CARMICHAEL RECREATION AND PARK DISTRICT
MINUTES: ADVISORY BOARD OF DIRECTORS
JANUARY 30, 2014 SPECIAL MEETING

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

CALL TO ORDER: The regular meeting of the Carmichael Recreation and Park District Advisory Board of Directors was called to order at 6:00 p.m. by Chairman Rockenstein.

ROLL CALL:

Directors Present:	Arredondo-Carroll, Borman, Dax-Conroy, Rockenstein and Younger
Directors Absent:	None
Staff Present:	Smith, Kerth and Maddison
Staff Absent:	Penney – excused absence

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. RESOLUTION CP01302014-01

Administrator Smith: On January 22, 2014, the Sacramento County Board of Supervisors approved the Advisory Board's recommendation to conduct proceedings for a Landscape and Lighting District to fund the District operations, security, and capital improvements. The Board of Supervisors delegated authority to the Advisory Board to form the assessment subject to a favorable vote of the majority of the property owners in the selected area(s) of the District and that the Advisory Board becomes the governing body for its formation.

The first step in this process is for the Advisory Board to initiate proceedings for the formation of a Landscape and Lighting District with the distinctive designation of "Parks Maintenance and Recreation Improvement District." Resolution CP01302014-01 identifies general improvements and services which the assessment will undertake and designates SCI Consulting Group as the Engineer of the work for the proceedings and the preparation of and Engineer's Report. The Engineer's Report will be addressed at a special meeting on February 6, 2014. The Advisory Board will have an opportunity to approve or modify the report and conduct a public hearing prior to directing than an election is conducted.

Staff recommended that the Advisory Board adopt Resolution CP01302014-01, initiating the proceedings for the formation of a Parks Maintenance and Recreation Improvement District and designate SCI Consulting Group as Engineer of Work for purposes of these proceedings and preparation of the Engineer's Report.

Director Younger asked Susan Barnes from SCI to explain the process.

Barnes said the Board of Supervisors has designated authority to the Advisory Board. This first Resolution will start the proceedings to form a Parks Maintenance and Recreation Improvement District and designate SCI as the Engineer of Work.

Barnes said next week the Advisory Board will address another Resolution regarding specific plans and specifications for improvements, the estimated costs of improvements, the proposed boundaries of the new District and the assessment per parcel. They will also set the date of the public hearing, which will be 45 days after the ballots are mailed out. SCI will then tabulate the ballot. If approved, the Advisory Board will need to pass another resolution to levy property.

Director Younger asked if there was any leeway on the 45 days.

Barnes said the rule is at least 45 days. Leeway can be up to about 52 days in case something unforeseen happens. This also allows some extra time to get ballots in. No ballots are counted until the public hearing is held. The ballots will be mailed to a CPA firm

in Walnut Creek. The current proposed time frame is to mail the ballots on February 24 and propose the hearing for April 17.

Ken Hall – Member of the CRPD Foundation Board – He said he was looking forward to a successful campaign on this issue. He is on the committee working on the educational campaign and he has two concerns: 1) the proposed "no sunset" clause and 2) the acceleration clause of 2.75%. He believes that these combined may cause opposition. Within Proposition 13 is a 2% cap on property taxes. The proposed 2.75% combined with infinity term in his opinion raises potential opposition. He didn't know personally of any opposition at present, however. He urges dropping the accelerator clause.
He also addressed the capital improvement list. Ninety percent of the projects are deferred maintenance. It's hard for the committee to identify this to the community. They do believe the additional security is something they can present. Deferred maintenance is not an added benefit. One item – the pool – received a lot of attention in the community. Although the pool will not happen, he believes a water feature is very important. It would be nice if they could say there will not be an aquatic center but there will be a water feature for the children, which would be something additional they can present to the community.
Director Younger asked Hall if he was proposing eliminating both the sunset clause and the escalator. Hall said he advises picking one or the other, but not both.
Director Younger said he hoped it could be ongoing, because if it does not continue, security funding would stop.
Hall said it's a very fast escalator. He asked that they not do continuous and an accelerator. He would like to see some kind of cornerstone water feature that can later be part of a larger aquatic center.

Joan Komaromi – She is concerned that when the consultant first came they said it would be best to do this ballot in the spring. It still seems that spring would be a better time to do this.
Director Younger said that one of the District's challenges is competition. The Fire District is planning a ballot as well, but the District is going first. The Board would have preferred to go later, too.

