

COLLINSVILLE AREA RECREATION DISTRICT

SPECIAL MEETING MINUTES

March 6, 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 7:05 PM, March 6, 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: David Tanzyus, Joan Burke, Spike Bryant and Mary Ann Bitzer. Commissioner Carruthers was absent.

Staff present included Interim Executive Director Rick Robbins, Marketing & Communications Coordinator Elizabeth Davis, Golf Course Manager Mark Marcuzzo, Golf Course Superintendent Bob Lovatto, Aquatics Supervisor Stephanie Whittington, and Administrative Assistant Susan Zaber. Attorney David Gerber was also present.

DISCUSSION ITEMS

The first item discussed was regarding capital expenditures/purchases:

- Rick Robbins referenced information discussed at the February regular meeting, which was capital needs of the Arlington Golf Course, and a revised proposal for equipment presented to the Board. The revised proposal included more information for lease agreements. The proposal was for three pieces of equipment, two new and one previously used, at a cost of approximately \$88,737. He stated there would be some trade-in value on the equipment proposed for replacement, but there would need to be discussion as to whether the Board wanted to trade-in the old equipment or maintain the equipment to use for parts.
- Mary Ann Bitzer asked Bob Lovatto about the warranty option on the pre-owned piece listed in the proposal. Bob Lovatto stated the warranty was for 30 days, and that the equipment had 1100 hours on it, which was marginal. He stated a new piece would cost approximately \$10,000 or more. Mary Ann Bitzer asked about the life expectancy for the pre-owned piece. Bob Lovatto stated with the 1100 hours the life expectancy was about 4-5 years. Mary Ann Bitzer asked what it would be for a new piece. Bob Lovatto stated approximately 6 years. Rick Robbins stated the pre-owned pieces are refurbished. Bob Lovatto explained when the piece of equipment is received it is inspected to make sure the equipment is solid. Mary Ann Bitzer asked about warranties on the other pieces of equipment. Rick Robbins stated the new pieces have at least a 2 or 3 year warranty.
- David Tanzyus asked about the leases and how many years they were based on. Rick Robbins stated they were based on a 5 year lease. David Tanzyus asked about the District's exposure the last 3 years of the purchase option when the warranty expires. He stated with a leased piece he assumed everything would be covered, except for regular maintenance. Rick Robbins it would be the same,

and that the warranty was the same. David Tanzyus stated in essence the District would be taking on an additional \$7,000 to \$13,000 in costs. Rick Robbins stated he did not think there was any additional benefit, in regard to the warranty.

- David Tanzyus inquired about the other equipment presented and scheduled for replacement. He stated he wanted to know how much more would be coming down the pike. Rick Robbins stated he would address the other two issues he wanted to talk about. He referenced the capital needs for the Parks division, and the outline created by Kevin Brown, which provided his rating, the number of hours, year, and name of each piece in the division fleet. He stated there were 32 items outlined, and the District was requesting to replace 3 items this year. One would be a 2012 Ford F150 pick-up to replace a 1997 GM Sierra with over 235,000 miles, a 2012 Grasshopper riding lawnmower to replace a 2005 lawnmower, and a 2012 John Deere field rake to replace a 1995 field rake. He stated the total cost for the three pieces was approximately \$39,000. He stated the truck would probably be purchased from the state bid, because the District could get a great price on it. David Tanzyus asked if the rest of the equipment listed on the Parks division outline was a schedule, and Rick Robbins stated no that it was just a list. He stated in the next few months the District was planning to develop a 5 year capital improvement plan and work into the plan the replacement for vehicles, equipment, and any capital expenditure projects in the parks. He stated that was not something the District was ready to provide, but would like to present to the Board in the next 3-4 months. He stated at this time the items presented were essential.
- David Tanzyus asked if the \$88,000 presented for the golf course would take care of them for the next several years. Rick Robbins stated Bob Lovatto had a list of approximately a half dozen pieces that would need to be put into a rotation for replacement, so that the District would replace maybe one piece per year. He stated he did not know if the District would ever get to it, but he would like to have these types of equipment requests covered or paid for from the operating budget.
- David Tanzyus asked if the Board could look at alternatives to maintenance or private management/maintenance of the golf course. He stated Belk Park and Forest Park were saving money doing it. He stated he didn't know if it was the right thing, but didn't know if it wasn't until it was actually checked. He asked the Board if anyone had an interest in going out and checking. Mary Ann Bitzer asked David Tanzyus if he didn't like what was going on at the golf course. David Tanzyus responded if the District could save money and get the job done, he stated that was what the District needed to do. He stated it should at least be explored. Spike Bryant asked if Belk Park still had the same course status that they had when they did it themselves. David Tanzyus stated he did not know and then stated yes after feedback was provided by the public. Mark Marcuzzo stated no and that the park was down in revenue approximately \$450,000 since he left the park in 1996. He stated the gross revenue was around \$730,000 - \$740,000 for the 12 month period. He stated the maintenance agreement Belk Park has was with Cloverleaf Management Company who he stated does one

