



## 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

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**Tuesday, May 13, 2025**

**9:00 AM**

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

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1. CALL TO ORDER; ROLL CALL

**Present: Chairperson Joelle Gallagher, Vice-Chairperson Scott Sedgley, Directors Christopher DeNatale, Paul Dohring, Irais Lopez-Ortega, Amber Manfree, Marjorie Mohler, Belia Ramos and Pierre Washington. Directors Liz Alessio and Anne Cottrell were excused. The meeting was called to order by Chairperson Joelle Gallagher.**

2. PLEDGE OF ALLEGIANCE

**Vice-Chairperson Scott Sedgley led the assembly in the Pledge of Allegiance.**

3. APPROVAL OF MINUTES

A. Approve minutes from the April 29, 2025 meeting.

[25-817](#)

**Motion Text: Approve the Minutes.**

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

**Voting No: None**

**Recusals: None**

**Excused: Alessio and Cottrell**

**Result: Passed**

4. PRESENTATIONS AND COMMENDATIONS

**None**

## 5. CONSENT ITEMS

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

6. Approve and authorize Purchase and Sale Agreement No. 250058B (FC) for the acquisition of one Flood Protection Levee Easement, one Slope Easement, and one Temporary Construction Easement on property located at 2408 Shoreline Drive (APN 044-314-006), Napa, California owned by Donald A Gomez and Shelley L Gomez, as Trustees of the Gomez Family Trust, Under Declaration of Trust dated February 2, 2000, for the Benefit of Donald A. Gomez And Shelley L. Gomez, at a price of \$61,000 and authorize the District Manager or District Engineer to sign related real estate documents on behalf of the District. (Fiscal Impact: \$61,000 Expense; Flood Project; Budgeted; Discretionary) [25-551](#)

**Enactment No:** A-250058B (FC)

- B. Approve and authorize Purchase and Sale Agreement No. 250370B (FC) for the acquisition of one Flood Protection Levee Easement and one Temporary Construction Easement on property located at 1600 Soscol Avenue (APN 044-250-033), Napa, California owned by WCH Napa LLC a Delaware Limited Liability Company, at a price of \$237,000 and authorize the District Manager or District Engineer to sign related real estate documents on behalf of the District. (Fiscal Impact: \$237,000 Expense; Flood Project; Budgeted; Discretionary) [25-656](#)

**Enactment No:** A-250370B (FC)

- C. Approve and authorize Purchase and Sale Agreement No. 250077B (FC) for the acquisition of one Flood Protection Levee Easement, one Slope Easement, and one Temporary Construction Easement on property located at 2418 Shoreline Drive (APN 044-314-002), Napa, California owned by Benjamin and Lisa Manley, Husband and Wife, as joint tenants, at a price of \$60,000 and authorize the District Manager or District Engineer to sign related real estate documents on behalf of the District. (Fiscal Impact: \$60,000 Expense; Flood Project; Budgeted; Discretionary) [25-809](#)

**Enactment No:** A-250077B (FC)

## 6. DISCUSSION OF ITEMS REMOVED FROM THE CONSENT CALENDAR

## 7. PUBLIC COMMENT

None

## 8. ADMINISTRATIVE ITEMS

- A. Discussion and presentation of the Napa County Flood Control and Water Conservation District's (District) Stream Maintenance Program (SMP). (No Fiscal Impact) [25-756](#)

**Watershed and Flood Control Operations Manager Jeremy Sarrow made presentation.**

**Discussion held.**

**Direction provided to staff.**

## 9. PUBLIC HEARINGS

- A. Protest Hearing - Intention to Levy and collect assessments for Joint Zone Project 96-1 (Maintenance and Watershed management) [25-556](#)

Conduct a protest hearing on the proposed assessments for fiscal year 2025/2026 and adopt a Resolution to Levy and Collect Assessments for fiscal year 2025/2026 for Joint Zone Project 96-1 (Maintenance and Watershed Management). (Fiscal Impact: \$1,577,360 Revenue; Watershed Projects; Not Budgeted; Discretionary)

**Chair Joelle Gallagher opened the public hearing.**

**Watershed and Flood Control Operations Manager Jeremy Sarrow made presentation.**

**Chair Joelle Gallagher closed the public hearing.**

**Motion Text: Adopt the Resolution.**

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

**Voting No: None**

**Recusals: None**

**Excused: Alessio and Cottrell**

**Result: Passed**

**Enactment No: R-2025-09 (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

None

13. CLOSED SESSION

A. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

[25-770](#)

(Government Code Section 54956.8)

Properties: APN 044-230-005

Negotiating Party: Richard Thomasser, Flood District Manager, Bess David W Etal

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.

David W. Bess, Ray Bertolucci, et al

Napa Superior Court Case No. 24CV002234

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

14. ADJOURNMENT

**ADJOURN TO THE NAPA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT REGULAR MEETING, TUESDAY, MAY 27, 2025 AT 9:00 AM.**

Neha Hoskins (By e-signature)

NEHA HOSKINS, District Secretary