

**COLLINSVILLE AREA RECREATION DISTRICT
REGULAR MEETING MINUTES
JUNE 19, 2012**

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 7:00 PM, June 19, 2012 at the district office, 10 Gateway Drive, Collinsville, Illinois. Following the Pledge of Allegiance the role was called with the following commissioners answering present: Andrew Carruthers, David Tanyzus, Joan Burke, Spike Bryant, and Mary Ann Bitzer.

Staff present included Interim Executive Director Rick Robbins, Superintendent of Parks Kevin Brown, Marketing & Communications Coordinator Elizabeth Davis, Arlington Golf Course Manager Mark Marcuzzo, Outdoor Program Coordinator Kelsey Rundle, Splash City Administrative Assistant Susan Zaber, Splash City Assistant Manager Craig Norrenburns, and Intern Hannah Wallbaum. Attorney David Gerber was also present.

PUBLIC COMMENT

Mark Achenbach stated over the course of the last year there had been numerous changes with CARD and thanked the individuals responsible for making the changes happen. However, he stated for some of the more significant issues there had been more talk than action and he hoped action would be taken to return CARD to a park district that was focused on its core vision to providing great parks and recreation. He stated for a year citizens had been telling the Board they were not happy with the direction of CARD, which was primarily the vision of the previous Director, Mark Badasch, and Board President Mary Ann Bitzer. He stated that night the Board had the opportunity for a fresh start with new leadership, and hoped the Board would consider the positive that would come from putting new people in charge as the Executive Director and Board President. He stated he was happy to see the action item for Deed Restriction/Transfer of Miner's Theater on the agenda and hoped the Board could see although the people would like to see Miner's restored, the voters of the tax district had already made it clear they did not wish to pay for it. He stated the group most vocally in support of Miner's stated it was their intention to have the work paid for by grants and private donations, to which he stated he couldn't agree more. He stated he thought that since the tax payers had more than \$1.5 million invested, against their will, that they had more than done their share. He stated due to the deed restriction stating the building must be offered back to the Miner's Institute Foundation, he asked the Board to make a motion to do that. He stated he thought all were pretty sure the Foundation did not have the resources to take it back and recommended having the Foundation modify the deed restrictions to allow CARD to offer the building to the City of Collinsville, and then auction it off if the City was not interested.

John Neiman addressed the Board regarding Miner's Institute and asked at \$14 million what programs and studies and business plans did the Board have to show they had the market to pay for the project. He asked how much money the MIF raised and donated to the project since 2008, how many grants for the project were submitted by the MIF, how much money was pledged by the signers of the online petition, and were the signers CARD tax payers. He stated to put the project on the ballot.

James Sparks addressed the Board regarding a letter he received from Mary Ann Bitzer regarding his application for the Executive Director position. He stated he knew he didn't meet the qualifications that were set up, but there probably wasn't anyone more qualified than Mark Badasch, and Mark Badasch took the Board down a road they didn't want to go down. He stated the amount of debt that was racked up, the way Mark Badasch manipulated things, and the

number of projects he had going at one time. He stated the Board needed to be careful about people bearing gifts and making the Board think it was a great idea. He referred to a complaint made by a citizen that lived on Vivian during a previous meeting, and stated the morning after that meeting he went to the house and took pictures of it, and stated the pictures the citizen took did not do justice to the deplorable condition of the house. He stated he thought he knew why CARD bought the property, and that was to get another road system to Willoughby Farm. He stated the Board needed to get rid of some of the assets it had that was costing a lot of money.

