



## 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, September 17, 2024**

**9:00 AM**

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

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1. CALL TO ORDER; ROLL CALL

**Present: Chairperson Scott Sedgley, Vice-Chairperson Joelle Gallagher, Directors Anne Cottrell, Paul Dohring, Leon Garcia, Ryan Gregory, Marjorie Mohler, Beth Painter, Alfredo Pedroza, and Belia Ramos. Director Irais Lopez-Ortega arrived during Item 13A. The meeting was called to order by Chairperson Scott Sedgley.**

2. PLEDGE OF ALLEGIANCE

**Director Alfredo Pedroza led the assembly in the Pledge of Allegiance.**

3. APPROVAL OF MINUTES

A. Approve minutes from the August 13, 2024 meeting.

[24-1430](#)

**Motion Text:**

**Approve the Minutes.**

**Voting Yes:**

**Gregory, Mohler, Cottrell, Dohring, Gallagher, Garcia, Painter, Pedroza, Ramos, and Sedgley**

**Voting No:**

**None**

**Excused:**

**Lopez-Ortega**

**Abstain:**

**None**

**Result:**

**Passed**

4. PRESENTATIONS AND COMMENDATIONS

**None**

## 5. CONSENT ITEMS

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

- A. Approve and authorize Amendment No. 1 to Agreement No. 240051B (FC) with Wetland Construction, Inc., to increase the maximum amount for fiscal year 2024-2025 by \$143,900 for a new maximum of \$293,900 for general maintenance services. (Fiscal Impact: \$143,900 Expense; Flood District; Budgeted; Discretionary) [24-1342](#)

**Enactment No:** A-240051B (FC) Amend. 1

- B. Approve and authorize Purchase and Sale Agreement No. 250169B (FC) for the acquisition of one Flood Protection Levee Easement, one Slope Easement, and one Temporary Construction Easement on property located at 2420 Shoreline Drive (APN 044-314-001), Napa, California owned by Zhao Qi Wang at a price of \$40,000 and to authorize the District Manager to sign related real estate transactional documents on behalf of the District. (Fiscal Impact: \$40,000 Expense; Flood Project; Budgeted; Discretionary) [24-1582](#)

**Enactment No:** A-250169B (FC)

- C. Approve and authorize Purchase and Sale Agreement No. 250025B (FC) for the acquisition of one Flood Protection Levee Easement, one Slope Easement, one Temporary Construction Easement, and one Grant of Public Water Utility Easement on property located at 2444 Shoreline Drive (APN 044-301-023), Napa, California owned by Green Joshua A & Melissa E Tr at a price of \$30,800 and authorize the District Manager to sign related real estate documents on behalf of the District. (Fiscal Impact: \$30,800 Expense; Flood Project; Budgeted; Discretionary) [24-1583](#)

**Enactment No:** A-250025B (FC)

- D. Approve and authorize Purchase and Sale Agreement No. 250069B (FC) for the acquisition of 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 owned by Lydia P Damian and John Damian, Wife and Husband, as Community Property at a price of \$66,200 and authorize the District Manager to sign related real estate transaction documents on behalf of the District. (Fiscal Impact: \$66,200 Expense; Flood Project; Budgeted; Discretionary) [24-1584](#)

**Enactment No:** A-250069B (FC)

- E. Approve and authorize Purchase and Sale Agreement No. 250167B (FC) for the acquisition of one Flood Protection Levee Easement, one Slope Easement, one Temporary Construction Easement, and one Grant of Public Water Utility Easement on property located at 2454 Shoreline Drive (APN 044-301-018), Napa, California owned by Gary L. Michaud and Nancy L. Michaud, as Trustees of the Gary L. Michaud and Nancy L. Michaud 2012 Family Trust at a price of \$47,100 and authorize the District Manager to sign related real estate documents on behalf of the District. (Fiscal Impact: \$47,100 Expense; Flood Project; Budgeted; Discretionary)

[24-1585](#)

**Enactment No: A-250167B (FC)**

6. DISCUSSION OF ITEMS REMOVED FROM THE CONSENT CALENDAR

**None**

7. PUBLIC COMMENT

**None**

8. ADMINISTRATIVE ITEMS

**None**

9. PUBLIC HEARINGS

- A. PUBLIC HEARING - Napa River/Napa Creek Flood Protection Project, [24-1591](#)  
Flood Walls North of the Bypass

Conduct a Public Hearing and adopt a Resolution of Necessity with respect to portions of certain property owned by Suzanne M. Murray, as Trustee of the Howard W. Murray Marital Trust (No Fiscal Impact; Discretionary) [2/3 vote required]

