



COLLINSVILLE AREA RECREATION DISTRICT
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SPECIAL MEETING MINUTES

OCTOBER 24, 2017

The Special Meeting of the Board of Park Commissioners of the Collinsville Area Recreation District was called to order by President Ronald Jedda at 6:32 PM, October 24, 2017 at the district office, 10 Gateway Drive, Collinsville, Illinois.

The roll was called with the following commissioners answering present: Mark Achenbach, Jeanne Lomax, Aaron Wright and Ronald Jedda.

Staff present include: Kimberli DeRossett, Jessica Jader and Jill Rice.

District attorney James Craney was present as well.

SPEAKERS FROM THE FLOOR

Jedda opened the floor for speakers from the floor.

The first speaker from the floor was Jim Grobmeier. He voiced concerns from the City of Collinsville meeting on October 23. He recommended that when two government entities are interfacing, the representatives be cordial and not nitpick about things. He added that CARD has a bad reputation to begin with and some of the previous boards had a bad reputation. Rehashing the past does not help. A public forum is not a place to bring up problems of the past. He went on to note that the community is watching and the board sets the representation for what people think about CARD.

CONSENT AGENDA

There were no consent agenda items.

EXECUTIVE DIRECTOR & STAFF REPORTS

There were no executive director or staff reports.

OLD BUSINESS

The item regarding Ordinance #17-7, an ordinance regarding petitions to disconnect certain territories from CARD, was removed to allow for signatures to the ordinance.

NEW BUSINESS

There were no new business items.

FOR THE GOOD OF THE DISTRICT

Jedda opened the floor for the good of the district.

Lomax noted that she went to Bonfire & Hayrides at Willoughby Farm. It was great and there were a ton of people there. It was a beautiful night.

OTHER BUSINESS

A motion was made by Achenbach, seconded by Lomax, to go into Closed Session for the purpose of discussing the employment, compensation, or dismissal of specific employees, purchase or sale of real property, and litigation. (5 ILCS 120/2§ 1, 5, 6, 11).

Those voting AYE were Achenbach, Lomax, Wright and Jedda. None voted NAY. Motion passed.

The Board adjourned to CLOSED SESSION at 6:36 PM.

The Special Meeting of the Board of Park Commissioners of the Collinsville Area Recreation District was called to order in OPEN SESSION by Jedda, October 24, 2017 at 7:08 PM at the district office, 10 Gateway Drive, Collinsville, Illinois. Commissioners present were Achenbach, Lomax, Wright and Jedda. Staff present included DeRossett, Jader and Rice. District Attorney James Craney was present as well.

A motion was made by Achenbach, seconded by Wright, to approve the contract lease agreement for the operation and management of Arlington Greens with Arlington Greens LLC and authorizing the president of CARD to execute said agreement.

Achenbach explained the details of the agreement. The park district will continue to own the golf course. There is an agreement with Arlington Greens LLC which, under a different name, manages Spencer T. Olin in Alton, Rock Springs and Rolling Hills Golf Courses. Two of those golf courses are municipally owned by the City of Alton. In the big picture, Arlington Greens LLC will be paying CARD per round of golf. The larger savings for the taxpayers isn't necessarily from the payment per round, but the cost avoidance for the park district. Things like the course maintenance CARD currently pays will be paid by Arlington Greens LLC. They are responsible for operating and maintaining the course. He added they did some numbers and think they will save about \$140,000 a year, which is a big deal for the taxpayers. The non-debt levy is in the \$1.2 million range. This is about 10% of our non-debt tax levy.

Jedda added it is a 30 year agreement. A ten year with renewal periods. Over the 30 year period, we are looking at property tax savings to the taxpayers of almost \$4.2 million. CARD does not anticipate, nor does Arlington Greens LLC, that there will be significant changes in rates. Arlington Greens LLC is very cognizant of the marketplace for golf. Right now the marketplace in this area is very difficult to raise rates substantially. He thinks we will see that the rates are going to be pretty well the same for at least the immediate future. He expects that the key personnel at the golf course will continue to be there. They were instrumental in helping get the golf course to where it is at this point. He went on to note that while the agreement is being signed today, the transition is expected to take place on January 1, 2018. He also added he thinks it is a very good situation/agreement for the taxpayers, golfers and residents of the area. There will be cost savings. He added that if you happen to play golf on January 2, he doesn't think you are going to notice anything substantially different throughout the next year.

Grobmeier asked if they will honor the discounted resident rate at the golf course. Jedda stated they don't expect there to be any significant changes in the rates. Arlington Greens LLC recognizes there are a lot of other golf courses and if rates are raised, people can go elsewhere.

Achenbach added there are no restrictions on Arlington Greens LLC in terms of the rates. He went on to note that the board as well as Arlington Greens LLC, is interested in the golf course succeeding because the payments the park district receives is based on the number of rounds. Everybody has the same interest, to keep the rates reasonable so they can maximize the amount of play.

Jedda added that Achenbach and he spent a lot of time working on this agreement. He wanted to personally thank Craney, the attorney, because he spent a tremendous amount of time working with Arlington Greens LLC's attorney and the bond attorneys.

Wright added that the per-round fees being paid to CARD are earmarked for the bonds. Once the golf bond is paid off, it is subsequently earmarked for other CARD bonds. So a future board will not be able to reach into that escrow account to spend the money elsewhere.

Lomax added that the funds from selling Arlington Greens LLC the equipment, \$20,000 annually for the next five years, will go directly to the bonds.

Roll was called with the following commissioners voting AYE: Achenbach, Lomax, Wright and Jedda. None voted NAY. Motion passed.

No further business coming before the commissioners, a motion was made by Wright, seconded by Lomax, the meeting be adjourned. Those voting AYE were Achenbach, Lomax, Wright and Jedda. None voted NAY. Motion passed.

The meeting stood adjourned at 7:18 PM.

Respectfully Submitted,

Kimberli DeRossett, Recording Secretary

Date