Shelly Steuart addressed the Board regarding Miner's Institute. She compared the theater project to a puzzle, and stated sometimes puzzles needed help. She stated one large piece of the puzzle was the money and where it was coming from and how to get it. She stated numerous historic theaters had been preserved through historic preservation grants. She referred to a statement she had heard on numerous occasions that the MIF needed a grant writer, and stated she offered several tips and ideas to that thought, but it was still said they did not have the money. She stated park districts had grant writers help with recreation projects all the time, and she suggested numerous times to discuss the need for a grant writer with the architectural firm of the Miner's project, because they were there to help in that regard. She stated another piece to the puzzle was the vision plan, which was something she also mentioned on several occasions and where to find it and how to tweak it, etc. She stated another piece to the puzzle was the volunteer force, which continued to be with the project at every turn. She referred to the online petition, which she stated was not publicized well but still provided interesting results. She stated of the 643 signatures, 287 were in District, 269 were from surrounding communities, and 87 were out of the area completely. She stated more than half of the 87 from out of the area were either from the area originally or had family in the area. She stated often individuals from surrounding communities spent money in the District and cared about its value. Lastly, she stated on the subject that was brought up that the MIF was not in the position to move the project forward. She stated the reason there was a right of refusal stipulation in the agreement between CARD and the MIF was because the MIF was founded to preserve and protect the Institute, and she would do what she could to uphold that end of the bargain.

Phil Astrauskas addressed the Board regarding the property owned by CARD on Vivian. He stated the condition of the property was due to neglect. He stated his recommendation was to not put any more money into the house, to sell it, and give it to the private sector. In regard to the Miner's Institute he referenced a theater located in Metropolis, IL that was built in 1938 and was closed in 1977. He stated it was sold to a private investor for \$15,000 that it was not a Miner's Theater, but it was scheduled to be completed in 2014 without tax payer dollars. He stated there was a feasibility study done between the owner that bought the property and the city, and it was amusing to him that a small community could get it done, but we couldn't get it done here. The process to elect new officers was initiated by Board President Mary Ann Bitzer. A motion was made by David Tanzyus, seconded by Joan Burke to nominate Andrew Carruthers for Board President. Upon roll being called; those voting AYE were Carruthers, Tanzyus, and Burke. Those voting NAY were Bryant and Bitzer. Motion passed.

A motion was made by Joan Burke, seconded by Mary Ann Bitzer to nominate Spike Bryant for Board President. Upon roll being called, those voting AYE were Bitzer and Bryant. Those voting NAY were Carruthers, Tanzyus, and Burke. Motion did not pass.

A motion was made by Joan Burke, seconded by Spike Bryant to nominate David Tanzyus for Board Vice President. Upon roll being called; those voting AYE were Carruthers, Tanzyus, Burke, Bryant, and Bitzer. None voted NAY. Motion passed.

A motion was made by Andrew Carruthers, seconded by David Tanzyus to nominate Spike Bryant for Board Treasurer. Upon roll being called; those voting AYE were Carruthers, Tanzyus, Burke, Bryant, and Bitzer. None voted NAY. Motion passed.

A motion was made Mary Ann Bitzer, seconded by David Tanzyus that the Minutes of the Regular Meeting held May 15, 2012 be approved. Upon roll being called, those voting AYE were: Carruthers, Burke, Bryant, Bitzer. None voted NAY. Motion passed.

A motion was made by Joan Burke, seconded by David Tanzyus that the Minutes of the Closed Session held May 15, 2012, Special Meeting held on May 29, 2012, Closed Session held on May 29, 2012, Special Meeting held on May 31, 2012, Closed Session held on May 31, 2012, and Committee-of-the-Whole Meeting held June 5, 2012 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 Bryant, seconded by Tanzyus that the Treasurers Report for May 2012 be approved.

- Andrew Carruthers asked Rick Robbins if a bank transfer made in the amount of approximately \$500,000 from the reserve account to the capital improvement account was for a bill that needed to be paid or what it was for. Rick Robbins stated he thought it was for the bond payment, because the payment was due June 1st.

Upon roll being called, those voting AYE were: Carruthers, Burke, Bryant, Bitzer. None voted NAY. Motion passed.

A motion was made by David Tanzyus, seconded by Joan Burke that the list of claims and accounts totaling \$283,540.26 be approved as presented.

- David Tanzyus asked about the Sport Complex concession stand and whether it made a profit in May. Rick Robbins stated the concession was averaging \$600-700 in revenue each night for 4-5 nights per week. He stated the District spent approximately \$600-700 per week on supplies and the stand was staffed with two people.