Director Younger said Mr. Hall made some good points, but their list of desired projects is much larger than the list they are looking at presently. The items on their list are not exciting, but they are hoping to get donations or other funds to do an aquatic center later. He is not in favor of limiting the term. He would be more inclined to reduce the inflation factor.
Administrator Smith said he had new information, and would like to put the escalator and proposed term of the assessment on the agenda for the next meeting. Chairman Rockenstein directed the Clerk to put these two items on the agenda for the next meeting.

<u>Motion 1</u>
M: Carroll S: Borman – The Advisory Board voted to: Approve Resolution CP01302014-01 to initiate proceedings for the formation of a Parks Maintenance and Recreation Improvement District and designate SCI Consulting Group as Engineer of Work for purposes of these proceedings and preparation of the Engineer's Report.
Unanimous vote

2. CITIZENS OVERSIGHT COMMITTEE

Administrator Smith: He said he felt this issue was worth having a re-discussion.
Director Carroll said she feels this got moved up very fast. She would like to head off as much opposition as possible. An oversight committee appears to be a standard and customary practice.
Chairman Rockenstein asked if Mission Oaks Park District has a citizens' oversight committee. Administrator Smith said, yes, they do – and so does Sunrise Park District.
Director Younger said he was originally very concerned about the issues the District might have. He has now come to believe that a citizens' oversight committee is something the District should do, but make it simple. The audit and public meeting are still important. There is flexibility in how it is set up, the number of seats on the committee and so forth.
Barnes said sometimes it can be difficult – getting people to serve, for instance. The Engineer's Report can say there will be an oversight committee and then after the ballot

passes decide the make-up and how often to meet, etc. It's another layer and can give property owners more comfort.
Barnes said almost all assessments have an escalator, usually tied to the CPI (Consumer Price Index). She said they have never experienced any opposition to the escalator being tied to the CPI. Most property owners understand prices and costs go up.
Director Younger asked if the Advisory Board orders the audit on the assessment funds and their use.
Barnes said yes, and the oversight committee could present it at the public meeting.

Joan Komaromi – Do other park districts have an audit plus an oversight committee?

Administrator Smith said the audit is required by law. He didn't think it would be hard to get an oversight committee together.
Chairman Rockenstein asked Ms Komaromi if she would be interested in serving on the oversight committee. She said she would be willing to serve.

Motion 2
M: Younger S: Carroll – The Advisory Board voted to: Incorporate a Citizens Oversight Committee to assist in the administration of the Benefit Assessment District.
Unanimous vote

3. INITIAL CAPITAL IMPROVEMENT LIST FOR BENEFIT ASSESSMENT

Administrator Smith: The Facilities Committee met with Staff on January 15 to review, discuss, and recommend an initial list of capital improvements to be funded through the proposed benefit assessment. This list will assist with the preparation of the Draft Engineer's Report, scheduled for the Advisory Board February 6 agenda.
The proposed assessment could finance projects on a pay-as-you-go basis or support debt service for a future bond issuance. The County Debt Officer has indicated that $5.4million would be available initially to help finance improvements should the District decide to pursue bond financing. If this amount was available up front, Staff recommended setting aside $300,000 for contingency with the remaining $5.1million used to fund capital improvements.
The Facilities Committee reviewed a list of initial renovations and new projects totaling approximately $7.3million, with a shortage of about $2.8million. Reductions and eliminations were made, leaving a revised balance of $33,000. The revised suggested initial list of capital improvements are divided into three categories: 1) Under $500,000 Renovations, 2) New Projects under $500,000, and 3) New Projects over $500,000. He noted that any projects over $500,000 have to be run by the County.
Chairman Rockenstein asked what the $5.4million was based on. Administrator Smith said it was the twenty year bond.
Director Younger said they had talked about delaying a bond to the second year. He asked if that was built in. Administrator Smith said no. Mission Oaks did everything pay-as-you-go. If the District does that, they don't have to pay interest on a bond.
Chairman Rockenstein asked what the estimated first year receipts would be. Administrator Smith said it would be approximately $666,000, but with $200,000 taken off the top for the rangers and maintenance, $446,000 would be available for projects.
Director Conroy said she didn't see rangers on the proposed project list.

