

30 **CONSENT ITEMS:**

- 31 3. **REVIEW AND ACCEPT REGULAR BOARD MEETING MINUTES FOR MARCH 25, 2025**
- 32 4. **REVIEW AND ACCEPT WARRANT REPORT FOR MARCH 2025**
- 33 5. **REVIEW AND ACCEPT POLICIES & PROCEDURES:** There were no policy revisions for this meeting.
- 34 6. **REVIEW AND ACCEPT THE MONTHLY OPERATIONS ACTIVITY REPORT FOR FEBRUARY 2025**
- 35 7. **FIRST QUARTER 2025 CUSTOMER SATISFACTION SURVEY**
- 36 8. **WAIVE THE FULL TEXT READING OF ALL ORDINANCES**

37 President Shaw inquired whether there were any questions on consent items 3-8. There was
38 discussion on whether the monthly operations report and customer satisfaction survey need to be
39 brought to the Board monthly. After some deliberation, Vice President Egkan requested to keep the
40 operations report as a consent item, requesting staff provide a quarterly presentation of the materials;
41 there was no opposition. President Shaw then asked for a motion to approve the consent agenda. On
42 a motion by Director Pike seconded by Vice President Egkan, the motion to approve the consent
43 agenda passed unanimously.

44 **ACTION ITEMS:**

45 9. **RESOLUTION 2025-06 - DECLARATION OF EXEMPT SURPLUS LAND:** Chief McReynolds presented
46 Resolution 2025-06 to the Board, explaining the resolution is required in order to move forward with
47 the sale of a portion of the land at 315 E. Ivy St., Fallbrook CA to the County of San Diego. The property
48 is exempt from the Surplus Land Act because the potential transfer of land is from one public entity
49 (NCFPD) to another (County of San Diego). After staff submits a certified and executed copy of the
50 resolution to the California Department of housing and Community Development (HCD) for final
51 approval, the District will proceed with executing a purchase and sale agreement of the property to
52 the County. There being no discussion by the Board, Director Munson made a motion which was
53 seconded by Vice President Egkan, authorizing the adoption of Resolution 2025-06 declaring a portion
54 of the property at 315 E. Ivy Street, Fallbrook CA exempt from the Surplus Land Act. The motion
55 passed unanimously.

56 10. **OPTION AGREEMENT, PURCHASE AND SALE AGREEMENT, AND JOINT ESCROW INSTRUCTIONS FOR THE**
57 **SALE OF A PORTION OF 315 E IVY ST. FALLBROOK CA:** The District has been in active discussions with
58 the County of San Diego for several years regarding the sale of the baseball field portion of the property

59 located east of Fire Station #1 and east of the Fleet Service Center (the "Property"). The entire property
60 is identified by the San Diego County Assessor Parcel Number 103-233-23 and is approximately 5.08
61 acres. The Property that is the subject of the purchase/sale, which is located within the 5.08-acre
62 footprint, is approximately 3.05 gross acres (excluding the easement for the public right of way on Ivy
63 Street) and approximately 2.78 net acres (excluding an easement for a private road on the southern
64 portion of the property). The property is currently used as Zeke Weaver Memorial Field by the
65 Bonsall/Fallbrook Little League for its baseball field and related uses; the District has no strategic need
66 for this portion of the Property. The general terms of the proposed Purchase and Sale Agreement
67 (PSA) are as follows:

- 68 • The proposed purchase price is \$2,064,000, or approximately \$17.04 per net usable square
69 foot (based on 2.78 net acres; \$17.11 if based on 2.77 net acres). Additional costs include
70 professional consultant fees for broker and attorney work to prepare and review documents.
- 71 • The County will have six (6) month option period with a deposit of \$10,000
- 72 • Due diligence period for County investigation of property.

73 Upon adoption of the PSA buy the NCFPD Board, it is anticipated that the County Board
74 of Supervisors will consider the same. If both parties enter into the PSA, then the due diligence period
75 will begin. In addition to the above, the District and the County must comply with the Surplus Land Act
76 (SLA). The District will submit to HCD Resolution 2025-06 (adopted as item #9 of this meeting)
77 declaring the property exempt from the SLA.

