

**CARMICHAEL RECREATION AND PARK DISTRICT  
MINUTES: ADVISORY BOARD OF DIRECTORS  
JANUARY 24, 2013 SPECIAL MEETING**

**Directors: Arredondo-Carroll, Borman, Dax-Conroy, Rockenstein, and Younger**

**CALL TO ORDER:** The special meeting of the Carmichael Recreation and Park District Advisory Board of Directors was called to order at 6:04 p.m. by Chairman Rockenstein.

**ROLL CALL:**

Directors Present: Borman, Dax-Conroy, Rockenstein and Younger  
Directors Absent: Arredondo-Carroll  
Staff Present: Harrison, Kerth, Maddison and Penney

**PLEDGE OF ALLEGIANCE –** Chairman Rockenstein led the Pledge of Allegiance

**PUBLIC OPPORTUNITY TO DISCUSS MATTERS OF PUBLIC INTEREST WITHIN DISTRICT JURISDICTION ON ITEM(S) SCHEDULED ON THE AGENDA – none**

**ACTION ITEMS:**

**1. CARMICHAEL PARK RESTORATION PROJECT**

Administrator Harrison said the Foundation is to the point that they need to be sure they and the Advisory Board are on the same page regarding the project. Staff has put together information and the Foundation Chairman Peter Tateishi is present to discuss this project. At the last Foundation meeting “what if” scenarios were discussed, such as what if only part of the money needed is raised. Letters are being mailed to some area residents who might be potential donors, asking for their opinion of the proposed projects.

Peter Tateishi said the Foundation found the money to hire a consultant to see if there is interest in the capital campaign. If there is sufficient interest, they will move on to the second phase. If they get the pledges, they would like to make sure the District is willing and able to borrow against the pledges to move forward on the project.

Director Younger asked if there is any guarantee the pledges will be paid. Tateishi said they would have the donors’ pledges, but the best way to make sure they are paid is to have the project underway.

Tateishi introduced Ken Hall from the Foundation. Hall said he was looking forward to an exceptional campaign and he believes it can be done.

Tateishi said each person on the potential donors list is a local resident who would see the benefits of the renovated Carmichael Park every day.

Director Younger asked if all names on the list are from Carmichael. Tateishi said at present they are focused on Carmichael area residents. They are waiting to see what the potential donors say. There will be no solicitation now. They will be asked about their priority and given information about what is available. They are trying to find out if this project is viable and feasible and whether this is something the potential donors could support.

Ken Hall said Supervisor Peters is very important to this campaign and her participation is key. The first phase of polling some community residents will help determine whether this is a pool campaign, a park campaign, or a pool and park campaign. The pledges would eventually take place over a three year period.

Director Younger asked if the Foundation needs a decision at this meeting.

Tateishi said they are not looking for a decision on what the project will be. What they are asking is whether the District, if the money is pledged and raised, has a way to turn the first pledges into action.

Director Younger asked whether the District is ready to commit to borrowing funds

for an aquatic center. Administrator Harrison said the District can borrow the money but would have to look at overall impact – how much to borrow and for how long.

Ingrid Penney presented current long term debt obligation and estimates for various amounts and periods of time, with “worst case” scenarios.

Administrator Harrison said it would take about a year to do the plans and specifications and obtain permits. Another 18 months would be needed to do the actual construction.

Director Younger asked what happens if they don’t reach the pledge threshold.

Tateishi said they would not even start if they cannot raise enough. The Foundation believes the funding can be raised. They are not asking the District to come up with the rest of the funds.

Hall said first they need to raise about \$2.5million during the first “silent campaign” or there is no point in going forward. They should know quickly whether they will be able to go forward.

Tateishi said they don’t know what the passion of potential donors could be, and they may be only interested in one thing. They will find this out during this phase of their campaign.

Younger asked if all those being asked for their opinions are long term Carmichael residents. Tateishi said yes, they are.

Administrator Harrison said at this time we are removing the old pool as an eyesore and potential safety hazard.

Tateishi said by the time the demolition is done, the Foundation should have an idea if they are going to recommend proceeding.

Director Younger agreed they need to get rid of the old pool and clean up the area.

Administrator Harrison said right now they would treat it as what it is, area restoration. They could put an article in the paper that the District is demolishing the old pool and restoring the area for public use.

Chairman Rockenstein agreed that this was a good idea.

Tateishi said from a Foundation standpoint, they would rather the District didn’t put in anything permanent to leave it open to put the pool back.

Administrator Harrison said there is no plan to put in anything permanent beyond turf. Staff can craft an article that would be informative without making any commitments regarding an aquatic center.

Director Borman asked if the District would need to take out a loan to get the project going while the pledges come in. Tateishi said yes, we need to be able to say the Park District is willing to finance the project if the pledges are adequate.

Chairman Rockenstein said the Advisory Board needs to decide whether to give the Foundation Board the go-ahead and whether the District would be willing to borrow money for the project to start.

Director Younger said he was in favor of going forward with this. His concerns would be potential indebtedness and adding more indebtedness. He wants to be sure the District is back on level ground with salaries and so forth, that they have had to cut back on. He wants to be sure it is a sure thing before they proceed.

They would need to have at least 50% of the funds in hand before they go forward to take out a loan. He wanted to know how the Board of Supervisors would think about taking on additional debt.

Tateishi said Supervisor Peters is 100% behind this project.

Chairman Rockenstein said he was also concerned. These capital improvements are necessary, but ongoing costs are a concern and whether the District could cover the interest on those loans.

Director Younger said there would be an inadequate revenue stream to cover all the operating expenses of an aquatic center.

Chairman Rockenstein asked if it would help if the Advisory Board has a liaison on the Foundation Board. Tateishi said someone from the Advisory Board is welcome to participate. Currently they have former Advisory Board members and

Administrator Harrison.

Director Younger asked if the Foundation Board's interest would dry up if the pool was not part of the project. Tateishi said no, they are now a multi-project group. That will never go away. They are committed to showing the Carmichael community that this is a good organization to give money to and that they can accomplish large projects.

**Motion 1**

**M: Conroy S: Borman Motion to proceed with the demolition of the pool and associated buildings because it is an eyesore and potential liability. This motion supersedes the previous motion approving the project.**

**Unanimous vote of those present. Absent: Carroll**

Tateishi said the Foundation Board will meet again after the consultant is ready to give his report. This should happen by March. Once the consultant gives the Foundation a report, the Foundation will report back to the Advisory Board.

**TIME AND PLACE OF NEXT MEETING:**

**1. Regular Meeting**

Proposed: Thursday, February 21, 2013 at 6:00 pm, Community Clubhouse #2 at Carmichael Park

**ADJOURNMENT** – The meeting was adjourned at 7:30 pm.

Respectfully submitted,

Betty Phillips  
Administrative Secretary

APPROVED BY:

ATTESTED BY:

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MICHAEL ROCKENSTEIN  
CHAIRMAN OF THE BOARD

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BETTY PHILLIPS  
Administrative Secretary  
Clerk of the Advisory Board of Directors