

**CARMICHAEL RECREATION & PARK DISTRICT
MINUTES: ADVISORY BOARD OF DIRECTORS
REGULAR MEETING & PUBLIC HEARING
DECEMBER 20, 2007**

CALL TO ORDER

Call to Order: The regular meeting of the Carmichael Recreation & Park District Advisory Board of Directors was called to order at 6:00 PM by Vice Chairman Tateishi.

Roll Call:

Directors Present: Tateishi, Dover, Safford, Younger

Directors Absent: Berns

Staff Present: Harrison, Alvarado, Hansen, Kerth, Maddison, Murray, Penney, and Yarber

PUBLIC OPPORTUNITY TO DISCUSS MATTERS OF PUBLIC INTEREST WITHIN DISTRICT JURISDICTION:

Ray Klinefelter, Carmichael Area Tennis Club: Requested that the Advisory Board consider a Community Partnership Agreement with their Club. The proposal included: scheduled use of the Carmichael Park tennis courts for play, the Carmichael Park Clubhouse for monthly socials and meetings, and the use of District's mailing address for Club contact. He commented on the need for additional courts and better hitting board, and a "real" outdoor restroom at Carmichael Park.

Peter Tateishi, Advisory Board: Requested that the proposal be deferred to the January meeting when the Advisory Board may review and discuss.

CONSENT ITEMS:

1. **MINUTES**
November 15, 2007 – Regular Meeting
2. **FINANCIAL STATEMENT**
September 30, 2007
October 31, 2007
3. **ACCOUNTS PAYABLE**
November 30, 2007
4. **ACCOUNTS RECEIVABLE**
November 2007
December 2007

Motion #1

M: Younger; S: Dover – The Advisory Board voted to approve the consent items, as presented.
UNANIMOUS VOTE OF THOSE PRESENT; ABSENT: Director Berns.

CORRESPONDENCE: Received and filed.

1. The Hansens – Letter and Response
2. Carmichael Dog Park Society – Letter and Response
3. Felix Smith – Letter and Response
4. Ca. Association of Recreation & Park Districts – Awards Program Information

ACTION ITEMS:

1. SALARY SCHEDULE FOR PART TIME EMPLOYEES

Motion #2

M: Safford; S: Dover – The Advisory Board voted to approve the January 2008 Part Time Salary Schedule Adjustment, as presented. UNANIMOUS VOTE OF THOSE PRESENT; ABSENT: Director Berns.

TIMED MATTER – PUBLIC HEARING 6:15 PM

2. DRAFT CARMICHAEL RECREATION AND PARK DISTRICT MASTER PLAN (Harrison)

Staff Presentation:

Jack Harrison, staff: Provided a summary of the process used in developing the Draft Master Plan which has taken place over the last 13 months and has included surveying the community and a second survey to property owners, meeting with residents, and conducting public workshops and meetings. The Draft Master Plan presented is the third version which has evolved with input from the Community, District staff, and the Advisory Board and which reflects park industry standards and best practices.

The Plan includes an implementation strategy which was developed after a property owner survey was conducted to gauge support for a tax measure. The answer received from the survey was that while the Community supported neighborhood parks and an aquatic center, it was not willing to support a tax measure. The District does not have sufficient resources to accomplish these objectives without other sources. The Draft Master Plan implementation strategy includes the concept of that if the District is unable to find other revenue sources, that selling some surplus, undeveloped park land in order to generate sufficient funds to develop the park site(s) is an alternative. This strategy was included in the 1984 District Master Plan and is the model for a recent project, Patriots Park. A portion (two acres) of the park site was surplus and the proceeds of the sale are being used to develop the remaining four acres.

The next steps in the Master Plan process, following the Advisory Board approval include CEQA and Sacramento County Board of Supervisors review and approval to be heard on January 30, 2008. If the Board of Supervisors approves then the District would contract with park planning consultants to prepare plans for neighborhood park development.

