



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, October 14, 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, 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

Director of Public Works Steven Lederer led the assembly in the Pledge of Allegiance.

3. PRESENTATIONS AND COMMENDATIONS

None

4. CONSENT ITEMS

Motion Text: Approve the Consent Calendar.

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

Voting No: None

Recusals: None

Result: Passed

A. Approve minutes from the September 16, 2025 meeting.

[25-959](#)

[25-1601](#)

- B. Approve a Budget Amendment to increase appropriations for Flood District Funds to fund consulting services related to the design of Increment 3 of the Flood Project, legal services related to land acquisition of Increment 2 of the Flood Project, and engineer services related to employee labor related for Oakville/OakKnoll projects. (Fiscal Impact \$7,574,710 Expense and Revenue; Flood District Fund; Not Budgeted; Discretionary)
[4/5 vote required]

5. DISCUSSION OF ITEMS REMOVED FROM THE CONSENT CALENDAR

None

6. PUBLIC COMMENT

None

7. ADMINISTRATIVE ITEMS

None

8. PUBLIC HEARINGS

None

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

District Manager Richard Thomasser provided an update on the status of the Project Partnership Agreement (PPA). Due to the government shut down the Assistant Secretary of the Army (ASA) office is working slowly which has delayed the progress of signing of the PPA. Thomasser also reported that the bypass project is currently being advertised for bid submittal, and the plan is to open the bids on November 21, 2025 unless the contract has not been received by November 14, 2025. If the contract is not received in time, the bid opening will be postponed. The goal is to award the contract at the December 16, 2025 Flood Control and Water Conservation District meeting.

District Engineer Andrew Butler encouraged submittal of bids and thanked staff for all their hard work on the project.

10. BOARD OF DIRECTORS REPORTS AND ANNOUNCEMENTS

None

11. BOARD OF DIRECTORS FUTURE AGENDA ITEMS

None

12. CLOSED SESSION

A. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

[25-1449](#)

(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.

B. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

[25-1450](#)

(Government Code section 54956.8)

Property: 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.

C. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-1451](#)

(Government Code section 54956.8)

Property: 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.

D. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-1452](#)

(Government Code section 54956.8)

Property: 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.

E. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-1706](#)

(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.

13. ADJOURNMENT

**ADJOURN TO THE NAPA COUNTY FLOOD CONTROL AND WATER
CONSERVATION DISTRICT REGULAR MEETING, TUESDAY, NOVEMBER 25, 2025
AT 9:00 AM.**

NEHA HOSKINS, District Secretary