



**NAPA COUNTY REGIONAL PARK &  
OPEN SPACE DISTRICT**

Karen Bower Turjanis  
*Director, Ward One*

Tony Norris  
*Director, Ward Two*

Brent Randol  
*Director, Ward Three*

Nancy Lewis-Heliotas  
*Director, Ward Four*

Barry Christian  
*Director, Ward Five*

## MINUTES

### BOARD OF DIRECTORS REGULAR MEETING

Monday, September 13, 2021 at 2:00 P.M.

1. Call to Order and Roll Call

**Directors Present: Karen Bower-Turjanis , Tony Norris, Nancy Heliotas, Barry Christian, Brent Randol  
(Joined after appointment during Agenda Item 4b)**

**Staff Present: Chris Cahill, Kyra Purvis, Chris Apallas, Ryan Ayers**

2. Public Comment

**None.**

3. Set Matters

**None.**

4. Administrative Items

- a. Consideration and potential approval of minutes for Board of Directors meeting of August 9, 2021.

**Minutes for the August 9, 2021 regular meeting were approved without changes.**

**KBT - TN - NH - BC**

- b. Discussion and determination of process for filling the vacant Ward 3 Director position, potential adoption of Resolution 21-03 appointing a Ward 3 Director, potential oath of office and seating of Ward 3 Director.

**Directors determined to make the appointment based on the written record and their experience with the applicant and adopted Resolution 21-03 appointing Brent Randol as Ward 3 Director.**

**Brent Randol was sworn in by Deputy County Counsel Chris Apallas.**

**KBT - NH - BC-TN**

**Directors then took approximately 10 minutes to review recently-submitted materials which were received after publishing of the staff report packet. These included a number of comment letters regarding Item 4c and a letter from Calfire regarding Item 4f.**

- c. Presentation by David Wickline of Aetna Springs Resorts LLC on his request to partner with the District on a luxury campground resort on Turkey Hill in Pope Valley with up to 80 tent-cabin units and housing for up to 120 employees, discussion, and Board direction to staff.

**Following presentations and comments from David Wickline (Aetna Springs Resorts LLC), Anna Shimko (Attorney for Mr. Wickline), John Woodbury (former NCRPOSD General Manager), members of the public attending in-person and via Zoom videoconference, and General Manager Chris Cahill, Directors directed staff to discontinue negotiations regarding the proposed luxury campground on Turkey Hill in Pope Valley.**

- d. Consideration and potential approval of Agreement 21-11, A Right of Entry and Right of Construction Agreement effecting a \$283,560 grant from the State Coastal Conservancy via the Napa County Resource Conservation District to fund wildfire mitigation vegetation management at Moore Creek Park.

**Directors approved Agreement 21-11 and authorized the General Manager to sign and execute any and all associated documents.**

**KBT - TN - NH - BC - BR**

- e. Consideration and potential approval of Resolution 21-04 approving District application for Locally-Operated State Park Program grant funds.

**Directors approved Resolution 21-04.**

**KBT - BR - TN - NH - BC**

- f. Consideration and potential approval of the Dan's Wild Ride Trail Park Plan and adoption of the project CEQA Negative Declaration.

**At the request of Chris Cahill Directors continued the item to a date uncertain to allow staff time to resolve potential boundary issues identified by Calfire in a comment letter.**

**BC - BR - KBT - TN - NH**

- g. Receipt of report on expenditures, encumbrances, donations, and grants approved by District staff for July and August 2021.

**Report received; No action taken.**

- h. Review of the District Projects Status Report.

**Report received; No action taken.**

- i. Receipt of monthly report for Bothe-Napa Valley State Park, Bale Grist Mill State Historic Park, and Robert Louis Stevenson State Park.

**Report received; No action taken.**

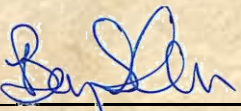
#### 5. Announcements by Board and Staff

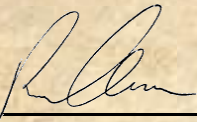
- **Chris Cahill noted the article provided in supplemental meeting materials detailing potential changes to Covid-related Brown Act exemptions addressing virtual meeting attendance for Directors.**
- **Chris Cahill made note that the migration to new accounting software at the County has resulted in a number of late payments and missed bills.**
- **Ryan Ayers made note that the retirement party for former General Manger John Woodbury will be hosted on October 24th at Bothe-Napa Valley State Park.**

#### 6. Agenda Planning

**Kyra Purvis made note that the October Agenda will include a further Proposition 68 grant application.**

#### 7. Adjournment

SIGNED:   
Barry Christian, Board President

ATTEST:   
Ryan Ayers, District Secretary

KEY

Vote: KBT = Karen Bower-Turjanis; TN = Tony Norris; BR = Brent Randol; NH = Nancy Helioles; BC = Barry Christian  
The maker of the motion and second are reflected respectively in the order of the recorded vote.

Notations under vote: N = No; A = Abstain; X = Excused; Ab=Absent