

County of San Diego
Jacumba Hot Springs Community Sponsor Group
DRAFT Minutes for Special JCSG Meeting at 6 pm on April 18, 2022
Highland Center, 44681 Old Hwy 80, Jacumba Hot Springs, CA 91934

The April 18, 2022 JCSG meeting was called to order at 6:03 pm.

A. Roll call: Seat 1. Jacari Cousins (absent); Seat 2. Greg Curran (Vice-Chair); Seat 3. Cherry Diefenbach (Chair); Seat 4. Jeffery Osborne; Seat 5. Katrina Westley (Secretary). Public 36.

B. Pledge of Allegiance.

C. Approval of the draft minutes for the JCSG meeting held on Feb. 21, 2022. M//S to approve the minutes: Curran/Westley. Passed: 4-0-0-1 (Cousins).

D. Public Communications: Beatrice Bachmeier provided an update on the status of the Jacumba Arts Council and their ambitious plan to establish a fine arts and music center/school in the former Jacumba school facility which is now closed (and in an excess status). The Arts Council is looking for 15 volunteer members to join their group.

E. Action items:

1. The illegal dumping site at 42748 Old Highway 80. After more than a year of emailing County Code Enforcement and Supervisor Anderson's office, the Chair reported that unwanted appliances, mattresses, and vehicles, etc, have finally been removed near the former site of the Miller recycling operation along scenic Highway 80.

2. Regional Decarbonization Framework (RDF) update.

The Chair provided an update on the County's RDF plan that includes regulatory pathways designed to reduce/eliminate greenhouse-gasses (GHGs) in the areas of energy, transportation, and building systems.

Last November, JCSG submitted comments on the 332-page draft RDF document. Recently, the County released a 530-page RDF technical report (Attachment A to the RDF) which is currently out for public review. Below are County websites to review the draft document and find scheduled Zoom meeting dates on this topic. The deadline for public comments is May 31, 2022.

Zerocarbon.Lueg@sdcounty.ca.gov or <http://engage.sandiegocounty.gov/rdf>

The draft technical report does not reflect some earlier JCSG comments on RDF maps that show proposed locations for massive renewable facilities near Jacumba and Boulevard. It also uses a one-size-fits-all approach to electrifying buildings, etc.

Jeff Osborne comment: If Jacumba residents do not want the rural communities of Boulevard and Jacumba to become the designated dumping grounds for the majority of the County's renewable energy facilities, then they should submit that feedback to the County.

M/S to authorize the Chair to submit JCSG comments on the RDF technical report before the public review deadline: Curran/Osborne. Passed: 4-0-0-1 (Cousins).

3. Continued discussion of JVR community benefits.

a. Beatrice Bachmeier presented a preliminary proposal to use some of the benefit money for building an aquatic facility (adult pool, kiddie pool, and changing rooms, etc.) at our community park: She referenced the existing Community Park's 1989 major use permit which includes a proposed location for a 60 X 25 foot adult-use pool, a smaller children's pool, changing rooms and a pool equipment room. She graciously provided the JCSG with a copy of the permit for future reference. She did not have construction estimates for an aquatic facility in our park, nor any detailed plan that would show how the proposed pool facility would be operated and maintained.

Katrina Westley, a licensed San Diego County Parks and Recreation pool operator, provided some information about the estimated annual costs for maintaining the proposed pools that included: chemicals, filters, maintenance, a full-time pool operator's salary, liability insurance, etc. The annual cost for operating and maintaining an aquatic facility in the Jacumba Community Park may be as high as \$100K. Funding for pool operations and maintenance might partially come from pool membership fees and public day-use fees.

On the initial JCSG community benefits survey distributed in November 2021, only two responses identified a community swimming pool as a funding priority. Other things like trash collection (the number one priority), a medical clinic, etc. were mentioned by far more survey respondents as important community needs. However, at this JCSG meeting, there was a majority consensus from the people present that a pool facility in the park would be a huge community asset, possibly one that could improve local property values. A detailed plan that includes swimming pool construction costs and a sustainable funding source for pool operations needs to be developed. The Chair thanked Beatrice for bringing the concept of building swimming pools in the community park to the groups' attention.

b. Maureen Phillips provided an update on the on-going development of a Memorandum of Understanding (MOU) or Joint Powers Agreement (JPA) between the Jacumba Boulevard Revitalization Alliance (JBRA) and the County of San Diego Planning and Development Services (PDS) regarding the management of JVR community benefit funds. At the last JCSG meeting, the group approved the continued development of a MOU with JBRA as a community benefits manager until a unique non-profit foundation could be established to permanently manage Jacumba's community benefits program. After the suspension of the Ad Hoc Benefits subcommittee, the Chair enlisted Maureen's help to continue to formulate a draft fiscal sponsorship agreement and serve as a liaison with JBRA. At this point, it is not known whether PDS would be willing to support a MOU or JPA fiscal sponsorship option with JBRA. However, the elements as defined under a fiscal sponsorship agreement could ultimately be the basis for the by-laws and procedures of a new foundation. The Chair thanked Maureen for all her hard work on the potential agreement.

c. Mike Appelman presented a proposal for the establishment of a new Jacumba non-profit foundation whose mission would be to enhance the quality of life in Jacumba. The foundation's board of directors (BOD) would ideally be made up volunteers from the backcountry who have professional expertise in the areas of law, grant writing, building or construction, etc. who do not have a bias toward any local community group. Once established, the foundation's BOD would likely meet on a semi-annual basis to:

--provide for the direct management of \$3.55 million in JVR benefits money including the investment of benefit money with a fiduciary such as Vanguard.