78 A formal survey of the Property has not been completed. The District's civil engineer
79 calculated the area of the Property as 3.05 gross acres and approximately 2.78 net acres. The County's
80 civil engineer calculated the area as 3.04 gross acres and approximately 2.77 net acres. The PSA
81 references the County's calculations. Chief McReynolds and Counsel Steinke declared the money
82 from the sale of the Property will benefit the community at large, as funds can be used to enhance the
83 services provided by the District. Board discussion ensued. On a motion by Director Pike seconded
84 by Director Bartholomew, the motion to authorize Staff to execute the PSA and joint escrow
85 instructions for the sale of a portion of the land at 315 E. Ivy St., Fallbrook to the County of San Diego
86 passed unanimously.

87 11. FIRE STATION #3 RENOVATION AND EXPANSION CHANGE ORDER: Chief McReynolds presented the
88 construction change order to the Board, noting there were three items that needed to be addressed
89 that would increase the cost of the Fire Station #3 project: flood plain modifications, upgrades to the
90 electrical service which would allow for future electrical vehicle (EV) charging, and concrete work to
91 include response drive replacement at the station front driveway with changes to the return drive at
92 the rear of the station. Additional cost increase on these items came in at a total of \$442,251.84.
93 Brandon Hamlet of Erickson-Hall Construction stepped to the podium to explain further the details,
94 informing the Board these changes would extend the project four (4) months to accommodate the
95 expanded scope and enhancements. On a motion by Director Pike seconded by Director Munson, the
96 motion to accept the Fire Station #3 change order at an increased cost of \$442,251.84 passed
97 unanimously.

98 12. PUBLIC HEARING DATE/TIME CERTAIN APRIL 22, 2025 (5:05 P.M.) – FOR ESTABLISHMENT OF MUTLI-
99 YEAR FACILITIES AND EQUIPMENT PLAN FOR THE FIRE MITIGATION FEE (FMF) PROGRAM WITH ADOPTION OF

100 RESOLUTION 2025-05: President Shaw opened the hearing at 6:02 p.m. Chief McReynolds presented
101 Resolution 2025-05 to the Board, noting it is a requirement of the FMF Program. Chief McReynolds
102 informed the Board the County recently combined the participation and capital improvement plan
103 resolution into one document. The allocation of funding for Resolution 2025-05 details the breakdown
104 of funding for the Fire Station #3 and #4 project. President Shaw inquired whether there was any public
105 comment on agenda Item #12. There being no public comment, the public hearing was closed. Board
106 discussion ensued. On a motion by Director Pike seconded by Vice President Egkan, Resolution 2025-
107 05 passed with the following roll call vote: **Ayes**: Bartholomew, Egkan, Munson, Pike, and Shaw; **Noes**:
108 None.

109 13. PUBLIC HEARING DATE/TIME CERTAIN APRIL 22, 2025 (5:05 P.M.) – FIRST READING OF LOCAL
110 RESPONSIBILITY AREA ORDINANCE 2025-01: STATE FIRE HAZARD SEVERITY ZONES: President Shaw

111 opened the hearing at 6:15 p.m. Chief McReynolds presented the materials, explaining the State fire
112 Marshal is mandated by Government Code 51178 to identify levels of fire hazard based on consistent
113 statewide criteria and the expected severity of fire hazards. The State Fire Marshal must then make
114 recommendations of the zones to local agencies for their designation and adoption by ordinance
115 (information is provided at osfm.fire.ca.gov). President Shaw inquired whether there was any public

116 comment on agenda Item #13. There being no public comment, the public hearing was closed. On a
117 motion by Vice President Egkan seconded by Director Munson, the motion to accept Ordinance 2025-
118 01 at this first reading, holding a second hearing in May 2025, passed with the following roll call vote:
119 **Ayes:** Bartholomew, Egkan, Munson, Pike, and Shaw; **Noes:** None.

120 14. **FIRST QUARTER 2025 AWARDS - BOARD RECOGNITION:** Chief McReynolds acknowledged all
121 employees listed as candidates for the first quarter recognition program. On a motion by Director Pike
122 seconded by Vice President Egkan, the motion to award all employees listed for their outstanding
123 performance passed unanimously.

