



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

Tuesday, September 17, 2024

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 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,
Flood Walls North of the Bypass

[24-1591](#)

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.

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

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

Enactment No: R-2024-14 (FC)

- B. PUBLIC HEARING - Napa River/Napa Creek Flood Protection Project,
Flood Walls North of the Bypass

[24-1603](#)

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