



Meeting Minutes

Napa County Flood Control and Water Conservation District

Scott Sedgley, City of Napa (Chairperson)
Joelle Gallagher, District 1, (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
Beth Painter, City of Napa
Belia Ramos, District 5
Pierre Washington, City of American Canyon

Tuesday, January 21, 2025

9:00 AM

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

1. CALL TO ORDER; ROLL CALL

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

- A. Napa County Flood Control and Water Conservation District Board organization for 2025: Election of Officers (Chairperson and Vice-Chairperson). (No Fiscal Impact)

[25-65](#)

**Motion Text: Appoint Joelle Gallagher as Chairperson
and Scott Sedgley as Vice-Chairperson.**

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

Excused: Painter

Recusals: None

Result: Passed

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 December 10, 2024 meeting.

[24-2136](#)

Motion Text: Approve the minutes.

Voting Yes: Ramos, Sedgley, Cottrell, Dohring, Lopez-Ortega,
Mohler, and Gallagher

Excused: Painter

Recusals: None

Abstain: Alessio, Manfree, and Washington

Result: Passed

4. PRESENTATIONS AND COMMENDATIONS

None

5. CONSENT ITEMS

Motion Text: Approve the Consent Calendar.

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

Excused: Painter

Recusals: None

Result: Passed

- A. Approve and authorize Purchase and Sale Agreement No. 250282B (FC) for the acquisition of one Temporary Construction Easement on property located at 325 Lincoln Ave (APNs 045-041-010), Napa, California owned by Richard C. Clark and Nyrene E. Clark, as Co-Trustees of the Richard and Nyrene Clark Family Trust Dated November 14, 2002, at a price of \$1,300 and authorize the District Manager to sign related real estate documents on behalf of the District. (Fiscal Impact: \$1,300 Expense; Flood Project; Budgeted; Discretionary)

[25-55](#)

Enactment No: A-250282B (FC)

6. DISCUSSION OF ITEMS REMOVED FROM THE CONSENT CALENDAR

None

7. PUBLIC COMMENT

None

8. ADMINISTRATIVE ITEMS

- A. Update on the progress of the Napa River/Napa Creek Flood Protection Project. (No Fiscal Impact) [25-10](#)

District Manager Richard Thomasser made presentation.

Discussion held.

9. PUBLIC HEARINGS

None

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

District Manager Richard Thomasser reported on a determination that due to a wet year, the reservoir in Southern California where the County's carry-over water is stored is likely to spill over this year, and if so, will be lost. Engineering Manager Chris Silke has decided it would be best to sell some of the excess water. Due to this, the County has completed the sale of 5,000-acre feet of water to Kern County Water Agency and 1,000-acre feet of water to Tulare Lake Basin Water Storage District.

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 [25-57](#)
(Government Code Section 54956.8)

Properties: APN 044-301-022

Negotiating Party: Richard Thomasser, Flood District Manager

Elise Nerlove

Under Negotiation: Price/Terms/Conditions of Payment

Closed session held. No reportable action.

- B. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-58](#)
(Government Code Section 54956.8)

Properties: APN 044-314-004

Negotiating Party: Richard Thomasser, Flood District Manager

Owen and Marianne Gray

Under Negotiation: Price/Terms/Conditions of Payment

Closed session held. No reportable action.

- C. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-59](#)
(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.
- D. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-60](#)
(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.
- E. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-61](#)
(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.
- F. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-62](#)
(Government Code Section 54956.8)
Properties: APN 044-301-033
Negotiating Party: Richard Thomasser, Flood District Manager
David and Vickie Tompkins
Under Negotiation: Price/Terms/Conditions of Payment
Closed session held. No reportable action.
- G. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-63](#)
(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.

- H. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-64](#)
 (Government Code Section 54956.8)
 Properties: APN 044-320-059
 Negotiating Party: Richard Thomasser, Flood District Manager
 River Glen Homeowners Association
 Under Negotiation: Price/Terms/Conditions of Payment

Item removed from the agenda.

- I. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-77](#)
 (Government Code Section 54956.8)
 Properties: APN 044-230-004
 Negotiating Party: Richard Thomasser, Flood District Manager
 Larry Ellis, Inc.
 Under Negotiation: Price/Terms/Conditions of Payment

Closed session held. No reportable action.

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.

[25-78](#)

- J. CONFERENCE WITH REAL PROPERTY NEGOTIATOR
 (Government Code Section 54956.8)
 Properties: APN 044-230-005
 Negotiating Party: Richard Thomasser, Flood District Manager
 Bess, David W. et al
 Under Negotiation: Price/Terms/Conditions of Payment

Closed session held. No reportable action.

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, FEBRUARY 11, 2025 AT 9:00 AM.

Neha Hoskins (By e-signature)

NEHA HOSKINS, District Secretary