Administrator Smith said the $5.1million is after the rangers are paid for.
Director Younger said if no bond was taken out, the District could do projects as the money becomes available. Administrator Smith said they could do that. They do have to build what they put on the list, but there is no time line.
Barnes said they want to consider that the public needs to see benefit from this.
Director Younger said if they wait for a few years to bond, they have already gotten rewards from the first funds.
Administrator Smith said it's important to have something to show the community right away that affects the community.
Chairman Rockenstein said most people are not going to be excited about pavement or parking.
Director Younger pointed out that the Dog Park is not mentioned on the list because it is being paid for in this year's budget and not part of the benefit assessment. He said there was too much on the plate originally. They are hoping to put aside things like the Skate Park and Band Shell that people might donate for to put their names on. The survey came back very low on the pool, but it might be good to put money back in for a spray park.
Administrator Smith said Carmichael Park is the jewel in the community. A spray pad is not usually put in the main park. He was not sure it could be put in and left – it would probably have to be demolished later as part of an aquatic center. Maybe a spray feature could be put into a neighborhood park.
Director Younger said he didn't like to commit money to something like that in neighborhood parks when no interest has been shown.
Director Carroll asked if the projects identified what would be done in the neighborhood parks. Administrator Smith said yes, that's how the amounts for each park were determined.
Director Younger said they have this list of projects. What happens when they have built everything on the list?
Barnes said these will be listed as initial projects, plus a list of the types of things the District can spend the money on. It's designed to give flexibility to decide what other things are selected. The Engineer's Report will be updated every year with what is finished and what is next.
Director Borman asked if someone doesn't live near one of these parks, is there something new for them? There are people who are not directly affected by neighborhood parks.
Chairman Rockenstein said he wants to keep the special event space.
Director Conroy said people will not get this list. They need to indicate more. The community will not know that even their neighborhood park will be positively impacted. The list can be modified later if donor money is received to pay for something on it. Fun and exciting things are needed on the list. She said the list needs a water feature and she would like to see a skate park.
Barnes said this list is incorporated into the Engineer's Report. The ballot would list projects but without any dollar amounts. The public will be informed what their money will pay for. She said she will be working with Administrator Smith on the level of detail that will be shown on the list.
Director Younger said he didn't want the list to get too detailed.
Director Borman said the public wants to know what their park will get.
Administrator Smith said they can spell out some of what is planned for each park. What they are shooting for is to show that the majority will see some benefit.
Director Younger said each park plan is listed in the District-wide Master Plan.
Barnes said what is on the ballot should match what is on the Engineer's Report. Later on, more projects can be added to the list after the projects you promised have been completed.
Chairman Rockenstein said the biggest selling items seem to be neighborhood parks, security and special events space.
Director Carrol said the walking path in Carmichael Park is also a selling point.

Director Younger said he liked the strategy of paying for this without bonding. But if they work on this for a couple of years and then bond, the District could end up with $2million more and could do something else, like a spray park.
Administrator Smith said they could put in that they would build a spray park in year five.
Director Younger asked if they have to say they are going to bond.
Barnes said no, they do not.
Director Younger asked if it matters if one of the items is not built with the assessment money but is built with donor funds instead. Barnes said no, doesn't matter as long as it gets done.
Director Younger wanted to add the spray park back into the list.
Director Conroy said in trying to meet the most need to the public, it would be worth it to put in a small spray park.
Director Younger said they don't have to say how much they will spend on it right now. The Foundation thinks they can raise funds to cover some of this.
Chairman Rockenstein said they also have to think of the maintenance and security connected to a spray park. If it is done at Carmichael Park it would have to be put into the Master Plan.
Administrator Smith said they could add things to the list but they have to do what is on the list.
Chairman Rockenstein said he thought the spray park should be added to the list.
Director Younger said day one after this passes, they will have to sit down and decide which funding method to use.

Joan Komaromi – She lives near Schweitzer Grove. She lives closer to Fair Oaks. She said if the District wants that neighborhood to vote, they need to think about more than Carmichael Park.
Director Younger asked how much the funding from the Benefit Assessment covers for Schweitzer Grove.
Maddison said it covers pretty much everything they had planned to do.
Komaromi emphasized that the neighborhood wants a bridge. Maddison said that it's included.

Motion 3
M: Younger S: Conroy – The Advisory Board voted to: Approve the Facilities Committee recommendations regarding the initial capital improvements list and cost estimates to be funded through the proposed benefit assessment, as presented, with the addition of a spray park in Carmichael Park.
Vote: Yes: 4 No: 1
Motion carried

TIME AND PLACE OF NEXT MEETING:

1. Special Meeting
Proposed: Thursday, February 6, 2014 at 6:00 pm, in Room 800 at the La Sierra Community Center at 5325 Engle Road.

2. Regular Meeting
Proposed: Thursday, February 20, 2014 at 6:00 pm, Community Clubhouse #2 at Carmichael Park

ADJOURNMENT – The meeting was adjourned at 7:50 p.m.

Respectfully submitted,

Betty Phillips
Administrative Secretary

APPROVED BY:

ATTESTED BY:

_____
MICHAEL ROCKENSTEIN
CHAIRMAN OF THE BOARD

_____
BETTY PHILLIPS
Administrative Secretary
Clerk of the Advisory Board of Directors