



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 15, 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, Paul Dohring, Irais Lopez-Ortega, Alternate Director Beth painter, Belia Ramos and Pierre Washington. Director Amber Manfree arrived during the Pledge of Allegiance. Director Anne Cottrell and Yountville Alternate Director Eric Knight arrived during item 9A. Directors Chistopher DeNatale and Marjorie Mohler 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 March 18, 2025 and March 25, 2025 meetings.

[25-617](#)

Motion Text: Approve the Minutes.

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

Voting No: None

Recusals: None

Excused: Cottrell, DeNatale, Knight, and Mohler

Abstain: Painter

Result: Passed

4. PRESENTATIONS AND COMMENDATIONS

None

5. CONSENT ITEMS

- A. Approve a Budget Amendment to increase appropriations for Watershed Projects and Flood Control Projects to fund Fleet Management Charges for Fiscal Year 2024-25. (Fiscal Impact \$10,544 Expense; Flood District Fund; Not Budgeted; Discretionary)
[4/5 vote required]

[25-537](#)

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

6. DISCUSSION OF ITEMS REMOVED FROM THE CONSENT CALENDAR

None

7. PUBLIC COMMENT

None

8. ADMINISTRATIVE ITEMS

None

9. PUBLIC HEARINGS

- A. PUBLIC HEARING - Intention To Levy And Collect Assessments For Joint Zone Project 96-1 (Maintenance And Watershed Management) [25-367](#)

Conduct a public hearing to accept the Engineer's Report for Fiscal Year 2025-2026 and adopt a Resolution of Intention to Levy and Collect Assessments for Fiscal Year 2025- 2026 for Joint Zone Project 96-1 (Maintenance and Watershed Management) and authorizing the notice of protest hearing. (No Fiscal Impact)

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: Approve the requested actions.
Voting Yes: Ramos, Alessio, Cottrell, Dohring, Knight, Lopez-Ortega, Manfree, Painter, Sedgley, Washington and Gallagher
Voting No: None
Excused: DeNatale and Mohler
Result: Passed
Enactment No: R-2025-05 (FC)

- B. PUBLIC HEARING - Authorization Of The Rutherford Reach Benefit Zone Assessment District For Fiscal Year 2025-2026 [25-368](#)

Conduct a public hearing to accept the Engineer's Report for the Rutherford Reach Benefit Zone Assessment District 2008-01 for Fiscal Year 2025-2026. (No Fiscal Impact)

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: Approve the requested actions.
Voting Yes: Alessio, Manfree, Cottrell, Dohring, Knight, Lopez-Ortega, Painter, Ramos, Sedgley, Washington and Gallagher
Voting No: None
Excused: DeNatale and Mohler
Result: Passed
Enactment No: R-2025-06 (FC)

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

[25-546](#)

Conduct a Public Hearing to adopt a Resolution of Necessity with respect to portions of certain property with APN 044- 301-029 owned by Allan Nicholson and Connie Lee, Husband and Wife, as Community Property with Right of Survivorship. (No Fiscal Impact; Discretionary) [2/3 vote required]

Chairperson Joelle Gallagher opened the public hearing.

Engineering Technician II Joseph Panchesson made presentation.

Property Owner Allen Nicholson made presentation.

Deputy County Counsel Shana Bagley made presentation.

District Manager Richard Thomasser made presentation.

Discussion held.

Property Owner Allen Nicholson provided comments.

Chairperson Joelle Gallagher closed the public hearing.

Motion Text:	Adopt the Resolution.
Voting Yes:	Cottrell, Sedgley, Alessio, Dohring, Knight, Lopez-Ortega, Manfree, Painter, Ramos, Washington and Gallagher
Voting No:	None
Recusals:	None
Excused:	DeNatale and Mohler
Result:	Passed
Enactment No:	R-2025-07 (FC)

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

None

11. BOARD OF DIRECTORS REPORTS AND ANNOUNCEMENTS

Director Manfree reported on attending the North Bay Watershed Association meeting where there were two good presentations on the Bay Water Trail that is geared towards smaller watercraft and the invasion of the Golden Mussel that is now affecting waterways throughout the state.

Vice Chairperson Sedgley thanked Director Manfree for the information and added the City of Napa had to close Lake Hennessy until the Golden Mussel invasion is mitigated.

12. BOARD OF DIRECTORS FUTURE AGENDA ITEMS

None

13. CLOSED SESSION

- A. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-539](#)
(Government Code section 54956.8)
Properties: APN 044-320-059
Negotiating Party: Richard Thomasser, Flood District Manager,
River Glen Homeowners Assoc
Under Negotiation: Price/Terms/Conditions of Payment
Closed Session held. No reportable action.
- B. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-594](#)
(Government Code section 54956.8)
Properties: APN 044-301-021
Negotiating Party: Richard Thomasser, Flood District Manager,
Ceja, Jose & Laura M.
Under Negotiation: Price/Terms/Conditions of Payment
Closed Session held. No reportable action.
- C. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-615](#)
(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
Closed Session held. No reportable action.
- D. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-545](#)
(Government Code section 54956.8)
Properties: APN 044-301-028
Negotiating Party: Richard Thomasser, Flood District Manager,
Lee and Sharon Riggs
Under Negotiation: Price/Terms/Conditions of Payment
Closed Session held. No reportable action.
- E. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-583](#)
(Government Code section 54956.8)
Properties: APN 044-301-030
Negotiating Party: Richard Thomasser, Flood District Manager,
David and Vickie Tompkins
Under Negotiation: Price/Terms/Conditions of Payment
Closed Session held. No reportable action.

- F. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-613](#)
(Government Code section 54956.8)
Properties: APN 044-314-002
Negotiating Party: Richard Thomasser, Flood District Manager,
Manley, Benjamin & Lisa
Under Negotiation: Price/Terms/Conditions of Payment
Closed Session held. No reportable action.
- G. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-597](#)
(Government Code section 54956.8)
Properties: APN 044-314-006
Negotiating Party: Richard Thomasser, Flood District Manager,
Donald and Shelly Gomez
Under Negotiation: Price/Terms/Conditions of Payment
Closed Session held. No reportable action.
- H. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-614](#)
(Government Code section 54956.8)
Properties: APN 044-220-024
Negotiating Party: Richard Thomasser, Flood District Manager,
Lowenstein, Thomas H. & Janice L. Tr
Under Negotiation: Price/Terms/Conditions of Payment
**Correction read into the record – Assessor’s Parcel No. should be
044-220-023.**
Closed Session held. No reportable action.
- I. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-582](#)
(Government Code section 54956.8)
Properties: APN 044-301-029
Negotiating Party: Richard Thomasser, Flood District Manager,
Allan Nicholson and Connie Lee
Under Negotiation: Price/Terms/Conditions of Payment
Closed Session held. No reportable action.
- J. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-581](#)
(Government Code section 54956.8)
Properties: APN 044-230-004
Negotiating Party: Richard Thomasser, Flood District Manager and
Larry Ellis, Inc.
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.
Larry Ellis, Inc., et al
Napa Superior Court Case No. 24CV002139
Closed Session held. No reportable action.
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14. ADJOURNMENT

**ADJOURN TO THE NAPA COUNTY FLOOD CONTROL AND WATER
CONSERVATION DISTRICT REGULAR MEETING, TUESDAY, APRIL 29, 2025 AT
9:00 AM.**

Neha Hoskins (By e-signature)

NEHA HOSKINS, District Secretary