Upon roll being called, those voting AYE were: Carruthers, Tanzyus, Burke, Bryant, Bitzer. None voted NAY. Motion passed.

Staff reports were presented:

- Rick Robbins reported on:
 - The dedication of Pleasant Ridge Park. He stated it had a way to go to fill in and grow.
 - Interviews were in the process of being conducted for the Aquatic Supervisor position.
 - The Arlington Wetlands was dedicated on June 1st and the project provided a different kind of recreation opportunity to the public. He stated the construction, paid for by and EPA grant was scheduled to begin and be completed in September.
 - Provided an update on the Horseradish Festival, Splash City, and programs and camps, which he stated had the best numbers the District had. He stated the Junior Tennis Tournament had more than 100 participants, which was also the most participation the tournament had ever had.
 - He mentioned the Extreme Softball Tournament scheduled the following weekend, and stated the District should have a financial report on the concession stand for the Board soon. He also the Battle of the Bands on June 29th, the Flow Tour on July 1st, and the Dash n' Splash on July 14th.
- Kevin Brown reported on:

- Getting Woodland Park ready for the Horseradish Festival, the Pleasant Ridge Park opening, and focusing on the Sport Complex now that the park was open.
- He referenced new colorful park benches in Woodland Park.
- Mary Ann Bitzer asked about the watering of the trees and plants at Pleasant Ridge Park. Kevin Brown stated the department was watering what it could, but 10 trees had died thus far.
- Mary Ann Bitzer asked about addressing the bridge issue at Pleasant Ridge Park, because people were interested in getting back and forth to the bike trail. Kevin Brown stated he thought that was to be discussed later this year. Andrew Carruthers stated the Board was presented with a big option last fall and he thought the District would be able to come up with several options of a lesser degree for the Board to consider. Rick Robbins stated he had been in communication with people who might be able to assist with grants.
- Elizabeth Davis reported on:
 - Getting sponsorship for the Battle of the Bands and Flo Rider competition. She stated radio station WLCA was planned to come out and do a live remote in exchange for golf and Splash City passes for the radio station to use for promotions.
 - Promotion of programs coordinated by Kelsey Rundle, specifically the newer programs. One idea discussed was putting banners up around town.
- Mark Marcuzzo stated:
 - Elizabeth did a great job and he had Frank Cusumano out at the course the previous Thursday, and he spent approximately 30 minutes talking on the “10-12” show on radio station KFNS.
 - He referenced his report and upcoming programs and events outlined on the report. He also referenced a report provided to the Board with updated stats and finance information. Specifically, he pointed out that revenue in May was at \$123,000. He stated the greens were great and the course was busy.

A motion was made by Joan Burke, seconded by Mary Ann Bitzer that the staff reports be accepted. Upon roll being called, those voting AYE were: Carruthers, Tanzyus, Burke, Bryant, Bitzer. None voted NAY. Motion passed.

DISCUSSION ITEMS

The first item discussed was the Miner’s Theater:

- Rick Robbins referenced information provided to the Board and stated one of the things he did was go back to White & Borgognoni, at no additional cost, and asked them about the feasibility of scaling the project down and away from an additional building. He stated over the last few months a cost of \$14 million was mentioned, and he did not know where that came from because he did not think the project was ever there. White & Borgognoni provided Rick with revised three option plans. Additionally, Rick stated he met with Interim City Manager Scott Williams, and had sent the information from the meeting to the Board previous to the meeting.
- Mary Ann Bitzer stated she wanted to make sure that everyone knew that it was never CARD’s intention to fund the entire restoration project with the tax payers’ money. She stated the last couple meetings she wanted to propose adding a new entity to the mix either as an expansion to Miner’s Institute or as an advisory board or a think tank for a short period of time and consist of a broad base of individuals and potential users of the theater. She read from a list of potential users, to include bankers, financial advisors, etc. She referenced a conversation she had with Chris Durham, an interested citizen, and stated she would like to invite him to an upcoming meeting for the Board to talk to him.

