



AGENDA
ADVISORY BOARD OF DIRECTORS
REGULAR MEETING–HYBRID
Thursday, May 18, 2023, 6PM
Carmichael Park Clubhouse #2
Carmichael Park
5750 Grant Avenue
Carmichael, CA 95608

Via Teleconferencing, To Join:
<https://us02web.zoom.us/j/85196180419?pwd=ZTdmdUo0QjY1eUFwM0FtenBSai81Zz09>

Meeting ID: 851 9618 0419
Passcode: 128056

Directors: Carroll, Ives, Levine, and Ross

CALL TO ORDER

PLEDGE OF ALLEGIANCE

OATH OF OFFICE – Newly appointed Advisory Board Member, Joe Leavitt

ROLL CALL – *Includes provision for the Advisory Board to take action on a request of a board member to participate remotely under “emergency circumstances” due to a physical or family emergency.*

PUBLIC OPPORTUNITY TO DISCUSS MATTERS OF PUBLIC INTEREST WITHIN DISTRICT JURISDICTION NOT ON THE AGENDA - *Members of the public may address the Board on District topics for items not listed on this Agenda. It is a violation of state law for the Board to discuss or take action on non-agenda items. Board members may only briefly ask clarifying questions or refer matters to staff. Speakers are limited to three (3) minutes.*

CONSENT MATTERS:

1. **MINUTES**
April 20, 2023 – Regular Meeting
2. **FINANCIAL STATEMENT**
March 2023
3. **ACCOUNTS PAYABLE**
April 2023
4. **ACCOUNTS RECEIVABLE**
May 2023
5. **POP STAT REPORT**
April 2023

REPORTS:

- 1.* **ADVISORY BOARD MEMBER REPORTS (Advisory Board Members)**
Report on activities of interest to the District.
Proposed: Receive Presentation
- 2.* **STAFF REPORT (Blondino, Lofthus, Penney, and Perry)**
Report on current District operations, projects, and events.
Proposed: Receive Presentation

ACTION ITEMS:

1. LSCC UTILITIES AND SERVICE RATE STUDY (Penney)

Request for approval; presentation and review on utilities and service costs at the La Sierra Community Center.

Proposed: Approve Staff Recommendation

2. LSCC TENANT LEASE AGREEMENT WITH COUNTY OF SACRAMENTO, REGIONAL PARKS – THERAPUTIC RECREATION (TRS) (Blondino/Penney) - Continued from April 20, 2023

Recommendation to approve a new lease effective April 1, 2023 with County of Sacramento, Regional Parks – TR; delegate the District Administrator or designee to execute the Agreement. The new Agreement is similar to the current one which expired on March 31, 2023 and in hold over status, with the following differences:

Term: April 1, 2023 to March 31, 2028

Leased Premises: Suites 805, 810B, and 825B, approximately 1539.42 sq ft; TR also has nonexclusive access to the Suite 810A – Cypress Room and kitchen if available, at no additional charge

Rate: \$0.63/per sq. ft., representing Utilities and Services only; annual review to update as necessary based on their pro rata share of the annual Utilities and Service costs.

Rent for 2023: \$969.83/per month for Office and Storage space

Proposed: Approve Staff Recommendation

3. LSCC TENANT LEASE THIRD AMENDMENT WITH CALIFORNIA MONTESSORI PROJECT (CMP) (Blondino/Penney)

Recommendation to approve the Third Amendment to the tenant lease negotiated with California Montessori Project, Inc. (CMP); for an extended term of five (5) years; authorize the District Administrator or designee to sign and forward the Third Amendment for execution by the Sacramento County Board of Supervisors; which includes in the following changes:

Term: Extended term from July 1, 2023 to June 30, 2028;

Security Deposit: Updated to \$94,670.76, representing a \$14,577.25 additional deposit on file;

Monthly Lease Amount: Updated to \$94,670.76, representing a uniform rate of \$1.38 sq ft for all leased premises, effective July 1, 2023

Escalation: The annual escalator will be 3% effective each January 1, beginning with January 1, 2024.

Counterparts and Electronic Signature: New paragraph to clarify that all counterparts will be deemed as the same document; that electronic and scanned signatures will be deemed original signatures

Proposed: Approve Staff Recommendation

PRESENTATION ITEMS:

1.* BOND FUNDING DISCUSSION (Blondino)

Discussion on 2022 GO Bond activities.

Proposed: Receive and file.

UPCOMING PROGRAM AND EVENTS:

For Updates and Latest News on Program and Events, please visit the District Website: www.carmichaelpark.com

TIME AND PLACE OF NEXT MEETING:

1.* Regular Meeting –

Proposed: The next regular meeting of the Advisory Board of Directors is scheduled for Thursday, June 15, 2023, at 6:00 pm, in Community Clubhouse #2 at Carmichael Park and Via Zoom.

ADJOURNMENT

Posted on May 12, 2023 by:

Ingrid S. Penney, Administrative Services Manager for:
Clerk of the Advisory Board of Directors

*Denotes that there is no written report (applies to Reports, Action, and Presentation Items)

The Carmichael Recreation & Park District will provide reasonable disability-related modification or accommodation to a person with a disability who requires a modification or accommodation in order to participate in the meeting of the Advisory Board of Directors. Please contact our District Office (916) 485-5322 at least 72 hours before the meeting if you require such modification or accommodation.