Regarding the Carmichael Pool, a study was conducted in 2002 which primarily focused on the aquatics building which houses the offices, locker room, and pool equipment. Staff is recommending to contract with a consultant for an update that includes an evaluation of the pool.

Jack introduced Susan Banes, SCI, representing the firm that conducted the property owners' survey regarding a tax measure to implement the Master Plan and Jerry Dragoo, MIG, the consulting firm that developed the Draft Master Plan.

MIG Presentation:

Jerry Dragoo, MIG: Addressed the Advisory Board regarding the Draft Master Plan, the purpose of which was to provide a road map and long range plan for providing park and recreation services, to assist the District with policy development and provide technical information for reference purposes.

The Plan includes a needs assessment which was obtained through input from various sources and which identified three main priorities; new parks, aquatics, and renovating existing parks. Outside sources are needed to address the improvements, commonly through additional taxes because grants are not viable. Nine different implementation strategies were considered in addressing how to fund the needed improvements. The majority included a tax assessment. Another option was included in the previous Master Plan adopted 24 years ago which broached the subject of selling land and using the proceeds to develop the remaining portions. While not the first option, in order to move forward with the Plan, there is sufficient land at each undeveloped site for a neighborhood park by selling a portion and developing the remaining portion. To address aquatics, the District could raise a portion of the funds needed through donations and then solicit community support for a tax measure for the remaining need.

The public hearing was opened for public comment.

Public Comment:

Milo Gardner, Resident: Schweitzer Grove Nature Area - Not in support of signage being located at San Juan and Sumter out of concerns for traffic impact and safety. Expressed he does not want to have a parking lot. Feels that an excessive amount of trees were removed; suggested that they were removed in preparation for a parking lot.

John Butler, Resident: Schweitzer Grove Nature Area – Concerned about parking and traffic congestion; felt lied to at previous meetings because of the recommendations in the draft master plan.

Joan Komaromi, Resident: Schweitzer Grove Nature Area – Presented a letter and addressed her concerns regarding the nature area; disapproves of a parking lot on site and additional signage; indicated that plenty of parking exists at the neighboring church.

Colleen Butler, Resident: Schweitzer Grove Nature Area – Not supportive of a parking lot on the site or a sign at San Juan and Sumter. Stated that there are five entrances; therefore, why not place five signs.

Chris Johnson, Resident: Schweitzer Grove Nature Area – He and disc golf users are not supportive of a concrete parking lot.

Sheila Johnson, Resident: Schweitzer Grove Nature Area – Questioned how many days parking is an issue, advising that occurrence is minimal, once a month or during disc golf tournament use. Opposes a parking lot, instead wildlife should be encouraged. Opposes a sign at San Juan/Sumter for safety reasons.

Gordon Carleton, Resident: Cardinal Oaks Park – Glad to see the dog park proposal removed from the Plan. Opposes additional parking along El Camino, due to ongoing security issues. Expressed a need for more security monitoring of the park and for a “real” outdoor restroom. Suggested that the District consider other options for the pool, such as La Sierra Community Center pool.

Blake Nordahl, Resident: Capra Park – Expressed concern regarding notification and survey process. Questioned the option of selling park land; doesn't want to see additional housing on small lots. Requested that the Advisory Board consider continuing the Draft Master Plan in order to provide better notice re: selling land.

Betsy Weiland, Resident: Sympathized with the District and shared her disappointment that the

Carmichael residents would not support a tax measure; however, concerned about selling park land, especially in light of population density and future needs.

Jack Harrison, staff: Responded that a neighborhood park typically serves the population within a half mile radius; that the Plan addresses the current and future population needs, that sufficient land is available to develop even if a portion is sold in order to develop the remaining portion.

Betsy Weiland, Resident: Questioned whether the people surveyed knew of the consequences if there was not sufficient support for a tax measure.

Jack Harrison, staff: Responded that three amounts were surveyed and that not even the lowest amount garnered support.