Mary Ann passed out a plan to the Board that was provided to her by Chris Durham and read detail from the plan. The plan consisted of three phases and Mary Ann described Phase I, and then stated Phase II consisted of funding, and Phase III was the construction and planning phase. She stated if there was a Board consensus to move away from the Miner's Institute the Board needed to agree to be responsible with the transition. Andrew Carruthers thanked Mary Ann Bitzer for the work she put into the information presented.

- Mary Ann Bitzer stated she did not think the Board had a chance to discuss Miner's at length and she thought to take it to action was premature. Andrew Carruthers clarified the motion to be made was not to sign the deed and the Board would not be asked to convey away the property that evening. He stated he agreed with the idea of a super committee or task force, etc., but that he thought the solution had to be a community solution and could not be CARD alone or the MIF alone. He stated probably the only area where he deferred was in whether CARD should maintain ownership of the building. He stated it was his personal belief that CARD had contributed its end of the project and the future of Miner's didn't start with CARD doing the ideas discussed now, but started with transitioning ownership to the foundation or to a third party.
- Mary Ann Bitzer asked the Board what they thought about the think tank/advisory group idea. Andrew and David Tanzyus stated they thought it was a great idea, but David agreed that the ownership needed to turnover to someone else in order for it to happen, because it had not happened during the three years CARD had it.

The next topic discussed was an update on the Vivian and Tara Lane properties maintained by CARD:

- In regard to the Vivian property, Rick Robbins stated the damage to the roof was done, due to the high wind storms that came through Collinsville a couple months ago. He stated the District had struggled to get enough quotes to get the project started, because of the hail storm and the challenge to get quotes, but a third quote was received that day. He stated the roof was going to be redone and the inside seals of the two upstairs bedrooms that were damaged from the water would be repaired.
- Andrew Carruthers asked Rick when he anticipated the District would be in the position to actively market the property. Rick stated assuming the quotes received were all valid and the District could move forward with them, and the repairs could be scheduled, the work would be done. He stated he hoped it would be done in the next 30 days.
- Joan Burke asked if it was required for the District to have three quotes. Rick stated it was. Joan confirmed the delay was caused by the ability of the District to get the quotes.
- Regarding the Tara Lane project Rick Robbins stated he thought the work was scheduled to start the previous week, but it had not, and a call would be made to the contractor to find out when they would start. Andrew Carruthers confirmed the work was paid by the District's insurance.
- David Tanzyus confirmed the land still needed to be divided out and asked if the division of the property could be done concurrently with the repairs. Rick stated he talked to Oates & Associates about surveying the property, and met with Steve Keil that day. Rick stated he would like to section off the property so that the lake was included, and stated once it was decided how to section off the property, Oates would provide a proposal of what it would cost to survey the property.
- David Gerber stated the District would have to go through the subdivision process with the city, and he thought the worst case scenario was the property would be ready to put on the market in the fall of 2012.

ACTION ITEMS

A motion was made by Spike Bryant, seconded by Mary Ann Bitzer that Ordinance 12-4, An Ordinance Regulating Wages of Laborers, Mechanics and Other Workers Employed in any Public Works or by Anyone Under Contract for the Collinsville Area Recreation District, Collinsville, Illinois be adopted.

- Andrew Carruthers asked if St. Clair County figures needed to be included, because only Madison County was included. David Gerber stated he believed since the office was in Madison County it was okay, but would be double checked.

Upon roll being called, those voting AYE were: Carruthers, Tanzyus, Burke, Bryant, Bitzer. None voted NAY. Motion passed.

A motion was made by Spike Bryant, seconded by Mary Ann Bitzer that Ordinance 12-5, An Ordinance Adopting Rules for Public Comment during Public Meetings for the Collinsville Area Recreation District be adopted.

- Andrew Carruthers stated he went through the ordinance and the concerns he raised were addressed.
- Spike Bryant stated how the audience was supposed to behave was covered in the ordinance, but over the past several months the audience had totally disregarded the rules. He proposed with the new administration that if that behavior continued that people should be put out of the room, if that is what it took.

Upon roll being called, those voting AYE were: Carruthers, Tanzyus, Burke, Bryant, Bitzer. None voted NAY. Motion passed.

