



FALLBROOK PUBLIC UTILITY DISTRICT  
MEETING OF THE COMMUNITY BENEFIT PROGRAM COMMITTEE

MINUTES

MONDAY, SEPTEMBER 9, 2024  
10:00 A.M.

FALLBROOK PUBLIC UTILITY DISTRICT  
990 E. MISSION RD., FALLBROOK, CA 92028  
PHONE: (760) 728-1125

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I. PRELIMINARY FUNCTIONS

CALL TO ORDER / ROLL CALL

Committee Chair Mendelson called the Fallbrook Public Utility District's Community Benefit Program ("FPUD CBP") Committee meeting to order at 10:00 a.m.

A quorum was established and attendance was as follows:

Committee Members

Present: Jim Mendelson, Chair  
Elana Sterling, Vice Chair  
Anna Marchand, Secretary  
Lila Hargrove  
Jerry Kalman  
Leticia Maldonado/Stamos  
Rosie Redmond

Absent: None

District Staff Present: Lauren Eckert, Executive Assistant/Board Secretary

Also present: Nineteen people in attendance.

PLEDGE OF ALLEGIANCE

Committee Member Hargrove led the Pledge of Allegiance.

ADDITIONS TO AGENDA PER GC § 54954.2(b) – There were no additions or deletions.

APPROVAL OF AGENDA

MOTION: Committee Vice Chair Sterling moved to approve the agenda, as presented; Committee Member Kalman seconded. A vote commenced and the motion passed. VOTE:

AYES: Unanimous  
NOES: None  
ABSTAIN: None

ABSENT: None

PUBLIC COMMENT

Committee Chair Mendelson requested all attendees complete a speaker card and called for public comment on non-agenda items. No comments were received at this time.

**II. APPROVAL OF MINUTES..... (ITEM A)**

A. AUGUST 12, 2024 COMMUNITY BENEFIT PROGRAM COMMITTEE MEETING MINUTES

MOTION: Committee Member Hargrove moved to approve the August 12, 2024 FPUD CBP Committee Meeting Minutes, as presented; Committee Vice Chair Sterling seconded. A vote commenced and the motion passed. VOTE:

AYES: Unanimous  
NOES: None  
ABSTAIN: None  
ABSENT: None

**III. ACTION/DISCUSSION.....(ITEMS B–F)**

B. LETTER TO FPUD BOARD re: REAPPOINTMENT OF COMMITTEE MEMBERS WITH TERMS EXPIRING IN JANUARY 2024

Committee Chair Mendelson announced and explained he had corresponded with the Fallbrook Public Utility District's Board of Directors Chair. (See Attachment B to the September Agenda Package.) Committee Members Lila Hargrove, Anna Marchand and Leticia Maldonado/Stamos have each stated an intention to serve a consecutive three-year term.

C. STEPS FOR THE APPLICATION AND AWARD PROCESS

MOTION: Committee Secretary Marchand moved to post the *Steps for the Application and Award Process*, as presented on Attachment C to the September Agenda Package, on the FPUD website and to be updated each year with corresponding and current dates; Committee Member Hargrove seconded. A vote commenced and the motion passed. VOTE:

AYES: Unanimous  
NOES: None  
ABSTAIN: None  
ABSENT: None

D. APPLICATIONS BEING CONSIDERED

Committee Chair Mendelson explained that the Community Benefit Program Committee (Committee) was not seeking a formal presentation of applications from any of the applicants. Instead, the Committee planned to inquire with general and specific questions.

MOTION: Committee Member Hargrove moved to limit applicant presentations to three-minutes to be timed by Committee Member Kalman; Committee Member Maldonado/Stamos seconded. A vote commenced and the motion passed. VOTE:

AYES: Unanimous  
NOES: None  
ABSTAIN: None  
ABSENT: None

The time limit was not utilized. The following question and answer process continued to be engaging and responsive to Committee Members' questions.

Committee Chair Mendelson and Committee Member Hargrove explained two applications were designated ineligible from consideration by the FPUD General Manager. The remaining applicants and respective projects were identified at Attachment D to the September Agenda Package.

E. DISCUSSION REGARDING APPLICATIONS

There was minimal discussion about the extent to which the Committee had addressed specific issues with applications; Committee Chair Mendelson explained further discussions could take place at today's meeting.

