



North Sonoma Coast Fire Protection District

PO Box 386 The Sea Ranch, CA 95497

<https://nscfpd.org> - (707)639-0961

NSCFPD Finance Committee Minutes

Wednesday, July 30, 2025, 10:00 a.m.

Sea Ranch North Fire Station (39250 South Highway 1, The Sea Ranch)

- I. **CALL TO ORDER:** 10:04 a.m.
- II. **ROLL CALL:** Chair Nybakken, community member Entwisle, community member Blair-Johns, Chief Plakos (attended remotely from 216 Idlewood Ln, Trinidad, CA 95570)
- III. **REMOTE ATTENDANCE:** Motion to consider a request by member Campbell to attend meeting remotely from The Sea Ranch, CA - due to just cause (medical emergency) pursuant to AB2449 (government code section 54953(f)) Motion by Blair-Johns, 2nd by community member Entwisle; Approved 4-0.
- IV. **AMENDMENTS TO AGENDA:** None
- V. **PUBLIC COMMENT ON NON-AGENDA ITEMS:** None
- VI. **CONSENT CALENDAR:** Motion by Chief Plakos to remove 7/11/25 minutes from the consent calendar, seconded by community member Blair-Johns. Approved 5-0.
A motion by Member Entwisle to approve 7/11/25 minutes as amended to say, "try Cal Class", seconded by Chief Plakos Approved 5-0
 - A. Approve minutes from 7/11/25 meeting.
- VII. **DISCUSSION/ACTION ITEMS**
 - A. Treasurer's Report: As presented with a pleasant surprise that the property tax exceeded budget.
 - B. Fieldman | Rolapp: Presentation by Jim Fabian, Principal, regarding NFS Expansion funding process.: Jim Fabian introduced concepts of financial strategies to fund the new fire station. Review of project scope. Update on review of MOU between District and VFA. Possible need to change that agreement. Type of debt incurred may drive the need for security interest and possible need for lease and lease back of constructed project. Debt supported by sales tax revenues requires coverage ratio to ensure sufficient coverage due to changes in the economy. Financing may require a pledge of all revenue, not just tax revenue. Four options available for financing. Lease Revenue Bonds-Private Placement, Lease Revenue Bonds-Public Offering, California I-Bonds and USDA Direct Loan. Brief review of Measure H. Review of four options of financing. Review of the options identified reveals that we do NOT have the capacity to fund the \$12,000,000 needed for the full project. When using revenue and expense factors we may have about half of what we need using \$12,000,000 as project cost. What can we afford? And how much debt service do we want to take on? Closing presentation with review of options. Brief look at cost estimate and what the projected cost of each component of the project.
 - C. Next Meeting: September 2, 2025, 2:00 p.m.; Fieldman Rolapp zoom meeting
- VIII. **ADJOURNMENT** :12:02 p.m.