



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
Paul Dohring, City of St. Helena
Irais Lopez-Ortega, City of Calistoga
Amber Manfree, District 4
Marjorie Mohler, Town of Yountville
Christopher DeNatale, City of Napa
Belia Ramos, District 5
Pierre Washington, City of American Canyon

Tuesday, April 29, 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 Christopher DeNatale, Paul Dohring, Amber Manfree, and Belia Ramos. Alternate Directors Brando Cruz and Eric Knight were present. Directors Liz Alessio and Anne Cottrell arrived during Item 9A. Directors Marjorie Mohler, Irais Lopez-Ortega 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 April 15, 2025 meeting.

[25-786](#)

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

4. PRESENTATIONS AND COMMENDATIONS

None

5. CONSENT ITEMS

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

- A. Approve and authorize Purchase and Sale Agreement No. 250172B (FC) for the acquisition of one Flood Protection Levee Easement, one Slope Easement, and one Temporary Construction Easement on property located at 2406 Shoreline Drive (APN 044-314-007), Napa, California owned by Maria G. Vasilieva (FKA Maria G. Kazakova), an Unmarried Woman, and Gregghk Valdovinos, an Unmarried Man, as Joint Tenants, at a price of \$51,000 and authorize the District Manager to sign related real estate documents on behalf of the District. (Fiscal Impact: \$51,000 Expense; Flood Project; Budgeted; Discretionary) [25-541](#)
Enactment No: A-250172B (FC)
- B. Approve and authorize Purchase and Sale Agreement No. 250067B (FC) for the acquisition of one Flood Protection Levee Easement, one Slope Easement, one Public Water Utility Easement, and one Temporary Construction Easement on property located at 2430 Shoreline Drive (APN 044-301-030), Napa, California owned by David Tompkins and Vickie Tompkins, as Co-Trustees of the David and Vickie Tompkins Living Trust, U/A dated October 12, 2022, at a price of \$55,000 and authorize the District Manager or District Engineer to sign related real estate documents on behalf of the District. (Fiscal Impact: \$55,000 Expense; Flood Project; Budgeted; Discretionary) [25-547](#)
Enactment No: A-250067B (FC)
- C. Approve and authorize Purchase and Sale Agreement No. 250068B (FC) for the acquisition of one Flood Protection Levee Easement, one Slope Easement, and one Temporary Construction Easement on property located at 2424 Shoreline Drive (APN 044-301-033), Napa, California owned by David Tompkins and Vickie Tompkins, as Co-Trustees of the David and Vickie Tompkins Living Trust, U/A dated October 12, 2022, at a price of \$74,060 and authorize the District Manager or District Engineer to sign related real estate documents on behalf of the District. (Fiscal Impact: \$74,060 Expense; Flood Project; Budgeted; Discretionary) [25-549](#)
Enactment No: A-250068B (FC)

- D. Approve and authorize Purchase and Sale Agreement No. 250066B (FC) for the acquisition of one Flood Protection Levee Easement, one Slope Easement, one Public Water Utility Easement, and one Temporary Construction Easement on property located at 2434 Shoreline Drive (APN 044-301-028), Napa, California owned by Lee D. Riggs and Sharon A. Riggs, Husband and Wife, as community property with Right of Survivorship, at a price of \$56,500 and authorize the District Manager or District Engineer to sign related real estate documents on behalf of the District. (Fiscal Impact: \$56,500 Expense; Flood Project; Budgeted; Discretionary) [25-550](#)
Enactment No: A-250066B (FC)
- E. Approve and authorize Purchase and Sale Agreement No. 250021B (FC) for the acquisition of one Partial Fee Simple Interest, one Flood Protection Levee Easement, one Permanent Access Easement, and one Temporary Construction Easement on property located at in Napa, California (APN 044-330-082), owned by Elks Grove Homeowners Association Inc, a California Corporation, at a price of \$62,000 and authorize the District Manager or District Engineer to sign related real estate documents on behalf of the District. (Fiscal Impact: \$62,000 Expense; Flood Project; Budgeted; Discretionary) [25-552](#)
Enactment No: A-250021B (FC)
- F. Approve and authorize Purchase and Sale Agreement No. 250057B (FC) for the acquisition of one Flood Protection Levee Easement, one Slope Easement and one Temporary Construction Easement on property located at 2448 Shoreline Drive (APN 044-301-021), Napa, California owned by Jose Ceja and Laura M. Ceja, Husband and Wife, as community property with Right of Survivorship, at a price of \$57,400 and authorize the District Manager or District Engineer to sign related real estate documents on behalf of the District. (Fiscal Impact: \$57,400 Expense; Flood Project; Budgeted; Discretionary) [25-670](#)
Enactment No: A-250057B (FC)
- G. Approve and authorize Purchase and Sale Agreement No. 250030B (FC) for the acquisition of one Flood Protection Levee Easement, one Slope Easement, one Public Water Utility Easement, and one Temporary Construction Easement on property located at 2442 Shoreline Drive (APN 044-301-024), Napa, California owned by Christina Perez, Trustee of the Christina Perez Living Trust, dated May 2, 2019, at a price of \$42,000 and authorize the District Manager or District Engineer to sign related real estate documents on behalf of the District. (Fiscal Impact: \$42,000 Expense; Flood Project; Budgeted; Discretionary) [25-671](#)
Enactment No: A-250030B (FC)

