

**CARMICHAEL RECREATION AND PARK DISTRICT
MINUTES: ADVISORY BOARD OF DIRECTORS
MAY 21, 2020 REGULAR MEETING**

Directors: Borman, Carroll, Dax-Conroy, Judd, and Rockenstein

CALL TO ORDER: The regular meeting of the Carmichael Recreation and Park District Advisory Board of Directors was called to order at 6:01 p.m. by Chairman Rockenstein.

ROLL CALL:

Directors Present: Borman, Carroll, Dax-Conroy, Judd, and Rockenstein
Directors Absent: None
Staff Present: Blondino, Lofthus, Penney, and Perry

PUBLIC OPPORTUNITY TO DISCUSS MATTERS OF PUBLIC INTEREST WITHIN DISTRICT JURISDICTION ON ITEM(S) SCHEDULED NOT ON THIS AGENDA ONLY. –

Joan Komaromi addressed the Advisory Board re: the goats at Schweitzer Grove Nature Area. She was amazed at what they could do; great success, lots of fun, worthwhile and hopes that the District will consider using them again.

DISCUSSION:

1. CORRESPONDENCE DATED MAY 13, 2020

Don Hall addressed the Advisory Board re: a Memo from Don and Marie Hall re: Farmers Market at Carmichael Park. He discussed location and management; concerns about heat, disc golf, loss of vendors and participants. Requested reconsideration of location.

Chair Rockenstein shared that after reviewing their memo he went out to observe the market. He felt that rain and COVID-19 affected the turnout on 5/17. The Advisory Board is vested in keeping the Farmers Market going with consideration for the health and safety of constituents and protection of District assets.

Director Carroll mentioned that the market at Sunrise Mall is held in the parking lot on the asphalt during the summer too. Mr. Hall agreed; however, the Saturday market hours are earlier. The Carmichael Park market hours allow church goers to come after services.

Administrator Blondino shared that the District has been flexible; reviewed and considered making changes to the layout/traffic flow and operations (dog policy). Shared his concern re: the long-term impact to the health of trees and turf. The District has already lost one mature tree and about to lose a second.

Director Carroll indicated that the Food Trucks have been moved from turf area to the asphalt because of the compaction issue. PSM Perry spoke of the impact to turf and sprinkler care and maintenance.

Mr. Hall acknowledge the Food Trucks but mentioned that they operate in the late evening.

It was the consensus of the Advisory Board to keep the course, look for ways to optimize; mitigate damage to soil and trees; encouraged Farmers Market to continue work with District Staff.

REPORTS:

1.*ADVISORY BOARD MEMBER REPORTS (Advisory Board Members)

Report on activities of interest to the District

Director Carroll thanked PSM Perry for scheduling firebreaks at Jan Park.

Director Conroy is enjoying walking in Carmichael Park. It's become like a neighborhood park.

2.*STAFF REPORT (Blondino)

Administrator Blondino shared a PowerPoint Presentation (attached) on current District operations, projects; highlighting District activities and accomplishments despite the impact of COVID-19.

ACTION ITEM:

1. LA SIERRA COMMUNITY CENTER LEASES

Main address: 5325 Engle Road, Carmichael, CA 95608

ASM Penney made a presentation and recommendation to approve a Lease Addendum with MCS Preschool dba Montessori Children's School; to recommend approval for temporary delegation authority to the District Administrator to evaluate tenant requests involving operations and monthly rental payments, negotiate and execute amendments for leases normally executed by the Board of Supervisors;

- A. Chautauqua Playhouse, Inc. – A non-profit, performing arts theatre group leasing Suite 110; a total of 6,122 sq. ft. Staff recommending approval for delegation authority to District Administrator to amend lease normally approved by the Board of Supervisors.
- B. Sacramento Fine Arts Center – A non-profit, visual arts leasing gallery and office space at 5330 B Gibbons Ave., Carmichael, CA; a total of 7,097 sq. ft. Staff recommending approval for delegation authority to District Administrator to amend lease normally approved by the Board of Supervisors.
- C. Living Smart Foundation – Farmers Markets, leasing office and storage space in Suite 820 and 820A, a total of 770 sq. ft. Staff recommending to *deferring the Addendum pending further review and report back*. While drafting the Addendum, Staff discovered that their non-profit status was revoked, pending the filing of documents; therefore, the District cannot execute an Addendum with Living Smart until their status is resolved.
- D. MCS Preschool Inc dba Montessori Children's School – A CA Corporation providing preschool services, leasing Suite 170, 3,711 sq. ft. with approximately 1,500 sq. ft. of asphalt space within the adjacent enclosed fenced area; 960 sq. ft. portion of property/footprint for a modular classroom/portable trailer with an additional 4,128 sq. ft. of shared outdoor space.; recommend retroactive approval for the Addendum to reduce monthly rent by 30% for total monthly lease rental of \$4,045.39 for April and May 2020.

Following the presentation, the item was discussed by the Advisory Board and then opened for public comment. After discussion, questions, and comments, the following motion was made:

Motion 1

M: Carroll S: Borman – The Advisory Board voted to approve the Lease Addendum for MSC Preschool, as presented; for the Lease Addendums normally approved by the Board of Supervisors, recommend delegation authority to the District Administrator granting temporary authority to approve short-term retroactive amendments (180 days or less) to tenant agreements that adjust operating requirements, and/or abate or defer fees and rents payable to the District on the basis recommended, as deemed practical and necessary, to assist tenants that are suffering material financial losses as a result of the recent Coronavirus (COVID-19) pandemic. Unanimous.

Vote:

Ayes: Directors: Conroy, Judd, Borman, Carroll, and Rockenstein

Noes: Directors: None

Abstain: Directors: None

Absent: Directors: None

Recused: Directors: None

Vote: 5/0/0/0/0

PRESENTATION:

1* DISTRICT WIDE MASTER PLAN UPDATE

Presentation by Gates + Associates regarding planning goals and strategy. (attached) Gates team to provide additional logos for branding the process.

UPCOMING PROGRAM AND EVENTS:

For more information about these and other program and events, please visit the District Website: www.carmichaelpark.com.

TIME AND PLACE OF NEXT MEETING:

1. Regular Meeting

The next regular meeting will be held Thursday, June 18, 2020 at 6:00 pm, Community Clubhouse #2 at Carmichael Park

ADJOURNMENT – The meeting was adjourned at 8:12PM.

Respectfully submitted,

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

APPROVED BY:

ATTESTED BY:

MICHAEL ROCKENSTEIN
CHAIRMAN OF THE BOARD

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