



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

**MINUTES**

MONDAY, JANUARY 8, 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 10:03 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: Twenty-five people in attendance, and one person attending via teleconferencing.

PLEDGE OF ALLEGIANCE – Committee Member Hargrove led the Pledge of Allegiance.

ADDITIONS TO AGENDA PER GC § 54954.2(b) – None

**APPROVAL OF AGENDA**

**MOTION:** Committee Vice Chair Sterling moved to approve the agenda, as published; Committee Member Redmond 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. None were received. Chair Mendelson continued to call for public comment throughout the action/discussion items.

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

**A. DECEMBER 11, 2023 COMMUNITY BENEFIT PROGRAM COMMITTEE MEETING**

**MOTION:** Committee Member Hargrove moved to approve the December 11, 2023 FPUD CBP Committee Meeting Minutes, as presented; Committee Member Kalman seconded. A vote commenced and the motion passed. **VOTE:**

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

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

**B. REVIEW OF APPLICATIONS BY COMMITTEE**

Committee Chair Mendelson announced eleven projects remain eligible for discussion and funding with the caveat that the FPUD CBP Committee may want to consider eliminating lower scoring projects from its discussion. Cumulative scores ranged from 92 to 34.

Committee Member Kalman recused on projects submitted by the Fallbrook Land Conservancy.

Proposal Development Workgroup Chair Hargrove announced one applicant, Fallbrook Trails Council, had withdrawn its application. Committee Chair Mendelson read an email from Lita Tabish, President of Fallbrook Trails Council, dated January 5, 2024, explaining that the environmental and engineering requirements would preclude timely completion of the project.

Vice Chair Sterling moved to limit funding discussions to those projects which received a cumulative score of 75 or more.

Discussion addressed the fact that there was no prior consensus for limiting discussion to a portion of the applications and projects. This limitation was not anticipated by at least some of the Committee Members during the scoring process.

MOTION: Committee Vice Chair Sterling moved to eliminate any project receiving a cumulative score less than 75 from discussion; Committee Member Maldonado/Stamos seconded. A vote commenced and the motion passed. VOTE:

AYES: Four  
NOES: Three  
ABSTAIN: None  
ABSENT: None

The above motion eliminated discussion on four projects submitted by Fallbrook Gem & Mineral Society, Fallbrook Land Conservancy, Fallbrook Center for the Arts and Fallbrook Village Association as specifically noted below.

Discussion continued about each remaining project in order of the highest applicant's cumulative score to the lowest score of 75. For each project, Proposal Development Workgroup Chair Hargrove announced (1) each applicant's cumulative score, (2) the funding amount requested, (3) the funding amount suggested within the scoring documents and (4) a summary of additional notes summarized from the Committee Members' scoring rubrics.

Discussion of the projects was in ranking order from the highest scoring project to the lowest scoring project. Each project is listed below in order as set forth in the meeting's agenda and not in ranking order.

- a. Fallbrook Beautification Alliance: South Mission Median Landscaping Maintenance

Score: 75  
Requested Funding: \$17,000  
Suggested Funding: \$13,500-16,000  
Notes: A portion of the funding request for insurance costs is ineligible.

MaryJo Bacik made public comment and explained that insurance costs were not included in the funding request.

Don McDougal made public comment as a private citizen, and not as a member of the Fallbrook Public Utility District's Board. He provided a history of the project site and negotiations for the project's continuing care.



Committee Chair Mendelson pointed out that the application's cover sheet indicated the applicant was seeking \$17,000.00 but that the supporting documentation demonstrated a request for \$16,000.00.

Committee Vice Chair Sterling moved to fund the project in the amount of \$13,500.00. There was no second to the motion.

MOTION: Committee Secretary Marchand moved to fund this project in the amount of \$16,000; Committee Member Kalman seconded. Following discussion, a vote commenced and the motion passed. VOTE:

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

MOTION: Committee Secretary Marchand moved to recommend this project for funding to the Fallbrook Public Utility District Board in the amount of \$16,000.00; Committee Vice Chair Sterling seconded. A vote commenced and the motion passed. VOTE:

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

b. Fallbrook Center for the Arts, Inc.: Birds of a Feather Arts Installation

This project received a score of less than 75.

c. Fallbrook Gem and Mineral Society: Lot Improvement, Fencing, Handicap Parking, Gates, Paving Striping

This project received a cumulative score of less than 75.

d. Fallbrook Land Conservancy: Save our Forest Treescape

Score: 92  
Requested Funding: \$22,720  
Suggested Funding: \$22,720  
Notes: None.

MOTION: Committee Vice Chair Sterling moved to fund this project in the amount of \$22,720 and to recommend this project for

funding to the Fallbrook Public Utility District Board; Committee Member Redmond seconded. A vote commenced and the motion passed. VOTE:

AYES: Six  
NOES: None  
ABSTAIN: None  
RECUSED: One  
ABSENT: None

- e. Fallbrook Land Conservancy: Palomares House & Park ADA and Security Improvements

This project received a cumulative score of less than 75.

