

## COLLINSVILLE AREA RECREATION DISTRICT

### REGULAR MEETING MINUTES

OCTOBER 18, 2011

The Regular Meeting of the Board of Park Commissioners of the Collinsville Area Recreation District was called to order by President Mary Ann Bitzer at 8:38 P.M., October 18, 2011 at the district office, 10 Gateway Drive, Collinsville, Illinois. Following the Pledge of Allegiance the roll was called with the following commissioners answering present: Andrew Carruthers, David Tanzys, Joan Burke, Spike Bryant, and Mary Ann Bitzer. No commissioners were absent.

Staff present included Executive Director Mark Badasch, Assistant Superintendent of Parks Greg Reising, Superintendent of Recreation Rick Robbins, Marketing and Communications Coordinator Elizabeth Davis, Golf Course Manager/PGA Pro Mark Marcuzzo, Golf Course Superintendent Bob Lovatto, and Administrative Assistant Susan Zaber. Attorney David Gerber was also present.

#### **Public Input**

Linda Mauck thanked the commissioners for their service and addressed the board concerning thoughts of how decisions were made in the past, which were not made in accordance with tax payer desires. Ms. Mauck stated that many items approved were based on way things have always been done, that tax payers have awakened to errors of their ways, that it is not just Maryville that is concerned, and we are all in this together. She asked the board to listen with an open mind.

Fred Krietemeyer, a former Collinsville city commissioner, stated it was never his intention to expand the district to other cities outside the limits of Collinsville. Mr. Krietemeyer addressed the concern that there is no business plan attached to the renovation of Miner's Theater. Miner's is near and dear to him, and he wants the building to be preserved, but not as a park district project. He stated CARD needs to abandon the project and look for a group better suited to fund the project.

Joe Ashmann addressed the board concerning Miner's Theater and stated CARD needs to remove anything of historic value and let the theater go. Mr. Ashmann wants out of the CARD District and for the board to vote "no" on the bond issue.

Mark Achenbach addressed the board concerning Miner's theater, about questions he had asked of CARD regarding its past use and planned use for the future, and about the ability to coordinate programs at Webster school. Mr. Achenbach also addressed concerns about the lack of use and unknown future use of Miner's Theater by CARD.

Craig Short addressed the board regarding Pleasant Ridge Park, the master plan for the park, and costs associated with the project. He stated the numbers between the master plan and actual costs seemed off. He stated that the District had spent more than 3 million dollars on Phase I of the park, which is close to the overall cost estimated to build the entire park.

Rod Spears referenced a discussion with Mary Ann Bitzer and her passion for the children of the community and Miner's Theater. Mr. Spears addressed the board with the concern that the cost for Miner's will not produce participation or interest, and recommended that the next time there is a chance for the board to vote the board should vote to stop everything and develop a plan to send people in to recapture anything with historic value and save it. He suggested having a ceremony, to tear down the building, and convert the space into a commemorative memorial.

A motion was made by Carruthers, seconded by Tanzyus to suspend the rules and extend the time for Public Comment. Upon roll being called, those voting aye were: Carruthers, Tanzyus, Burke, Bitzer. Those voting nay were: Bryant.

Ron Jedda addressed the board regarding individual equity in the park district versus debt. He referenced comments and discussions about Pleasant Ridge Park, Miner's Theater, and other projects, and stated the board needed to listen to the people. He also stated Maryville did not want a park and suggested putting Miner's on the ballot to let the people vote on whether to continue with the project.

Kathy Shemell shared a story about someone from California who was interested in purchasing a home in the area, but didn't because of the amount of the property taxes, and addressed the board with her concerns about property taxes.

Mike Voegele addressed the board regarding Glidden Park and an observation he made where Collinsville residents were taking care of the park. Mr. Voegele stated that 7-8 years ago he talked to the Collinsville Jaycees about a fund raiser for soccer nets. Recently when he asked the Jaycees about the reason the goals were placed in Droste Park in Maryville and not in Collinsville it was stated CARD was too difficult to approach. He also addressed the board with concerns with utilization of Miner's.

Jody Biggs stated her concerns were relayed to a board member about Glidden Park and she would not restate to the public.

Phil Astrauskas addressed the board about concerns with government waste and with Miner's Theater, and the need for a plan before spending more money on it. He reiterated that Maryville did not want to be a part of the park district. Mr. Astrauskas inquired about support for CARD and "you people who voted this stuff in". He also stated what has happened has to stop, and that his idea of a park district was Woodland and Glidden Park.

Caroline Voelker addressed the board regarding the purchase of the golf course and inquired whether the golf course was in the District, and whether people in the area of the golf course paid taxes to CARD. Mark Badasch addressed Ms. Voelker's comments and explained the entire golf course is within the district boundaries.

David Amsden stated to the board that the reason for ongoing complaining is because people feel the message is not being received, and he suggested the need to have an open conversation with real facts between CARD and the people.

Anthony Calloway stated to the board that he heard rumors and came down to find out what is going on. He addressed the board with concerns about information that was shared during the meeting, and stated "the system is broken".

At the conclusion of the public comments Mary Ann Bitzer addressed a few items she felt were inaccurately stated. She referenced a survey that was conducted for CARD by a professional group where phone calls were made to individuals within the District and the documentation maintained on the survey. Ms. Bitzer also addressed a comment made about the reason the Miner's boiler was not included as a part of Phase I construction.

A motion was made Carruthers, seconded by Burke, that the Minutes of the Regular meetings held September 20, 2011 be approved and placed on file. Upon roll being called, those voting aye were: Carruthers, Tanzyus, Burke, Bryant, Bitzer. None voted nay. Motion passed.