H. Approve and authorize Purchase and Sale Agreement No. 250283B (FC) for the acquisition of one Temporary Construction Easement on property located at 510 Northbay Drive (APN 044-220-023), Napa, California owned by Janice L. Lowenstein and Amanda Eaton, as Co-Trustees of the 2001 Lowenstein Family Revocable Trust, Under Declaration Of Trust dated June 14, 2001, at a price of \$25,000 and authorize the District Manager or District Engineer to sign related real estate documents on behalf of the District. (Fiscal Impact: \$25,000 Expense; Flood Project; Budgeted; Discretionary)
Enactment No: A-250283B (FC) [25-675](#)

I. Approve the Plans and Specifications for the “Bale Slough - Bear Creek Restoration Project” and authorize the advertisement for sealed bids at a time, date and location to be published by the District Manager pursuant to Public Contract Code section 20150.8. (No Fiscal Impact) [25-602](#)

6. DISCUSSION OF ITEMS REMOVED FROM THE CONSENT CALENDAR

None

7. PUBLIC COMMENT

None

8. ADMINISTRATIVE ITEMS

None

9. PUBLIC HEARINGS

- A. PUBLIC HEARING - Napa River/Napa Creek Flood Control Project, Floodwalls North of the Bypass

[25-553](#)

Conduct a Public Hearing to adopt a Resolution of Necessity with respect to portions of certain property with APN 044-301-026 owned by David T. Gracia and Leslie Ann Gracia, Husband and Wife, as Joint Tenants. (No Fiscal Impact; Discretionary)
 [2/3 vote required]

Chair Joelle Gallagher opened the public hearing.

Engineering Technician II Joseph Panchesson made presentation.

Chair Joelle Gallagher closed the public hearing.

Discussion held.

Motion Text: Adopt the Resolution.
Voting Yes: Sedgley, Dohring, Alessio, Cottrell, Cruz, DeNatale, Knight, Manfree, Ramos and Gallagher
Voting No: None
Recusals: None
Excused: Lopez-Ortega, Mohler and Washington
Result: Passed

Enactment No: R-2025-08 (FC)

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

None

11. BOARD OF DIRECTORS REPORTS AND ANNOUNCEMENTS

None

12. BOARD OF DIRECTORS FUTURE AGENDA ITEMS

Director Anne Cottrell requested staff bring forth a presentation regarding clearing creeks from potential backups and flooding problems.

Watershed and Flood Control Operations Manager Jeremy Sarrow provided comments.

13. CLOSED SESSION

None

14. ADJOURNMENT

**ADJOURN TO THE NAPA COUNTY FLOOD CONTROL AND WATER
CONSERVATION DISTRICT REGULAR MEETING, TUESDAY, MAY 13, 2025 AT
9:00 AM.**

Neha Hoskins (By e-signature)

NEHA HOSKINS, District Secretary