- f. Fallbrook Land Conservancy: Los Jilgueros Preserve Safety and & Habitat Improvements

Score: 89

Requested Funding: \$68,680

Suggested Funding: \$24,000 - \$49,240

Notes: A portion of the funding request for equipment may be ineligible.

Susan Liebes, Fallbrook Land Conservancy Chairman, Karla Standridge, Fallbrook Land Conservancy Executive Director, Kristin Greene, Land Conservancy Board Member, and Wallace Tucker made public comments addressing the organization's mission and security issues.

Discussion ensued about funding for hand tools and security.

MOTION: Committee Member Maldonado/Stamos moved to fund the project in the amount of \$68,680; Committee Member Hargrove seconded. A vote commenced and the motion passed. VOTE:

AYES: Four  
NOES: Two  
ABSTAIN: None  
RECUSED: One  
ABSENT: None

MOTION: Committee Member Hargrove moved to recommend this project for funding to the Fallbrook Public Utility District Board in the amount of \$68,680.00; Committee Member

Maldonado/Stamos seconded. A vote commenced and the motion passed. VOTE:

AYES: Four  
NOES: Two  
ABSTAIN: None  
RECUSED: One  
ABSENT: None

g. Fallbrook Sports Association: Ingold Sports Park Parking Lot Sealcoating and Restriping

Score: 81

Requested Funding: \$35,000

Suggested Funding: \$32,975

Notes: Concerns about sustainability, that the property is privately owned and that a portion of the request is for projected costs because of possible inflation.

There was no public comment. However, Don McDougal explained that San Diego County owns the property which is leased to the applicant.

MOTION: Committee Member Maldonado/Stamos moved to fund the project in the amount of \$32,975.00; Committee Member Hargrove seconded. Following discussion, a vote commenced and the motion passed. VOTE:

AYES: Six  
NOES: One  
ABSTAIN: None  
ABSENT: None

MOTION: Committee Vice Chair Sterling moved to recommend this project for funding to the Fallbrook Public Utility District Board in the amount of \$32,975.00 and consideration that contractual terms shall insure public use of the project; Committee Member Redmond seconded. A vote commenced and the motion passed. VOTE:

AYES: Seven  
NOES: None  
ABSTAIN: None  
ABSENT: None

h. Fallbrook Trails Council: 60-foot Hiking Bridge over Rainbow Creek



This applicant withdrew its application.

- i. Fallbrook Village Association: Pico Promenade, Jackie Heyneman Park, Vince Ross Village Square, and Railroad Heritage Park Maintenance

Score: 91  
Requested Funding: \$36,200  
Suggested Funding: \$32,200  
Notes: A portion of the funding request to clean graffiti may be a cost covered by San Diego County's graffiti removal program; a portion of the funding has been sought via a separate application.

Jenna Gratz, Fallbrook Village Association Treasurer, made public comment explaining the San Diego County graffiti removal process and results. She explained that graffiti should be timely removed or additional graffiti takes place. Volunteers have removed graffiti in many instances.

Committee Vice Chair Sterling moved to fund the project in the amount of \$36,200.00 and to recommend this project for funding to the Fallbrook Public Utility District's Board. Committee Member Redmond seconded but because the motion was compound, Committee Vice Chair Sterling withdrew the motion.

MOTION: Committee Vice Chair Sterling moved to fund the project in the amount of \$36,200; Committee Member Redmond seconded. Following discussion, a vote commenced and the motion passed. VOTE:

AYES: Four  
NOES: Three  
ABSTAIN: None  
ABSENT: None

MOTION: Committee Vice Chair Sterling moved to recommend this project for funding to the Fallbrook Public Utility District Board in the amount of \$36,200.00; Committee Member Redmond seconded. A vote commenced and the motion passed. VOTE:

AYES: Six  
NOES: One  
ABSTAIN: None  
ABSENT: None

- j. Fallbrook Village Association: Fallbrook Village Plaza Parking Lot Public Safety Renovation – Phase 1

This project received a cumulative score of less than 75.

- k. Fallbrook Village Association: Railroad Heritage Park Construction Project

Score: 78

Requested Funding: \$83,000

Suggested Funding: \$27,666

Notes: The funding request seems inflated; there may be building code/permit issues; public access issues that need to be resolved via contractual terms.

Jenna Gratz, Fallbrook Village Association Treasurer, made public comment explaining the project has maintained compliance with San Diego County code requirements, that no permits are required and that the requirement all applicants include a prevailing wage factor inflates the cost. Ray Moosa made public comment explaining the project's mission and costs.

Committee Member Maldonado/Stamos moved to fund \$50,000 for the project, seconded by Committee Vice Chair Sterling. However, following the discussion, Committee Member Maldonado/Stamos withdrew the motion.

