



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

Tuesday, June 10, 2025

9:00 AM

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

1. CALL TO ORDER; ROLL CALL

Present: Chairperson Joelle Gallagher, Vice-Chairperson Scott Sedgley, Directors Liz Alessio, Christopher DeNatale, Irais Lopez-Ortega, Amber Manfree, Marjorie Mohler, and Belia Ramos. Directors Anne Cottrell, Paul Dohring, and Pierre Washington were excused. 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 May 13, 2025 and May 27, 2025 meetings.

[25-899](#)

Motion Text: Approve the Minutes.

Voting Yes: Alessio, Mohler, DeNatale, Lopez-Ortega, Manfree, Ramos, Sedgley, and Gallagher

Voting No: None

Recusals: None

Excused: Cottrell, Dohring, and Washington

Result: Passed

4. PRESENTATIONS AND COMMENDATIONS

None

5. CONSENT ITEMS

Motion Text: Approve the Consent Calendar as amended.
Voting Yes: Mohler, Sedgley, Alessio, DeNatale,
Lopez-Ortega, Manfree, Ramos, and Gallagher
Voting No: None
Recusals: None
Excused: Cottrell, Dohring, and Washington
Result: Passed

- 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](#)

Enactment No: A-230009B (FC) Amend. 1

- 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]

Item moved to a future agenda.

- 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](#)

Enactment No: A-260021B (FC)

- 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](#)

Enactment No: A-220322B (FC) Amend. 3

- 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](#)

Enactment No: R-2025-10 (FC)

6. DISCUSSION OF ITEMS REMOVED FROM THE CONSENT CALENDAR

None

7. PUBLIC COMMENT

None

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](#)

Engineering Technician II Joseph Panchesson made presentation.

Discussion held.

Motion Text: Appoint Joelle Gallagher and Scott Sedgley to sit on the Napa River Napa Creek Flood Protection Project Relocation Appeals Board.

Voting Yes: Ramos, Lopez-Ortega, Alessio, DeNatale, Manfree, Mohler, Sedgley, and Gallagher

Voting No: None

Recusals: None

Excused: Cottrell, Dohring, and Washington

Result: Passed

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]

Chair Joelle Gallagher opened the public hearing.

Chief Deputy County Counsel Thomas Zeleny made presentation.

District Manager Richard Thomasser made presentation.

Flood District Staff Services Analyst Sarah Geiss made presentation.

Chair Joelle Gallagher opened the public hearing.

Motion Text: Adopt the Resolution.

Voting Yes: Mohler, Ramos, Alessio, DeNatale, Lopez-Ortega, Manfree, Sedgley, and Gallagher

Voting No: None

Recusals: None

Excused: Cottrell, Dohring, and Washington

Result: Failed

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

District Manager Richard Thomasser reported they are still waiting on the U.S. Army Corps of Engineers to execute the Project Cooperation Agreement (PCA), which has been a two-year process. Once a final draft is received, it will be brought to the District Board for approval and will then be sent to the Commander of the Army Corps' Sacramento District for signature. The District is hoping to have it signed by August so as to not delay construction. Thomasser reported 50% of escrows for land acquisition have closed this week. The design of the Floodwalls North of the Bypass Project is final with bid documents being prepared. The California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) reviews have been completed with the Finding of No Significant Impact (FONSI) review wrapping up within the next two weeks. Thomasser also reported there will be data recovery next week for any archeological findings along the affected stretch of the Napa River Trail that should last for a couple of weeks. Lastly, Thomasser reported there will be biological monitoring south of Lincoln Avenue later this summer, along with the removal of vegetation that may be in conflict with construction.

11. BOARD OF DIRECTORS REPORTS AND ANNOUNCEMENTS

None

12. BOARD OF DIRECTORS FUTURE AGENDA ITEMS

Director Marjorie Mohler requested a review of the 4/5 votes requirement.

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

Closed Session held. No reportable action.

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

Closed Session held. No reportable action.

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

- 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

Closed Session held. No reportable action.

- 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

Closed Session held. No reportable action.

- 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

Closed Session held. No reportable action.

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 & Greghk Valdovinos

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, JULY 15, 2025 AT
9:00 AM.**

Neha Hoskins (By e-signature)

NEHA HOSKINS, District Secretary