



AGENDA
ADVISORY BOARD OF DIRECTORS
REGULAR MEETING–HYBRID
Thursday, September 21, 2023, 6PM
Carmichael Park Clubhouse #2
Carmichael Park
5750 Grant Avenue
Carmichael, CA 95608

Via Teleconferencing, To Join:
<https://us02web.zoom.us/j/84510846280?pwd=ckJMVTVBdjFNejFGRDUvK3BjTDVmQT09>

Meeting ID: 845 1084 6280

Passcode: 046163

Directors: Carroll, Ives, Leavitt, Levine, and Ross

CALL TO ORDER

PLEDGE OF ALLEGIANCE

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**
August 17, 2023 – Regular Meeting
2. **FINANCIAL STATEMENT**
July 2023
3. **ACCOUNTS PAYABLE**
August 2023
4. **ACCOUNTS RECEIVABLE**
September 2023
5. **POP STAT REPORT**
August 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. CONSTRUCTION MANAGEMENT SERVICES, CONTRACT #23-0006 (Blondino/Penney)**
Recommendation to approve Contract #23-0006 with Cumming Management Group, Inc., for Construction and Project Management Services for the 2022 General Obligation Bond CIP Program; to recommend the Contract #23-0005 to Sacramento County Board of Supervisors for approval and delegation authority to the District Administrator or designee to execute the Agreement, which includes the following terms:

Term: November 1, 2023 to October 30, 2025 with two, 2-year options to renew
Amount: Not to exceed \$1,161,601, for initial term and extended term options, which includes a Contingency; Contingency released with Advisory Board of Directors authorization or delegated authority
Proposed: Approve Staff Recommendation

- 2. LSCC TENANT NEW LEASE WITH MONTESSORI CHILDRENS SCHOOL (MCS) (Blondino/Penney)**
Recommendation to approve a new tenant lease negotiated with Montessori Childrens School, Inc. (MCS); a term of five (5) years; forward the new lease to the Sacramento County Board of Supervisors for approval and delegation authority for execution by the District Administrator or designee; which includes in the following:
Term: December 1, 2023 to November 30, 2028
Security Deposit: \$6,482.77, representing \$1,048.51 additional deposit on file.
Monthly Lease Amount: \$6,482.77, base rent of \$6,124.02 for Suite 170 and a land lease with Utilities and Services for a Modular Classroom/Trailer; the addition of paved and unpaved land lease of \$0.075/sq ft for paved and \$0.05 for unpaved land lease, effective December 1, 2023.
Escalation: The annual escalator will be 3% effective each January 1, beginning in the third year.
Counterparts and Electronic Signature: New paragraph to in this lease; 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 FUND DISCUSSION (Blondino)**
Discussion on the 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, October 19, 2023, at 6:00 pm, in Community Clubhouse #2 at Carmichael Park and Via Zoom.

RECESS TO CLOSED SESSION

1.* LIABILITY CLAIM

Claimant: Xiao Ming Hu, Shengwei Zhu
Pursuant to California Government Code §54956.95
Agency Claimed Against: Carmichael Recreation and Park District

RECONVENE TO OPEN SESSION

ADJOURNMENT

Posted on September 18, 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.