MOTION: Committee Member Maldonado/Stamos moved to fund the project in the amount of \$73,000 and consideration that contractual terms shall insure public use of the project; Committee Member Hargrove seconded. Following discussion, a vote commenced and the motion failed. VOTE:

AYES: Two

NOES: Five

ABSTAIN: None

ABSENT: None

MOTION: Committee Member Hargrove moved to fund the project in the amount of \$83,000; Committee Member Maldonado/Stamos seconded. A vote commenced and the motion passed. VOTE:

AYES: Five

NOES: Two

ABSTAIN: None



ABSENT: None

MOTION: Committee Member Hargrove moved to recommend this project for funding to the Fallbrook Public Utility District Board in the amount of \$83,000.00 and consideration that contractual terms shall insure public use of the project; Committee Secretary Marchand seconded. A vote commenced and the motion passed. VOTE:

AYES: Five

NOES: Two

ABSTAIN: None

ABSENT: None

I. Mission Resource Conservation District: Removal of Invasive Fountain Grass & Educational Pamphlets.

Score: 76

Requested Funding: \$9,600

Suggested Funding: \$6,000

Notes: The funding request to pay for pamphlets is not eligible for funding. Concerns about the adequacy of the application information and whether the CBP should fund government agencies.

Jackie Heyneman made public comment explaining the invasive nature of Fountain Grass and the process of removal. Later, during discussion, Jackie Heyneman also explained that the Fallbrook Land Conservancy considered applying for funding but requested the Mission Resource Conservation District's assistance in making the request.

Committee Vice Chair Sterling moved to not fund this project; seconded by Committee Member Kalman. However, following discussion, Committee Vice Chair Sterling withdrew the motion.

MOTION: Committee Member Hargrove moved to fund the project in the amount of \$6,000.00; Committee Member Maldonado/Stamos seconded. Following discussion, a vote commenced and the motion passed. VOTE:

AYES: Four

NOES: One

ABSTAIN: Two

ABSENT: None

MOTION: Committee Member Hargrove moved to recommend this project for funding to the Fallbrook Public Utility District Board in the amount of \$6,000.00; Committee Secretary Marchand seconded. A vote commenced and the motion passed. VOTE:

AYES: Four  
NOES: One  
ABSTAIN: Two  
ABSENT: None

Committee Chair Mendelson called for a ten-minute recess.

**IV. AFTER ACTIONS / LESSONS LEARNED..... (ITEM C)**

**C. PROPOSED PLAN:**

- a. Solicit Written Input/Comment from Public to be submitted prior to February 9, 2024 Committee Meeting

Committee Chair Mendelson addressed the audience and requested the public provide feedback, input, and suggestions for the next application process.

Committee Chair Mendelson announced an applicant may receive feedback at the February 2024 regular meeting agenda. Applicants interested in application and scoring feedback should email Committee Chair Mendelson on or before February 7, 2024 to request this agenda item.

Committee Chair Mendelson informed the FPUD CBP Committee and the audience that the next step in the funding process is to be added to Fallbrook Public Utility District's Board January 22, 2024, agenda. Correspondence reporting each recommendation passed at today's meeting will be sent to the Fallbrook Public Utility District's Board.

- b. Committee Members to commence discussion and development at March 4, 2024 Committee Meeting

Chair Mendelson requested that each Committee Member come to the next regularly scheduled meeting to discuss suggestions for modifications to the application and scoring process and oversight of projects currently approved for funding.

**V. WORK GROUP REPORTS ..... (ITEMS D-E)**

D. ADMINSTRATIVE FUNCTION WORKGROUP – No Report

E. PROPOSAL DEVELOPMENT WORKGROUP – No Report

**VI. PUBLIC OUTREACH**

Committee Member Kalman announced that the subject of today's meeting had been published in print and social media. Funding award public announcements will be deferred to the Fallbrook Public Utility District and are anticipated to be made following the District Board's action on the CPB Committee's recommendations.

**VII. NEW BUSINESS**

Committee Member Redmond suggested that one consideration for modifications to future application processes be inclusion of property titles and locations.

Committee Member Redmond announced the next Community Forum Meeting is scheduled for January 18, 2024 at 10:30 a.m. Committee Member Redmond will attend on behalf of the CBP Committee.

Committee Member Hargrove thanked the applicants and estimated that the CBP Committee had provided funding in the amount of \$265,575 during today's meeting.

**VII. ADJOURNMENT OF MEETING – Next meeting February 12, 2024 at 10:00 a.m.**

Committee Members shall submit January Agenda items to Committee Chair Mendelson on or before February 2, 2024.

There being no further business to discuss, on a motion made by Committee Member Redmond, seconded by Committee Member Kalman and passed unanimously, the Community Benefit Committee Meeting of the Fallbrook Public Utility District adjourned at 12:23 p.m.

  
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Chair, Community Benefit Committee

ATTEST:

  
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Secretary, Community Benefit Committee