

**SPECIAL MEETING MINUTES
APRIL 28, 2025**

**NAPA COUNTY MOSQUITO ABATEMENT DISTRICT AND NAPA COUNTY MOSQUITO AND
DISEASE CONTROL DISTRICT BOARD OF TRUSTEES**

President Valentine called the Special Meeting of the Board of Trustees to order at 7:00 p.m. at the District Office at 15 Melvin Road, American Canyon, California.

Members Present: Cabral, Cramer, Gorman, Maffei, Valentine
Staff Present: Wesley Maffei, District Manager and Alicia Hinojoza, Clerk of the Board
Guests Present: Ellen Moskal, Attorney, with Somach Simmons & Dunn

ADOPTION OF AGENDA

Maffei motioned, seconded by Cramer, to adopt the as presented. Motion passed unanimously.

PUBLIC COMMENTS

None.

DISCUSSION/ACTION REGARDING BUDGET TRANSFER(S) AMENDING THE DISTRICT'S CURRENT BUDGET

Maffei motioned, seconded by Cabral to transfer 1,156,996 from account 51600 Retirement to account 55100 Land for the purchase of real estate.

Ayes: Cabral, Cramer, Gorman, Maffei, Valentine Noes: -0- Absent: -0- Abstain: -0-

Motion passed unanimously.

Maffei motioned, seconded by Gorman to transfer 943,043 from the District's general fund to account 55100 Land for the purchase of real estate.

Ayes: Cabral, Cramer, Gorman, Maffei, Valentine Noes: -0- Absent: -0- Abstain: -0-

Motion passed unanimously.

CLOSED SESSION – REAL PROPERTY NEGOTIATIONS. REAL PROPERTY LOCATED AT 3657 BROADWAY STREET, AMERICAN CANYON, CA 94503. AGENCY NEGOTIATOR(S): BOARD MEMBER BRIAN CRAMER AND BOARD MEMBER DEBORAH MAFFEI. CONFERENCE WITH AGENCY NEGOTIATOR TO RECEIVE REPORT ON REAL PROPERTY NEGOTIATIONS.

REPORT FROM CLOSED SESSION

No reportable action

DISCUSSION/ACTION ON COMMERCIAL PROPERTY PURCHASE AGREEMENT TO PURCHASE 3657 BROADWAY STREET, AMERICAN CANYON, CA 94503

Gorman motioned, seconded by Cabral to enter into contract for the purchase of the property located at 3657 Broadway Street, American Canyon, CA 94503 for \$2,100,000 and authorizes district manager to execute the related California Residential Purchase Agreement; and allowing for a 10% initial deposit to be issued. Member Cramer will be present at the signing.

Ayes: Cabral, Cramer, Gorman, Maffei, Valentine Noes: -0- Absent: -0- Abstain: -0-

Motion passed unanimously.

RECESS BOARD OF TRUSTEES MEETING AS THE MOSQUITO ABATEMENT DISTRICT (MAD) AND CONVENE AS THE NAPA COUNTY MOSQUITO AND DISEASE CONTROL DISTRICT (MDC) BOARD OF TRUSTEES

The meeting was called to order by Acting President Valentine at 7:58 p.m.

- Members Present:** Cabral, Cramer, Gorman, Maffei, Valentine
Staff Present: Wesley Maffei, District Manager and Alicia Hinojoza, Clerk of the Board
Guests Present: Ellen Moskal, Attorney, with Somach Simmons & Dunn

DISCUSSION/ACTION REGARDING BUDGET TRANSFER(S) AMENDING THE DISTRICT'S CURRENT BUDGET

Cabral motioned, seconded by Gorman to transfer \$270,000 from the District's general fund to account 51600 Retirement to paydown the District's pension liability with CalPERS.

Ayes: Cabral, Cramer, Gorman, Maffei, Valentine Noes: -0- Absent: -0- Abstain: -0-

Motion passed unanimously.

ADJOURN MEETING AS THE NAPA COUNTY MOSQUITO AND DISEASE CONTROL DISTRICT BOARD OF TRUSTEES AND RECONVENE AS THE NAPA COUNTY MOSQUITO ABATEMENT DISTRICT BOARD OF TRUSTEES

ADJOURNMENT OF MEETING

Cramer motioned, seconded by Maffei to adjourn the meeting at 8:11 p.m. Motion passed unanimously.