54956.8)

Properties: APN 044-314-007

Negotiating Party: Richard Thomasser, Flood District Manager, Maria

Vasilieva & Greghek Valdovinos

Under Negotiation: Price/Terms/Conditions of Payment

14. ADJOURNMENT

**ADJOURN TO THE NAPA COUNTY FLOOD CONTROL AND WATER
CONSERVATION DISTRICT REGULAR MEETING, TUESDAY, JULY 15, 2025 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, JUNE 6, 2025 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