Karen Borman, Resident, Affiliation with Kiwanis – Indicated that she was saddened by response of the Community, especially about the aquatics center; that we need a place for children; that exercise is important.

Craig Moyle, Resident, Carmichael Colony Neighborhood Association, President - Recommended continuance of the Plan; expressed concerns regarding the survey because it didn't include enough information re: range, context, or consequences; questioned the timing of the meeting five days before Christmas and the outreach efforts. Suggested that the Advisory Board consider establishing a committee to develop a long term strategy for implementation; he would be willing to serve on such a committee.

Richard Kemmler, Resident: Concurred with Craig Moyle.

Richard Barnes, Resident: Capra Park – Made observations about the timing of the survey; suggesting that it was obvious that money is tight due to the downturn in the economy. Felt that the District should try again in the future. Stated that there are always more projects than money; that once land is gone, it is gone forever; that once developed, improvements, replacement and repairs will be needed.

Bill Wilk, Resident: Questioned who approves the Master Plan?

Jack Harrison, staff: Replied that the Advisory Board approves first and then forwards the recommendation to the Sacramento County Board of Supervisors for adoption.

Bill Wilk, Resident: Questioned whether it would move forward without Advisory Board approval.

Jack Harrison, staff: Replied "No," staff makes a recommendation to the Advisory Board, the Advisory Board then votes. It moves forward only after the Advisory Board approves.

Bill Wilk, Resident: Expressed that his main concern is that once park land is gone, it is gone forever.

Keir Furey, Resident: Stated that he is against any plan to sell any park land, once gone, gone forever. The Community will never be able to get it back. He would rather pass on improvements and leave the parks undeveloped. Fifteen years ago, he was concerned about land sold to a developer to put in a road (Arboreta); that it would encourage its future sale. The board reassured him that no land would be sold. He stated that selling park land should not be a part of any park plan.

Mike Fleshman, Resident: Supportive to repair the pool and pave the roads in Carmichael Park. Suggested that the District ask the residents for the money.

PUBLIC HEARING CLOSED: 7:15 PM

Open Discussion with Advisory Board and Staff:

Dave Younger, Advisory Board – Indicated that the District is faced with a difficult decision; that the surveys were thorough and the response was a resounding “no” to raise taxes for parks. The District has done everything to inform the residents about the meetings; that the Advisory Board does not hide. That the District has a responsibility to provide park and recreation services to the Community. The lack of funding has made this very difficult. The District has been left with few choices; to sell portions in order to develop the remaining. This alternative was included in the Master Plan over 24 years ago. With no funding, the District is left with the choice to leave land vacant or to provide developed park land.

Barbara Safford, Advisory Board – Concurred with Director Younger; that the District has a responsibility to address its undeveloped land and improvements and maintenance to existing parks.

Jerry Dover, Advisory Board - Expressed thanks to the residents for their concern and participation; that as a resident, living near Jan Dr., he views selling land as a last resort. Felt that it was too bad that the residents were not involved two years ago to see this process work with the neighbors around Patriots Park.

Peter Tateishi, Advisory Board – Being involved in the master plan process over the last year+, he was extremely disappointed with the survey results, needing 60% but not even getting 50% was disheartening; not even for \$4/month for a \$48/year assessment; to spend \$120,000 for a Plan and survey and get those results. He shared his dream to have places to jog and for a child to play. The District has to look at the next 10 years. He believes that from the example of the Palm Ave Site, “Patriots Park” that what we get is well worth it, better than having nothing; limiting a site to 4.5 acres by selling 8-9 to get a neighborhood park. The people of Carmichael have demonstrated that they are not willing to pay. The District does not want to sell park land, but selling land has to be an option. This Plan is not a bad plan. He indicated that we will continue to look at any options and help get neighbors engaged to make this happen to move forward.

Dave Younger, Advisory Board – Addressed the Schweitzer Grove Nature Area and Cardinal Oaks, the residents should not be worried with little money to fund improvements, the District is left with selecting smaller projects. If parking becomes burdensome at Schweitzer then a parking lot is an option. He reassured the Community that the District has not done anything intentionally to stage a parking lot. The District views the Schweitzer Grove Nature Areas as an asset for the whole Community.

