



**FALLBROOK PUBLIC UTILITY DISTRICT  
MEETING OF THE COMMUNITY BENEFIT PROGRAM COMMITTEE**

**MINUTES**

MONDAY, FEBRUARY 12, 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:

Jack Bebee, General Manager  
Ken Endter, Director of Subdistrict No. 2  
Don McDougal, Vice President, and Director of Subdistrict No. 4.  
Kelly Laughlin, Administrative Office Specialist

Also present: 14 people in attendance, and 2 persons attending via teleconferencing.

PLEDGE OF ALLEGIANCE - Committee Chair Mendelson led the Pledge of Allegiance.

ADDITIONS TO AGENDA PER GC § 54954.2(b) – One; added, L. Fallbrook Arts, Inc. to VI. COMMITTEE FEEDBACK TO APPLICANTS, (ITEMS H-K).

APPROVAL OF AGENDA

MOTION: Committee Secretary Marchand moved to approve the agenda, as amended, adding Fallbrook Arts, Inc. to the agenda at Section VI, L. Committee Member Hargrove seconded. A vote commenced and the motion passed. VOTE:

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

#### PUBLIC COMMENT

Committee Chair Mendelson called for public comment on non-agenda items. Elizabeth Leader, President of Fallbrook Arts, Inc., reminded Committee Chair Mendelson this organization had requested to be included on the agenda. While the agenda had previously been approved, as published, Committee Chair Mendelson added the agenda item and called for the above motion which adopted the agenda, as amended.

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

#### A. JANUARY 8, 2024 COMMUNITY BENEFIT PROGRAM COMMITTEE MEETING

MOTION: Committee Vice Chair Sterling moved to approve the January 8, 2024 FPUD CBP Committee Meeting Minutes, as presented; Committee Member Hargrove seconded. A vote commenced and the motion passed. VOTE:

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

### III. ACTION/DISCUSSION ..... **(ITEMS B-D)**

#### B. BOARD PROCEDURE

Committee Chair Mendelson addressed the procedures for the FPUD CBP meetings by explaining the Committee had previously adopted Roberts Rules of Order. (See Attachment A.) Within those Rules, there are informal procedures that promote the Committee's business meetings. Committee Chair Mendelson read a section of the Rules aloud which focused on the ability to discuss matters without a pending motion. There being no further discussion or objections, the Committee will proceed conducting its regularly scheduled meetings accordingly.

Committee Chair Mendelson also announced receipt of an email from Ross Pike, dated February 8, 2024, asking why the FPUD CBP Minutes do not list the names of each Committee Member's cast votes. (See Attachment B.) Committee Chair Mendelson explained that the Committee Members are appointed, not elected, officials. Because of the advisory nature of the Committee there is no requirement that specific votes be reported.

#### C. CONTRACT DEVELOPMENT

Committee Chair Mendelson introduced the funding and timing issues related to executing contracts for the Fallbrook Public Utility District's Board approved projects. Vice Chair Sterling opened discussion about revisions to the contract to include easements to secure ongoing public access. Discussion ensued and the Committee requested General Manager Jack Bebee to address questions about executing contracts and supervising projects.

General Manager Bebee explained that the current contract includes the approved provision addressing ongoing public access. Committee Chair Mendelson drew attention to the contract included in the agenda package at Attachment B, page 18, paragraph 9. General Manager Bebee explained legal counsel considered the provision protected the interests of ongoing public access.

General Manager Bebee answered questions, explaining that the Fallbrook Public Utility District Board is the party to the contract and that the contract is within the scope of the District. As such, the District will enforce the contract.

The Committee may consider easements for future contracts.

#### D. OVERSIGHT COMMITTEE PROPOSAL

Discussion ensued about the next steps to complete the necessary contracts for approved projects and ongoing supervision of compliance with each contract. General Manager Bebee and Director McDougal explained that Fallbrook Public Utility District resources remain available to the Committee, but expenses for resources will be charged to the Committee's funding budget.

Following discussion, the Committee formed a work group to execute contracts.

MOTION: Committee Member Kalman moved to form a contract workgroup, including Workgroup Chair, Secretary Marchand, and Committee Members Hargrove and Maldonado/Stamos; seconded by Vice Chair Sterling, A vote commenced and the motion passed. VOTE:

AYES: Unanimous

NOES: None  
ABSTAIN: None  
ABSENT: None

**IV. VERBAL PRESENTATION ..... (ITEM E)**

**E. FPUD BOARD MEMBER CONCERNS, DIRECTORS McDOUGAL AND ENDTER**

Directors McDougal and Endter addressed the written comments attached to the agenda package at Attachment C and provided the Committee with feedback.

Director McDougal stated that the Committee should not be bogged down in legal issues and the District's attorney has provided the Board with sufficient counsel. Further, the Board intentionally limited administrative costs by creating the Committee. The goal is to invest the funding directly into the community. Director McDougal also made points addressing disqualifying projects, supplementing other governmental funding and services, considering projects located on private property where there is a community benefit and that an appeal process may be advantageous.

Director Endter pointed out that the Committee should obtain clarifying information to avoid incorrect information weighing into any funding decisions. Further comments addressed supplementing funding where other government resources are also available, consideration of applications in full and not piecemealed, and that a reconsideration process may be advantageous.

**V. WRITTEN INPUT/COMMENTS RECIEVED ..... (ITEMS F-G)**

- F. FALLBROOK VILLAGE ASSOCIATION AND FALLBROOK ARTS, INC.
- G. FALLBROOK LAND CONSERVANCY

Committee Chair Mendelson addressed the application process feedback received per his prior invitation. Written comments and feedback received are included in the agenda package. Additionally, Fallbrook Village Association and Fallbrook Arts, Inc. submitted Suggested Improvements for Community Benefit Program, via email, dated January 23, 2024. (See Attachment C.)

Committee Chair Mendelson announced that the Committee would not entertain further comment beyond the written submissions. Additionally, the Proposal Development Workgroup will review all feedback received and previously discussed by the Committee. Following analysis, the Proposal Development Workgroup will present the feedback and propose changes and revisions to the existing application and funding process.

**VI. COMMITTEE FEEDBACK TO APPLICANTS..... (ITEMS H-L)**

Items H. through L.:

- H. FALLBROOK LAND CONSERVANCY (PALOMARES HOUSE PROJECT)
- I. FALLBROOK GEM AND MINERAL SOCIETY
- J. FALLBROOK VILLAGE PLAZA PARKING LOT PUBLIC SAFETY RENOVATION
- K. FALLBROOK SPORTS ASSOCIATION – INGOLD PARK
- L. FALLBROOK ARTS, INC.

Committee Chair Mendelson called for public comment. Karla Standridge and Mike Griffith made comments on behalf of the Fallbrook Land Conservancy and Fallbrook Village Association, respectfully. Elizabeth Leader made comment on behalf of Fallbrook Arts, Inc.

Committee Chair Mendelson and Proposal Development Workgroup Chair Hargrove explained the purpose for this agenda item was to provide application feedback to the requesting organizations. General and specific comments were made by several Members. Some of the comments explained the application must satisfy the Community Benefit Committee’s mission and that applications should be framed according to the Fallbrook Public Utility District’s Administrative Code, Article 23.

Committee Chair Mendelson thanked the public and Directors for their feedback and stated that the Committee has much work to do going forward.

**VII. PUBLIC OUTREACH – No Report**

**VII. NEW BUSINESS - None**

**VII. ADJOURNMENT OF MEETING – Next meeting March 11, 2024 at 10:00 a.m.**

There being no further business to discuss, on a motion made by Committee Member Maldonado/Stamos, seconded by Committee Member Kalman and passed unanimously, the Community Benefit Committee Meeting of the Fallbrook Public Utility District adjourned at 12:51 p.m.

  
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Chair, Community Benefit Committee

ATTEST:

  
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Secretary, Community Benefit Committee