**Chairperson Scott Sedgley opened the Public Hearing.**

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

**Discussion held.**

**Chairperson Scott Sedgley closed the public Hearing.**

<b>Motion Text:</b>	<b>Close the Public Hearing.</b>
<b>Voting Yes:</b>	<b>Painter, Garcia, Cottrell, Dohring, Gallagher, Gregory, Lopez-Ortega, Mohler, Pedroza, Ramos, and Sedgley</b>
<b>Excused:</b>	<b>None</b>
<b>Recusals:</b>	<b>None</b>
<b>Result:</b>	<b>Passed</b>

<b>Motion Text:</b>	<b>Adopt the Resolution.</b>
<b>Voting Yes:</b>	<b>Gregory, Dohring, Cottrell, Gallagher, Garcia, Lopez-Ortega, Mohler, Painter, Pedroza, Ramos, and Sedgley</b>
<b>Voting No:</b>	<b>None</b>
<b>Excused:</b>	<b>None</b>
<b>Result:</b>	<b>Passed</b>

**Enactment No: R-2024-14 (FC)**

- B. PUBLIC HEARING - Napa River/Napa Creek Flood Protection Project, [24-1603](#)  
Flood Walls North of the Bypass

Conduct a Public Hearing to adopt a Resolution of Necessity with respect to portions of certain property owned by 505 Lincoln Avenue Napa LLC. (No Fiscal Impact; Discretionary)  
[2/3 vote required]

**Chairperson Scott Sedgley opened the Public Hearing.**

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

**Discussion held.**

**Chairperson Scott Sedgley closed the public Hearing.**

**Motion Text:** Close the Public Hearing.  
**Voting Yes:** Garcia, Lopez-Ortega, Cottrell, Dohring, Gallagher, Gregory, Mohler, Painter, Pedroza, Ramos, and Sedgley  
**Excused:** None  
**Recusals:** None  
**Result:** Passed

**Motion Text:** Adopt the Resolution.  
**Voting Yes:** Ramos, Painter, Cottrell, Dohring, Gallagher, Garcia, Gregory, Lopez-Ortega, Mohler, Pedroza, and Sedgley  
**Voting No:** None  
**Excused:** None  
**Result:** Passed

**Enactment No: R-2024-15 (FC)**

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

None

- 11. BOARD OF DIRECTORS REPORTS AND ANNOUNCEMENTS

**Director Beth Painter announced that Saturday is Coastal Clean-up Day at sites throughout the valley. Chairperson Scott Sedgley added that additional information is available from Napa County Resource Conservation District.**

- 12. BOARD OF DIRECTORS FUTURE AGENDA ITEMS

None

## 13. CLOSED SESSION

- A. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [24-1423](#)  
(Government Code Section 54956.8)  
Properties: APN 044-230-006  
Negotiating Party: Richard Thomasser, Flood District Manager, Grassi Mark Anthony & Jami Lee Tr  
Under Negotiation: Price/Terms/Conditions of Payment

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

- B. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [24-1424](#)  
(Government Code Section 54956.8)  
Properties: APN 044-230-004  
Negotiating Party: Richard Thomasser, Flood District Manager, Larry Ellis Inc  
Under Negotiation: Price/Terms/Conditions of Payment

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

- C. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [24-1425](#)  
(Government Code Section 54956.8)  
Properties: APN 044-230-005  
Negotiating Party: Richard Thomasser, Flood District Manager, Bess David W Etal  
Under Negotiation: Price/Terms/Conditions of Payment

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

- D. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [24-1461](#)  
(Government Code Section 54956.8)  
Properties: APN 044-301-019  
Negotiating Party: Richard Thomasser, Flood District Manager, Jonathan and Kristina Harrison  
Under Negotiation: Price/Terms/Conditions of Payment

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

- E. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [24-1462](#)  
(Government Code Section 54956.8)  
Properties: APN 044-314-003  
Negotiating Party: Richard Thomasser, Flood District Manager, Christopher Joseph Emig & Giorgiemig Lindsay Tr  
Under Negotiation: Price/Terms/Conditions of Payment

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

- F. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [24-1484](#)  
(Government Code Section 54956.8)  
Properties: APN 044-301-034  
Negotiating Party: Richard Thomasser, Flood District Manager, Nancy & Michael Montez  
Under Negotiation: Price/Terms/Conditions of Payment

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

- G. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [24-1485](#)  
(Government Code Section 54956.8)  
Properties: APN 044-301-025  
Negotiating Party: Richard Thomasser, Flood District Manager, Jennifer & Louis Milgrom  
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, OCTOBER 22, 2024 AT 9:00 AM.**

NEHA HOSKINS, District Secretary