

**KENWOOD FIRE PROTECTION DISTRICT
SPECIAL MEETING OF THE BOARD OF DIRECTORS
MAY 18, 2021**

Due to COVID-19 precautions, Board Meetings will be open to the public. Anyone attending will have their temperature taken before entry into the facility. Masks must be worn and social distancing of 6 feet will be observed. Limit to (10) public participants will be allowed in the facility.

Agendas and Board Packets are available at our website: kenwoodfire.com

MEETING: Meeting called to order at 16:00 hrs. Directors Cooper, McIntosh, Doss, Moretti, Gruchawka and Chief Bellach were present. Lawyer Bill Adams and Measure Consultant Dennis Rosatti were also present.

OLD BUSINESS: MSP Cooper/McIntosh to hire Consultant Dennis Rosatti. Director Doss stated he had been asked by some community members on why the District needed a consultant and why public dollars were being used. The consultant will help with the public education and run the campaign. Most measures use consultants to manage the overall operation. Director Moretti felt that if we did not have the consultant and not meet the 2/3 vote, it would be sometime before the District could run another measure. The overall cost would be \$39,000.00 to the District with additional cost to KFA for the campaign. This is the 5th Fire District that Mr. Rosatti has worked with on a measure. Director Doss asked Bill Adams if the contract for services for funds is legally acceptable as District money spent? Bill Adams stated that the District can fund everything up to the measure being handed over to the Registrar of Voters in August. Once this is done, we now have a campaign and public funds cannot be spent on that. The District can still fund education documents to the public. Bill Adams felt that the contract is legal and acceptable. The November ballot will be an all mail-in ballot. The ballots get mailed 28 days before November 2nd. Director Gruchawka felt that having a consultant for the measure was an investment for the District.

Chief Bellach handed out the Districts current Assessment Schedule, along with Glen Ellen's Assessment Schedule A and the draft copies of Ordinance 2021/2022-01, draft Resolution 2020/2021. Bill Adams said we will need a public hearing with the proposed Ordinance and today we will just review and make sure everyone understands the language. If our future is to one day merge with Sonoma Valley Fire District, it would be important to have a tax that would be close or the same as our neighbors. Our existing assessment was approved in 1986 and was continued by an election of our voters in 1992, which eliminated the Sunset Clause with no inflation adjustments. The use codes are about 90-95 percent accurate. The Board needs to come up with a rate for the use codes. The use codes are organized through the County Assessor's Office. The District creates the rates. Director Gruchawka asked a question in regards to the Glen Ellen Exhibit A table. Does the agricultural summary with a structure get coded by the square foot? Only if it was coded as commercial. If it is a single family dwelling then it would be coded as a residential structure with a flat rate. Director Gruchawka asked than why would a vineyard producing grapes be charged the half amount of \$100.00 versus the \$200.00 for a parcel with a mobile home on it. This would be an issue of concern with him. Bill Adams responded by saying there are other tax rates that are charged. Again, if we want to adjust the rate table from what Sonoma Valley has, it could be a bit of challenge when it came to consolidation.

Director Moretti asked if we did this, could we adjust the rates annually? Not to charge the full rate, but less then and to adjust the values annually, not to exceed the limit. Yes, we can do this via a public hearing where we will set the tax rates every year. Director Gruchawka brought up the question in regards to a hotel, would the parcel pay \$200.00 and \$100.00 per room? Yes, this is correct, as well as the same for a mobile home park. Chief Bellach stated that at some point, we need to figure out if we want to just blanket what Glen Ellen did or do something different. Director Gruchawka asked what would happen if we adopt a different rate than Glen Ellen's? Bill Adams stated that when we were to consolidate, the tax of the existing District extends into ours. Having a different tax rate, especially if it is less than the other Districts' rate, runs the risk of having additional people saying they would want to protest. If 25% of the voters protest, then it will have to go to a vote. Director Doss mentioned that he thought it was a good idea to keep our rates the same as Glen Ellen's and it makes sense. The chances of himself needing service versus a vineyard is a lot higher. Director Cooper asked if we can modify the use codes after the parcel rate has been adopted? Bill Adams stated that since this is a parcel tax based on use codes and the codes will be coming from the county, we will have to modify the codes to reflect the codes used for the District. Bill Adams suggested the Board take a straw poll to see where we are at on whether we are using the Glen Ellen tax rate or create something else. Director Moretti called for a straw vote for adopting the Glen Ellen rate plan. A show of hands was 4-1 in favor for the adoption of Glen Ellen's rate. Bill Adams suggested that we do not have a public hearing to approve the tax table at the June meeting. We will have another meeting to discuss this, once we look at the use codes and do this in the July meeting.

Director Doss asked in regards to the straw vote, why Director Gruchawka had voted against using the Glen Ellen tax rate schedule? Director Gruchawka thought that vineyard owners, having the ability to pay, are not paying their fair share vs the 40 year home owner paying a higher amount.

Jay Gamel, from the public, asked if the use codes are built into the rates? Chief Bellach explained the use codes from the County have no relation to the actual rates, other than the rate is charged by use code type. The use codes pertain to the type of parcels that are in that specific District.

GOOD of the ORDER: None

Respectfully Submitted,

Attest:
