

**FALLBROOK PUBLIC UTILITY DISTRICT  
BOARD OF DIRECTORS  
SPECIAL BOARD MEETING**

**MINUTES**

TUESDAY, APRIL 17, 2018  
1:30 P.M.

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

---

**I. PRELIMINARY FUNCTIONS**

**CALL TO ORDER / ROLL CALL / ESTABLISH A QUORUM**

President Gebhart called the special meeting of the Board of Directors of the Fallbrook Public Utility District to order at 1:30 p.m. A quorum was established with attendance as follows:

Board of Directors

Present: Milt Davies, Member (*left at 2:15 p.m.*)  
Jennifer DeMeo, Member  
Al Gebhart, Member/President  
Don McDougal, Member/Vice-President (*left at 3:15 p.m.*)  
Charley Wolk, Member

District Staff

Present: Arlene Prater, District Counsel  
Bruce Beach, District Counsel  
Jack Bebee, Acting General Manager  
Lisa Chaffin, Human Resources Manager (*arrived at 2:30 p.m.*)

**PLEDGE OF ALLEGIANCE**

President Gebhart led the Pledge of Allegiance.

**APPROVAL OF AGENDA**

**MOTION:** President Gebhart moved to approve the agenda as presented; Vice-President McDougal seconded. Motion passed; **VOTE:**

**AYES:** Directors Davies, DeMeo, Gebhart, McDougal, and Wolk  
**NOES:** None  
**ABSTAIN:** None  
**ABSENT:** None

## PUBLIC COMMENT

No members of the public requested to speak during Public Comment.

## ADJOURN TO CLOSED SESSION

The Board of Directors adjourned to Closed Session at 1:35 p.m. following an announcement by President Gebhart of Closed Session Items II.1., II.2., and II.3. President Gebhart stated Closed Session Item II.4. would not be discussed and is postponed to a special board meeting that will be scheduled.

## II. CLOSED SESSION

1. CONFERENCE TO PROVIDE DIRECTION TO REAL PROPERTY NEGOTIATORS PER GOVERNMENT CODE SECTION 54956.8

PROPERTY: SANTA MARGARITA RIVER PROPERTY (ABOUT 1,380 ACRES OF WILD WATERSHED LAND NORTH OF FALLBROOK AROUND THE SANTA MARGARITA RIVER PRESERVE)

AGENCY NEGOTIATORS: JACK BEBEE

NEGOTIATING PARTIES: THE WILDLANDS CONSERVANCY

UNDER NEGOTIATION: DISCUSSION OF ESSENTIAL TERMS NECESSARY AS A CONDITION PRECEDENT TO DETERMINATION OF PRICE AND TERMS OF PAYMENT

2. CONFERENCE WITH REAL PROPERTY NEGOTIATORS PER GOVERNMENT CODE SECTION 54956.8

PROPERTY: 1492 NORTH STAGECOACH LANE, FALLBROOK, CA

AGENCY NEGOTIATORS: JACK BEBEE, JEFF MARCHAND

NEGOTIATING PARTIES: BRUCE E. SCHWANDT, TRACEY L. SCHWANDT

UNDER NEGOTIATION: PRICE AND TERMS

3. CONFERENCE WITH LEGAL COUNSEL: SIGNIFICANT EXPOSURE TO LITIGATION, PURSUANT TO GOVERNMENT CODE SECTION 54956.9(D)(2)

ONE POTENTIAL CASE (CLAIM FILED MARCH 23, 2018)

4. PUBLIC EMPLOYEE APPOINTMENT PER GOVERNMENT CODE SECTION 54957

TITLE: GENERAL MANAGER

RECONVENE TO OPEN SESSION

The Board returned from Closed Session and reconvened to Open Session at 3:24 p.m.

REPORT FROM CLOSED SESSION (*As Necessary*)

President Gebhart announced there was no reportable action taken in Closed Session.

**III. ADJOURNMENT OF MEETING**

President Gebhart moved to adjourn the special meeting of the Board of Directors of the Fallbrook Public Utility District at 3:25 p.m.; Vice-President McDougal seconded. Motion passed unanimously by a vote of 5-0.

  
\_\_\_\_\_  
President, Board of Directors

ATTEST:

  
\_\_\_\_\_  
Secretary, Board of Directors