A motion was made by Andrew Carruthers, seconded by Tanzyus that CARD send the following letter to the Miner's Institute Foundation no later than June 22, 2012.

“ In early 2009, your organization transferred ownership of the Miner's Institute/Theater (“Miner's”) to the Collinsville Area Recreation District (“CARD”) by Warranty Deed. This deed was recorded on January 22, 2009 and bears a document recording number of 2009R02928. A copy of the first page of this deed is attached for your reference.

Please be advised that CARD is no longer in a financial position to continue the rehabilitation or the maintenance of Miner's as we must focus on paying down our debt, the beautification and improvement of our parks, and the financial success of our existing enterprises, which include Splash City Water Park and Arlington Greens Golf Course. Therefore, given our limited sources of revenue, our significant bond debt, and the need to focus our attention and resources on our existing recreational opportunities, we no longer wish to retain ownership of Miner's.

We agree that Miner's is an important historic landmark in our community and that it will hopefully be restored and put into use in the future. However, if it is to be restored, we feel it must be transferred to either another unit of government or to a private entity that has the resources and interest to continue with the project.

Pursuant to the restrictions in the Warranty Deed that transferred Miner's to CARD from the Miner's Institute Foundation (“MIF”) in 2009, CARD must first offer to return Miner's to MIF before it can be transferred to another unit of government or to a private entity. Therefore, please advise CARD no later than July 31, 2012 if MIF is willing to accept a Quit Claim Deed for Miner's.

If MIF is unwilling to accept Miner's, please provide CARD, no later than July 31, 2012, with a written release of the deed restriction contained in paragraph “A” of the attached deed so that CARD will be free to transfer the property to another unit of government or to another private entity or organization.

Lastly, pursuant to the remaining deed restriction in paragraph "A", if the property is sold to a third party the proceeds from the sale are to be divided evenly between MIF and CARD. However, alternatively, please advise if you will consent to the transfer of Miner's to the City of Collinsville if it will agree to accept the property."

- Joan Burke asked that in the future the information be provided ahead of time. When the letter was read Joan stated she would like to see the date within the letter changed from July 10th to provide the MIF with more time to respond. Andrew Carruthers asked if July 31, 2012 would be sufficient, and Joan agreed.
- Mary Ann Bitzer stated she thought the letter was premature and the Board had not had the time to reflect on the letter he read. Andrew Carruthers stated he was only asking for a letter to be sent to the Foundation and the Board needed to make the formal offer, in writing, to the MIF stating CARD wanted to transfer the property away, and pursuant to the deed restrictions the MIF had the right of first refusal, etc.

Upon roll being called, those voting AYE were: Carruthers, Tanzyus, Burke, Bryant. Those voting NAY were Bitzer. Motion passed.

A motion was made by David Tanzyus, seconded by Joan Burke that the Commissioners go into Closed Session for the purpose of discussing the appointment, employment, compensation, discipline, performance or dismissal of specific employees and to discuss the Sale or Purchase of Real Property.

The board adjourned to CLOSED SESSION at 8:28 PM.

The Regular Meeting of the Board of Park Commissioners of the Collinsville Area Recreation District was called to order in OPEN SESSION by President Andrew Carruthers at 9:33 PM, June 19, 2012 at the district office, 10 Gateway Drive, Collinsville, Illinois. Upon roll being called the following commissioners answered present: Andrew Carruthers, David Tanzyus, Joan Burke, Spike Bryant, and Mary Ann Bitzer. Staff present included Interim Executive Director Rick Robbins and Administrative Assistant Susan Zaber. Attorney David Gerber was also present.

No further business coming before the Commissioners, a motion was made by David Tanzyus, seconded by Joan Burke, that the meeting be adjourned. Upon roll being called, those voting AYE were: Carruthers, Tanzyus, Burke, Bryant, and Bitzer. None voted Nay. Motion passed.

The meeting stood adjourned at 9:33 PM.

Respectfully submitted,



Susan Zaber, Recording Secretary

7/20/12
Date