



## 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

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**Tuesday, April 15, 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 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.**

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

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.**

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- 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