

SOUTH PLACER FIRE DISTRICT
BOARD OF DIRECTORS
Special Board Meeting Minutes
February 29, 2024

REGULAR BUSINESS

The South Placer Fire District Board of Directors special meeting was called to order on Thursday, February 29, 2024, at 6:00 p.m. by President Tracy Randall.

Board Present:

Tracy Randall, President
Chris Gibson, Vice President
Ken Musso, Clerk (arrived at 6:20 pm)
Teresa Ryland, Director
Gary Grenfell, Director
Dan Bajtos, Director
Mike Johnson, Director

Absent:

None

Staff in Attendance:

Fire Chief, Mark Duerr
Division Chief, Jeff Ingolia
Battalion Chief, Brian Midtlyng

Public Comment: None

NEW BUSINESS

Community Facilities District (CFD) Workshop: Staff recommends discussion and direction on creating a Community Facilities District for new development to fund public safety services. Cathy Dominico of Capital Public Finance Group (CPFG) presented the board on the next steps for forming a public safety services CFD. She continued that a CFD is a tool to mitigate the increasing cost of services as new development occurs. The District would receive annual revenues incrementally as new development occurs. The first reading of the Local Goals and Policies was done at the Feb. 14 regular board meeting. The second reading will be held at the March 13 regular board meeting. The next step in the process is to establish the rate and method of apportionment that will be approved at the regular April board meeting with a Resolution of Intention. She continued that upon review, the average square foot residence within the District is 2800 square feet with an assessed value of \$700,000. Fire Marsal Ingolia noted that the average new development for new square footage over the past two years has exceeded 5000 square feet. She also recommended the Board set a flat amount for all multi-family residential. Discussion was held on the debt burden of every residence not exceeding 2%, with homes in the District currently well below that threshold at 1.2%. After reviewing the neighboring agencies' CFD rates, the Board recommended doubling the proposed tax rate from .071 cents per square foot to .15 cents per square foot while increasing the multi-family rate to \$300 per unit. The board discussed the need to keep the fees aligned with El Dorado County and Diamond Springs. It was noted that the multi-family rate included Residential Care Facilities. Further research and discussion with the county were necessary to determine if a separate category could be created for the CFD tax rate. The board agreed to apply an inflationary rate tied to a regional California Consumer Price Index with a floor of 0%. The next stop in the CFD will be the adoption of goals and policies at the March 13 regular meeting, with the rates and apportionment to be approved at the April meeting.

Brown Act Workshop: Staff recommends a workshop presented by District legal counsel on the Brown Act. The Board received a presentation on the Brown Act and was able to address general questions to District counsel Monica Espejo of Liebert, Cassidy & Whitmore regarding the Brown Act.

There being no further business to come before the Board, the meeting adjourned at 9:06 p.m. The next regular meeting will be held on Wednesday, March 13, 2024.

Respectfully submitted,

A handwritten signature in black ink that reads "Kathy Medeiros". The signature is written in a cursive, flowing style.

Recording Secretary, Kathy Medeiros