Jerry Dover, Advisory Board – He indicated that the District will not be in any position to immediately start selling off parcels of park land.

Jack Harrison, staff – Provided the process that the District would pursue before selling any land, as follows: each undeveloped site would undergo a planning process with neighborhood involvement and input; a master plan/development plan would be developed then a determination made of estimated development costs; then the District would be in a position to determine how much if any land would need to be sold in collaboration with the neighborhood.

Motion #3

M: Safford; S: Younger – The Advisory Board voted unanimously to approve the Draft Master Plan, as presented; to forward the recommendation to the Sacramento County Board of Supervisors for adoption; that District Staff hire a consultant, in an amount not to exceed \$20,000, to provide an evaluation of the Carmichael Pool and building. UNANIMOUS OF THOSE PRESENT; ABSENT: Director Berns.

PRESENTATION ITEMS:

1. PATRIOTS PARK (Harrison)

Staff provided a status update on the Patriots Park. The construction drawings are at the County going through a final review with a target date of February 8, 2008 to go out to bid on the construction contract. Staff is working with the adjacent developer to get a written commitment for the street improvements. If the District has to pay for the street improvements, we may be faced with alternates for phasing a portion of the development plan. This may be offset by the bids received, as the construction industry has slowed down.

Jack acknowledged Howard Schmidt in the audience and expressed appreciation to Supervisor Peters and to Howard for their assistance with the Patriots Park project and support of the District programs, particularly their attendance at the recent Tree Lighting event.

2. FRIENDS OF CARMICHAEL PARKS

Staff indicated that responses for invitation to be nominated are due back by January 4, 2008. The volunteers will be contacted to see if they would consider serving for a different purpose. The nominations would be reviewed by the Ad-hoc committee and recommended to the Advisory Board.

3. STAFF UPDATES

Tracy Kerth shared highlights of the recent Tree Lighting event and acknowledged the maintenance staff for their assistance.

Keith Maddison provided an update on the IES project completion and Kids Hang Out project permit. He indicated that with the slow down in construction industry, on the KHO project, a quote that he believed would have been \$10,000 was only \$2,000.

4. ADVISORY BOARD MEMBER REPORTS

Director Dover provided an update on the Fair Oaks Blvd. Corridor Committee; recommendation to go to the Sacramento County Board of Supervisors by February 2008.

Director Tateishi introduced Mike Koerner, a former Advisory Board Member, seated in the audience. Also, he requested that starting with February, that board members reserve the first and third Thursdays of the month for the next four months.

NEW BUSINESS – None to report

FUTURE AGENDA ITEMS/UPCOMING EVENTS:

1. Quarterly Work Plan-January
2. Friends of Carmichael Parks Committee Appointments-January
3. District Personnel Policy-January
4. Fulton El Camino RPD Law Enforcement-January
5. All Staff and Advisory Board Annual Meeting – December 21, 2007 – 11:00 a.m.

TIME AND PLACE OF NEXT MEETING:

1. REGULAR MEETING

Proposed: Thursday, January 17, 2008 - 6:00 pm in Community Clubhouse #2 at Carmichael Park

RECESS TO CLOSED SESSION

- 1. Public Employee Discipline/Dismissal/Release**
Pursuant to California Government Code §54957

RECONVENE TO OPEN SESSION - CLOSED SESSION REPORT

Re: Public Employee Discipline/Dismissal/Release - Staff was given direction.

ADJOURNMENT: The Advisory Board adjourned the meeting at 8:20 PM.

Sincerely,

Ingrid S. Penney
Administrative Services Manager

APPROVED BY:



BONNIE BERNS
CHAIRMAN OF THE BOARD

ATTESTED BY:



CELESTE VAN ALSTYNE
CLERK OF THE BOARD