A motion was made by Burke, seconded by Tanzyus, that the Minutes of the Closed Session held September 20, 2011 be approved. Upon roll being called, those voting aye were: Carruthers, Tanzyus, Burke, Bryant, Bitzer. None voted nay. Motion passed.

A motion was made by Carruthers, seconded by Burke, that the Treasurers Report for September 2011 be approved as printed and placed on file for audit. Upon roll being called, those voting aye were: Carruthers, Tanzyus, Burke, Bryant, Bitzer. None voted nay. Motion passed.

A motion was made by Bryant, seconded by Carruthers, that the list of claims and accounts totaling \$570,613.14 be approved for payment. Upon roll being called, those voting aye were: Carruthers, Tanzyus, Burke, Bryant, Bitzer. None voted nay. Motion passed.

- David Tanzyus asked about the number of credit cards assigned to employees, because it appeared the number was growing. It was explained by Mark Badasch that the number has not grown, that all the maintenance staff have cards for gas, department heads and programming staff have cards for programming materials, etc. and that the limits are \$1000 for all but one of the cards. Mark Badasch stated he would look into having the limits reduced.

- Andrew Carruthers asked about the water bill for Tara Lane. It was explained by Mark Badasch that the water bill is for the water and the shed on the property. Mr. Carruthers inquired about the higher amount of the bill the last couple months, and it was explained by Mr. Badasch that there was a leak, which has since been repaired.
- Mary Ann Bitzer asked about whether Oates provided professional services for Miner's. It was explained by Mark Badasch that the cost was for a survey of the lot.

A motion was made Carruthers, seconded by Bryant, to accept the staff reports as printed. Upon roll being called, those voting aye were: Carruthers, Tanzyus, Burke, Bryant, Bitzer. None voted nay. Motion passed.

A motion was made by Bitzer, seconded by Bryant, to amend the agenda and not adjourn for a closed session to discuss items XI A and B. Upon roll being called, those voting aye were: Carruthers, Tanzyus, Burke, Bryant, Bitzer. None voted nay. Motion passed.

### **Discussion Items**

In response to the request made by the board at the September meeting to investigate options and costs associated with various approaches to protecting the work already completed from winter freezing, the board was provided with information and costs associated with three options: (1) Drain/decommission the fire sprinkler system - \$17,952. This quote replaced a previous quote provided, because the previous quote did not include all the costs associated with the job. (2) Fill the sprinkler system with anti-freeze - \$35,000 est. (3) A less expensive method to replace the boiler - \$48,921.87. Mary Ann Bitzer asked questions about the ability to use the building without heat, as there is local interest by a theater group to use Miner's for approximately 5 shows. It was stated the building could not technically be used. Joan Burke asked if the system was drained or antifreeze added through the winter months, what would need to happen in the Spring to allow for usage. Mark Badasch stated the system would need to be recommissioned, which would have additional costs. Mary Ann Bitzer asked Mark Badasch to share the information about the fire department. Mark Badasch stated if there was a fire at Miner's the fire department would not service a fire or send personnel into the building to put out the fire if the sprinkler system is decommissioned. Spike Bryant inquired about insurance coverage, and it was stated by Mark Badasch insurance coverage would continue. Andrew Carruthers inquired about the three options and the appearance that only one bid was provided for each option. Mary Ann Bitzer asked Andrew Carruthers his feelings of protecting the work completed and money spent on the project. In response Mr. Carruthers stated he does not subscribe to the idea of spending money to justify money already spent. He also stated that was how he felt about any number of projects. Joan Burke asked Andrew Carruthers if he was completely against the Miner's Theater, to which Mr. Carruthers stated "Yeah". David Tanzyus agreed with draining the system and, although he'd like to see the theater renovated, CARD first needs a plan and fund raising before any future work is

put into the project. Mr. Carruthers then clarified that he is not against the idea of renovating Miner's, however; he is against CARD undertaking the project because a park district has limited sources of revenue as opposed to other units of government, such as a municipality. He then spoke about the Wildey Theatre in Edwardsville and how that project was accomplished without the use of either bond debt or property taxes, about the lack of private funding available for this project, the lack of a fundraising plan, the inability of the Miner's Institute Foundation to raise private money when it owned the theater, the conveyance restrictions of the theater, the idea of a museum district, and the idea of having the City of Collinsville take over the project or at least contribute more money.

Spike Bryant made a motion to accept Viviano's bid to take care of the heating situation this time and then not spend anymore money until a business plan is in place with money in hand. There was no second of the motion.

Andrew Carruthers stated he would like additional bids on the "light" option or option to drain the sprinkler system, at which time there was discussion about the urgency to make a decision because cold weather is near. David Tanzyus also stated he would like additional bids.

A motion was made by David Tanzyus, seconded by Carruthers, to get additional bids on the drainage of Miner's Theater sprinkler system. Upon roll being called, those voting aye were: Carruthers, Tanzyus. Those voting nay: None. Those voting to abstain: Burke, Bryant. Those not voting: Bitzer. Motion passed.

There was then discussion about having a Committee Meeting of the Whole, prior to the next Board Meeting on November 15, 2011. It was also asked by Mary Ann Bitzer if the date of the Regular Meeting could be changed, due to a conflict.

A motion was made by Carruthers, seconded by Burke, that the meeting be adjourned. Upon roll being called, those voting aye were: Carruthers, Tanzyus, Burke, Bryant, Bitzer. None voted nay. Motion passed.

The meeting stood adjourned at 10:25 pm.

Respectfully submitted,

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Mark Badasch, Secretary

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Date