124 **LEGAL COUNSEL REPORT:** General Counsel Steinke reviewed the legal report which included a roundup
125 of proposed 2025 legislative initiatives.

126 ● **WRITTEN COMMUNICATION:** Information only; no action required.

127 ● **BOARD RECOGNITION PROGRAM:** Information only; no action required.

128 ● **STAFF REPORTS/UPDATES:**

129 ● **CHIEF McREYNOLDS:** Chief McReynolds informed the Board of the following items:

130 ○ Upcoming events include Firepalooza April 26, the Wildfire Symposium May 3, and a
131 Push-in ceremony for the new Type 1 engine will be April 29.

132 ● **CHIEF OFFICERS AND OTHER STAFF: BOARD CLERK CANPINAR:** Board Canpinar reminded the
133 Board the closing deadline for applications for District 5 Board of Director vacant seat will be April
134 25, 2025 at 4 p.m. So far, only one application has been received from Michael Reardon. **BC**
135 **HARRINGTON:** BC Harrington provided training and communications report updates, noting recent
136 equestrian training at REINS, and the new ability to use acquired structures in the jurisdiction for
137 training purposes when a contract has been executed. **FM FIERI:** FM Fieri provided community risk
138 updates, including the status on state mandated inspections, and noted the new housing
139 development Ocean Breeze in Bonsall has been given a 6-year extension. **HR MANAGER GOSS:** HR
140 Manager Goss provided staffing and promotional opportunity/testing updates and recruitment
141 efforts. **FINANCE MANAGER ROCHA:** Finance Manager Rocha advised a more comprehensive finance
142 report will be provided in May. **DC AUGUST:** DC August provided an update on facility projects, noting
143 the retaining wall at Station 2 has been completed and there are plans underway to improve the
144 Scout Hut along with its exterior landscape. The IT department plans to hold an E-waste event on

145 May 1 and the current group of Explorers will have their last training this weekend. **DFC MACMILLAN:**

146 DFC MacMillan thanked Staff for their hard work ensuring compliance when accepting grant monies.

147 ● **BOARD: DIRECTOR PIKE:** Director Pike provided information on his recent attendance to the

148 San Diego Regional Energy Academy and the San Diego Citizens Water Academy. **DIRECTOR EGKAN:**

149 Director Egkan provided an update to the Special Districts Advisory Committee, noting the Fallbrook

150 Regional Healthcare District is now represented.

151 ● **BARGAINING GROUPS: FF/PM LIAN:** FF/PM Lian thanked the Board for their ongoing
152 commitment to providing comprehensive employee health and wellness programs for employees.

153 ● **PUBLIC COMMENT:** There was no further comment.

154 **CLOSED SESSION**

155 At 6:55 p.m. President Shaw inquired whether there was a motion to adjourn to closed session. On

156 a motion by Vice President Egkan seconded by Director Pike there was no objection to

157 adjournment. President Shaw read the items to be discussed in closed session and open session

158 was closed. A short break ensued after the reading of the closed session items. At 7:07 p.m. the

159 Board entered closed session to hear:

160 **CS-1. ANNOUNCEMENT – PRESIDENT SHAW:**

161 **CS-2. PUBLIC EMPLOYEE PERFORMANCE EVALUATION (GOVERNMENT CODE §54957): FIRE CHIEF**

162 **CS-3. REPORT FROM CLOSED SESSION – PRESIDENT SHAW:**

163 ● **REOPENING TO OPEN SESSION:**

164 On a motion by Director Pike seconded by Vice President Egkan which passed unanimously, the

165 Board returned to open session at 7:49 p.m. and the following items were reported out to the public:

166 **CS-2. PUBLIC EMPLOYEE PERFORMANCE EVALUATION (GOVERNMENT CODE §54957): FIRE CHIEF -**

167 There was no reportable action.

168 **ADJOURNMENT**

170 A motion was made at 7:50 p.m. by Director Pike seconded by Director Bartholomew to adjourn the

171 meeting and reconvene on May 28, 2025, at 5:00 p.m., which motion carried unanimously.

172
173 Respectfully submitted,

174

175



176

Mavis Canpinar

177

Board Clerk

178

179

Minutes approved at the Board of Director's Meeting on:

180

5/27/25