golf course and Belk Park. He stated Cloverleaf proposed doing the entire maintenance for \$350,000, and that was with the company using their own equipment. He stated what happened was the Superintendent there now stated they should have proposed a rate of \$380,000 - \$395,000, because they aren't making any money and aren't making ends meet. Mark Marcuzzo stated the park lost \$130,000 last year. He stated with the proposed budget that will be presented to the Board, the cost was going to be cheaper than bringing in a maintenance company. David Tanyzus stated he was okay with that, as long as the District goes out and shows that. Mark Marcuzzo stated there were only really two reputable groups in the area, Muny and Cloverleaf. He stated Muny did The Orchards golf course the last 3-4 years and the greens had died every year, and that was a concern. He stated the average of budgets in the St. Louis area was, at the high, Far Oaks at \$440,000, Stonewolf at \$475,000. He stated courses comparable to Arlington were at \$380,000 and \$400,000. David Tanyzus asked what courses those would be, and Mark Marcuzzo responded The Woodlands, Spencer T. Olins, and Clinton Hills. He stated the magic number was \$350,000 - \$450,000, depending on what the Board wanted. Rick Robbins stated there were two essential issues. One was the cost and what was received for the cost and two that this was a park district facility and did the Board want to allow an outside facility to have control for park facilities. He stated the District had been there with other facilities in the past. Mary Ann Bitzer stated this was done with Splash City for staffing of the lifeguards for a couple years, and it was a mess. She stated payroll was messed up; there were issues with people knowing who was in charge, etc. David Tanyzus stated there were other places using private contracts that did okay and he didn't understand why it couldn't be explored. Mary Ann Bitzer clarified that she did not state options could not be researched. Joan Burke stated the Board could look into it. In response to David Tanyzus' comment that there be no more excuses, Joan Burke stated there were no excuses, that the Board believed in their staff and the performance they gave, that Bob did an incredible job, and she did not see why they had to go out and get another person to do the job. She stated the staff took their heart and soul into that job, and if the Board got someone that was contracted they would not have their heart and soul in the course. She stated the Board needed to decide who they believed in, an outside contractor or the District staff. David Tanyzus stated if Mark Marcuzzo presents information that shows he can provide good quality at a lesser cost, then the board would know they made the right choice, because they had all the options.

- Rick Robbins stated the third item was the Splash City slides. He stated after conducting some inspections there were concerns with the fiberglass wearing through on some of the slides. He stated a new gel coat had never been applied, and that the District was 3-4 years behind where it should be with that kind of facility and the features. He stated at the next meeting quotes would be presented in the range of \$30,000 - \$70,000 for the two main slides and the large red slide on Monsoon Mountain. Mary Ann Bitzer asked if it was the manufacturers' responsibility to come back to the District to inform the District when this type of maintenance needed to be done. Rick Robbins stated it was

something the staff had been addressing for a few years, and it was not presented to the Board. Mary Ann Bitzer asked how soon it could be done prior to opening. Rick Robbins stated the District had approximately 1 and half months to get it completed.

The next topic discussed was the sale of the Vivian Real Estate:

- Rick Robbins referenced a draft sales sheet presented to the Board. He stated the District planned to schedule Open House dates for Sunday, March 25, 2012 and Sunday, April 1, 2012 for a couple days. He stated the District would be taking sealed bids, and if the bids were too low the District would start again and try a different way.

The next topic discussed was Miner's Theater:

- Rick Robbins referenced the District's TIF application with the City of Collinsville, and the agreement with the city. He stated this was the third year of submitting the application of what was a five year agreement with the City to reimburse up to \$100,000 for the renovation/restoration project. He stated the application was submitted, and that the topic or the TIF application was tabled at the last city council meeting.
- Joan Burke suggested Mary Ann Bitzer talk to Mr. Tognarelli, because he did not understand what the District was asking. She stated it seemed he doesn't want to pass the TIF application to give the District more money for Miner's. She stated this was not more money, but money that was already spent and things that were outlined were accomplished. She stated there was a plan and Mr. Tognarelli stated he did not receive a plan. She stated she thought he needed to understand a bit better what the District was asking for from the City.

The last topic discussed was the 2012 – 2013 Proposed Budget Schedule

- Rick Robbins stated he anticipated a more thorough process with the budget review. He stated the Board would be presented with the budget at the next meeting on March 20th, but at that meeting the budget would be reviewed but not gone through in detail. He stated it would be reviewed at a public meeting, which could either be a Special Meeting or at the COTW on April 3rd.
- It was agreed to wait till the regular meeting on March 20th to make a decision about when the Board would meet to discuss the budget in detail.

ACTION ITEMS

A motion was made by Burke, seconded by Bryant that the staff purchase the new or used equipment for the three items for the Toro Reel Master 5510 Fairway Mower, 2010 Toro Groundmaster 4300-D, and the John Deere Hydro Bunker Rake, not to exceed \$88,737.52. Upon roll being called, those voting AYE were: Tanzyus, Burke, Bryant, Bitzer. None voted NAY. Motion passed.

A motion was made by Burke, seconded by Tanzyus that the Parks department goes out for bid to replace the 1997 GMC Sierra, the 2005 Grasshopper Riding Mower, and the 1995 Field Rake, and to include the State of Illinois Vehicle program within that bid. Upon roll being called, those voting AYE were: Tanzyus, Burke, Bryant, Bitzer. None voted NAY. Motion passed.

A motion was made by Burke, seconded by Tanzyus that the commissioners go to 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. Upon roll being called, those voting AYE were: Tanzyus, Burke, Bryant, Bitzer. None voted NAY. Motion passed.

The board adjourned to CLOSED SESSION at 7:45 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 Mary Ann Bitzer at 8:11 PM, March 6, 2012 at the district office, 10 Gateway Drive, Collinsville, Illinois. Upon roll being called the following commissioners answered present: David Tanzyus, Joan Burke, Spike Bryant and Mary Ann Bitzer. Commissioner Carruthers was absent. Staff present included Interim Executive Director Rick Robbins, Marketing & Communications Coordinator Elizabeth Davis, Aquatics Supervisor Stephanie Whittington, and Administrative Assistant Susan Zaber. Attorney David Gerber was also present.

ADDITIONAL ACTION ITEMS

No additional action was taken, as the matter regarding the Executive Director search was tabled till a future meeting.

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

The meeting stood adjourned at 8:12 PM.

Respectfully submitted,

Susan Zaber, Recording Secretary

Date