



## 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  
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

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**Tuesday, July 15, 2025**

**9:00 AM**

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

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1. CALL TO ORDER; ROLL CALL

**Present: Chairperson Joelle Gallagher, Vice-Chairperson Scott Sedgley, Directors Liz Alessio, Anne Cottrell, Christopher DeNatale, Paul Dohring, Irais Lopez-Ortega, Amber Manfree, Marjorie Mohler, Belia Ramos and Pierre Washington. The meeting was called to order by Chairperson Joelle Gallagher.**

2. PLEDGE OF ALLEGIANCE

**Chair Joelle Gallagher led the assembly in the Pledge of Allegiance.**

3. APPROVAL OF MINUTES

A. Approve minutes from the June 10, 2025 meeting.

[25-955](#)

**Motion Text: Approve the Minutes.**

**Voting Yes: Alessio, Lopez-Ortega, Cottrell, DeNatale, Dohring, Manfree, Mohler, Ramos, Sedgley, 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:** Cottrell, Mohler, Alessio, Lopez-Ortega,  
DeNatale, Dohring, Manfree, Ramos, Sedgley,  
Washington, and Gallagher  
**Voting No:** None  
**Recusals:** None  
**Result:** Passed

- A. Approve and authorize Amendment No. 1 to Agreement No. 230230B (FC) with Ronald C. Critchley, extending the term to June 30, 2026, for a new maximum compensation of \$250,000 to provide specialized services to the District. (Fiscal Impact: \$250,000 Expense, Flood District - Flood Project, Budgeted; Discretionary) [25-819](#)

**Enactment No:** A-230230B (FC) Amend. 1

- B. Approve and authorize Agreement No. 260058B (FC) with Benchmark Civil Construction. Inc. for an annual maximum of \$159,470 for services pertaining to sediment removal from the Napa Creek bypass culverts. (Fiscal Impact: \$159,470 Expense; Flood District Fund; Budgeted; Discretionary) [25-1117](#)

**Enactment No:** A-260058B (FC)

- C. 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) [25-1149](#)  
[4/5 vote required]

(CONTINUED FROM JUNE 10, 2025)

- D. Approve and authorize Amendment No. 4 to Agreement No. 220223B (FC) with HDR Engineering, Inc., increasing the maximum from \$8,480,351 to a new total of \$10,862,062. (Fiscal Impact: \$2,381,711 Expense, Flood Project; Budgeted; Discretionary) [25-1195](#)

**Enactment No** A-220223B (FC) Amend. 4

- E. Approve and authorize Amendment No. 2 to Agreement No. 230184B (FC) with Miller Starr Regalia, increasing the maximum amount from \$700,000 to a new total of \$980,000. (Fiscal Impact: \$280,000 Expense, Flood Project Budget, Budgeted; Discretionary) [25-1226](#)

**Enactment No:** A-230184B (FC) Amend. 2

## 6. DISCUSSION OF ITEMS REMOVED FROM THE CONSENT CALENDAR

None

## 7. PUBLIC COMMENT

None

## 8. ADMINISTRATIVE ITEMS

[25-1067](#)

- A. Receive an update on the Phase II Stormwater National Pollutant Discharge Elimination System permit renewal. (No Fiscal Impact)

**Stormwater Program Manager Jeff Skinner made presentation.**

**Discussion held.**

## 9. PUBLIC HEARINGS

[25-1150](#)

- A. PUBLIC HEARING - Napa County Flood Control and Water Conservation District Budgets

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]

(CONTINUED FROM JUNE 10, 2025)

**Chair Joelle Gallagher opened the public hearing.**

**District Manager Richard Thomasser made presentation.**

**Flood District Supervising Staff Services Analyst Sarah Geiss made presentation.**

**Chair Joelle Gallagher closed the public hearing.**

**Discussion held.**

**Motion Text: Adopt the Resolution.**

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

**Voting No: None**

**Recusals: None**

**Result: Passed**

**Enactment No: R-2025-11 (FC)**

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

**District Manager Richard Thomasser reported the 100% design of the Floodwalls North of the Bypass Project have been backchecked by the U.S. Army Corps of Engineers and have been approved by several organizations, including a Safety and Reliability Panel made up of five outside experts. The Design Recommendations Report is complete and will be signed by the District Commander and will then be sent to Headquarters for the Assistant Secretary of the Army's signature. The Corps is finalizing the National Environmental Policy Act (NEPA) document, and the draft Finding of No Significant Impact (FONSI) document is ready to be sent to Headquarters for signature. The District expects to receive the final Project Cooperation Agreement (PCA) to be reviewed by counsel and staff in time to be presented to the Board at their meeting on September 16, 2025. The Corps has also expressed interest in a ceremonial joint signing of the PCA with details to follow. Lastly, all real estate acquisitions are targeted to be completed by the end of September followed by the advertising of bids and the award of the construction contract towards the end of the calendar year. Construction is estimated to begin in early 2026.**

## 11. BOARD OF DIRECTORS REPORTS AND ANNOUNCEMENTS

**Director Amber Manfree reported the San Francisco Bay Restoration Authority is advertising for Requests for Proposals (RFPs) for round nine of their funding for restoration and projects that apply to any title area on the edges of waterways. The Authority recently awarded \$1.2 million to the City of American Canyon for wetlands restoration and recreational access to raise 1.2 miles of the Bay Trail to be above sea level rise. Director Manfree also reported the North Bay Watershed Association has opened up their Small Grants and Scholarship Program for qualifying projects with additional information in their July 11, 2025 meeting materials.**

## 12. BOARD OF DIRECTORS FUTURE AGENDA ITEMS

**None**

## 13. CLOSED SESSION

## A. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

**[25-1204](#)**

(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

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

**B. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-1205](#)**

(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

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

**C. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-1206](#)**

(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

AND

**CONFERENCE WITH LEGAL COUNSEL- EXISTING LITIGATION**

(Government Code section 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

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

- D. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-1207](#)  
(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

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

- E. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-1208](#)  
(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.**

- F. CONFERENCE WITH REAL PROPERTY NEGOTIATOR  
(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 [25-1209](#)  
(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, AUGUST 12, 2025  
AT 9:00 AM.**

Neha Hoskins (By e-signature)

NEHA HOSKINS, District Secretary