--develop an annual budget that spends the growth of the investment funds.

--file all required tax documents with appropriate agencies.

--apply for federal, state, and county grants to fund new infrastructure, programs, activities, and scholarships within Jacumba as well as to fund the maintenance of existing facilities. Sources of new grant money could provide the community with a revenue stream in perpetuity.

--approve/oversee the expenditure of JVR community benefit grant requests based on project merit using the foundation's own benefits advisory committee or group. This advisory committee would screen grant requests received from Jacumba non-profit or non-governmental organizations or individuals for completeness and feasibility. The group would also ensure that all grant proposals are presented at JCSG meetings for the purposes of public transparency and community input before recommending grant approvals to the foundation's BOD.

Susan Graham question: What are the costs associated with creating a new non-profit foundation and who will pay the set-up fees? Answer: Mike Appelman is working with a JVR representative and he is hopeful that the company will agree to front the foundation's set-up fees at no cost to the community.

Rick Morrison question: How will advisory members to the foundation be chosen? Answer: They would be chosen from local community members by the BOD.

Susan Graham question: Would the foundation's BOD be compensated for their time? Answer: the framework for the foundation has not yet been built so it is unclear whether there would be compensation involved. It is hopeful that the BOD would volunteer their time.

Beatrice Bachmeier question: I don't see why a foundation is necessary... Why can't the benefit money be put directly into a JCSD account. Answer: CSD regulations allow for a limited scope of actions such as the safety of the community's water and maintenance of the park. The JCSD mission does not include the distribution of money to other non-profit groups for things like music classes, scholarships, etc.

JCSG Chair comment: At our last JCSG meeting, we approved the concept of establishing a unique foundation as one option for managing benefit funds. This option would provide transparency as any proposed project seeking funds would be placed on a JCSG agenda for community input before the foundation would consider its approval. Tonight, Mike has given us some more information about a foundation framework that might provide the community with a long-term solution. The JVR developer is looking for a consensus from community residents that they will support a unique foundation to manage benefit money before it potentially provides the startup money for that foundation.

M/S to support approve the establishment of a unique non-profit foundation that would manage and invest the \$3.55 million in undesignated JVR benefit money as well as seek additional grant money from federal, state and county agencies: Curran/Westley. Passed: 3-0-1(Osborne)-1 (Cousins).

Mike Appelman will provide a foundation update at our next meeting.

d. The Chair will request that a PDS representative attends our next sponsor group meeting. The representative should be prepared to discuss the procedures by which undesignated JVR community benefit money held for Jacumba in an escrow account could be moved or withdrawn, either under the conditions of a JPA, or directly to a Jacumba foundation tasked with managing benefits investment/expenditures, etc.

F. Group business/project updates, to include correspondence-discussion only:

1. Community Interface reports.

a. **Fire Safe Council (FSC).** The FSC will be hosting several FREE Community Chipping Days at a variety of locations. Volunteers are need to support their next chipping event on Saturday, May 21, from 8am to noon, at the JHS Community Park.

b. **JBRA (Revitalization).** The next Community Cleanup date is scheduled for Saturday, August 20, from 8-11 am at the Backcountry Resource Center in Boulevard. This event will not be collecting HAZMAT items.

c. **Highland Senior Center.** Mike Appelman provided an overview of the status of the Highland Center. SDG&E has recently offered to provide a contractor to make building improvements that would bring the building into ADA compliance. (There are compliance issues with exterior doors and bathroom doors.)

Lonna Marshall comment: SDG&E outreach is something that they do for the community on an annual basis. FYI, the kitchen service counter is two inches too low, another ADA compliance issue.

Bruce Larson comment: We should ask SDG&E to give us some batteries for the Center's solar panels.

The Highland Board is currently going through a legal process regarding the building lease and corporation status. It recently filed for Chapter 11 bankruptcy in federal court as a means to restore the corporation's status, reorganize the group's finances and pay back taxes estimated at more than \$3K. The Chapter 11 filing will allow for a graduated repayment of back taxes. In 2015, the Corporation lost its non-profit status and, as a result, there are associated penalties to be paid. The current Highland BOD is doing all they can with very limited resources to get their corporation operating again on a proper legal footing.

G. Adjournment:

The meeting was adjourned at 7:37 pm. The next JCSG meeting is scheduled for Monday, May 9, 2022 at 6 pm in the Highland Senior Center.

Approved: May 9, 2022