Committee Chair Mendelson called for public comment, of which there was none.

Committee Chair Mendelson turned the meeting over to Committee Vice Chair Sterling to inquire of each Applicant the questions set out in Attachment E of the September Agenda Package. Vice Chair Sterling also guided further questions between individual Committee Members and Applicants. Each Applicant addressed a project's specific details by and through responding to questions. The discussions were fluid and in-depth, and specifically, but not limited to, included the following points:

1. Fallbrook Center for the Arts, Inc.: the 3 murals are in public spaces; there is no other public funding for maintenance.
2. Fallbrook Community Youth Baseball: will consider cool pavement; pavement can be completed in phases; leases property and is responsible for utilities.



3. Fallbrook Land Conservancy: the estimate for materials is primarily for lumber; the organization has taken on some of the prior responsibilities of Fallbrook Beautification.
4. Fallbrook Regional Healthcare District: hosts approximately 1300 visits per month; project will create a safe path and sidewalk; other improvement projects will continue side-by-side.
5. Fallbrook Riders, Inc.: the membership fee averages approximately \$180/single - \$250/family per year; issues with the weeds and creek impact the surrounding properties; Committee Member Hargrove offered to assist the organization to connect with other agencies who may be able to assist with clean-up efforts. A representative from the Fallbrook Land Conservancy also explained the Rider's field is used for a Land Conservancy event and that the Land Conservancy is a property that would benefit from the creek clean-up.
6. Fallbrook Sports Association: property is leased with 8 years remaining on the current lease; funds are also obtained by and through entrance fees; rents and advertising; hours of operation are from 3:00 p.m. to dusk with longer daytime hours during the weekend.
7. Fallbrook Trails Council: the trails provide for hiking, biking and horse-riding; hours of operation are seven days a week.
8. Fallbrook Village Association: some confusion in the budgets was further explained; an increase in maintenance expenses are included in the current application because of the cost of cleaning property used by the unhoused or illegal campers; discussion included that CBP does not fund "indirect" costs which may include utilities, insurance, rents or taxes; this matter will be further discussed with the FPUD General Manager.
9. Mission Resource Conservation District: since taking over the Mission Medians from Fallbrook Beautification, the applicant intends to engage in maintenance that will eliminate pests without negative impact to native wildlife and to better maintain the line of sight for vehicles using the road.
10. Wildlands Conservancy: discussion included the possibility of projects extending beyond a twelve-month period.

Committee Chair Mendelson thanked and acknowledged the applicants.

Six requested site visits were designated as set forth below. The CBP Committee will meet on September 19, 2024, at 3:00 p.m. to discuss the site visits.

<b>Organization</b>	<b>Committee Members</b>
Fallbrook Community Youth Baseball	Mendelson, Sterling & Redmond
Fallbrook Land Conservancy	Hargrove & Redmond
Fallbrook Regional Health Care District	Sterling & Redmond
Fallbrook Riders, Inc.	Maldonado/Stamos & Mendelson
Fallbrook Village Association	Hargrove & Marchand
Wildlands Conservancy	Kalman & Maldonado/Stamos

F. OCTOBER MEETING SCHEDULE

Since the next regularly scheduled meeting falls on a holiday, Committee Chair Mendelson suggested the October meeting be moved to a different day. Following discussion of calendar dates, the October meeting was scheduled for October 22, 2024 at 10:00 a.m.

IV. **WORK GROUP REPORTS**..... (ITEMS G-J)

- G. ADMINISTRATIVE PROCEDURES – No Report
- H. PROPOSAL DEVELOPMENT – No Report
- I. CONTRACT OVERSIGHT - No Report
- J. PUBLIC OUTREACH - No Report

V. **NEW BUSINESS** - None

VI. **ADJOURNMENT OF MEETING**

*Next meeting September 19, 2024 at 4:00 p.m.*

*Next regularly scheduled meeting October 22, 2024 at 10:00 a.m.*

Committee Members shall submit October Agenda items to Committee Chair Mendelson on or before October 11, 2024.

There being no further business to discuss, on a motion made by Committee Vice Chair Sterling; seconded by Committee Member Kalman, and passed unanimously, the Community Benefit Committee Meeting was adjourned at 11:38 a.m.

  
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Chair, Community Benefit Committee

ATTEST:

  
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Secretary, Community Benefit Committee