



COLLINSVILLE AREA RECREATION DISTRICT  
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## **CLOSED SESSION REGULAR MEETING MINUTES**

**OCTOBER 17, 2017**

The CLOSED SESSION of the Board of Park Commissioners of the Collinsville Area Recreation District was called to order by President Ronald Jedda at 7:31 PM, October 17, 2017 at the district office, 10 Gateway Drive, Collinsville, Illinois. Roll was called with the following commissioners answering present: Mark Achenbach, Ronald Jedda, Brad Sewell and Aaron Wright. Others present included District Attorney James Craney.

Craney noted for the record that before going into closed session, the entire board reviewed the two agreements as well as the ordinance with Mitch Bair, the City Manager of Collinsville. He recommended the board vote on this ordinance once they go back into open session.

He then discussed pending litigation with Fiberglass Inc. and Maxum. He made a demand of \$50,000. He went on to discuss the litigation with PurePlay, in which the company overcharged for services to fix the wrongs done by Fiberglass Inc. He is going to recommend a demand of \$15,000 to \$20,000. He added that Doug Erhart stated a combined winning of \$25,000 to settle the case would be good to walk away with. He would like the board's approval to go in with a settlement of \$25,000, but try to get more. Achenbach noted he is good with him getting what he can. He would like to get this wrapped up in the next seven to ten days.

Jedda went on to discuss the negotiations for Arlington Greens Golf Course. Achenbach, Craney and Jedda met with Vern Van Hoy, Bob Kain, John Staubs and David Livingstone a week ago Monday. They were able to alleviate the concerns Van Hoy had. He went on to note that he met with the gentleman they are going to obtain a ten year term life insurance policy for \$500,000 for Van Hoy and Kane. Both will have to have clearances from physicians. They will have beneficiaries, but CARD will be taking assignment of those policies. It was added that Van Hoy and Kain have to maintain at least 51% of ownership in the entity.

Jedda went on to discuss the specifics of the agreement. It will be a ten year lease with four, five-year renewal periods. At the renewal periods, Van Hoy pays the park district \$2,000, then \$2,500, then \$3,000 and \$3,500, etc. There is a reasonableness clause in place stating if Van Hoy wants to assign entire contract to someone else he has to get approval from the park board. The board will not do it under an unreasonable manner. It was also added that the individual receiving the assignment of the contract would be someone that had golf course, finance or business management experience as well as financial standing.

Craney noted that the language of the agreement should be done by Friday. He asked how to get the contract to the board members for viewing. Jedda said to mail it. Sewell recommended utilizing the CARD emails instead of the board members personal emails. They went on to discuss the liquor licensing for Van Hoy. They hope to have it completed by December 15. If not, everything will be postponed. Jedda explained CARD has to do a levy and CARD does not want to be in a position where things with the agreement look good and then suddenly does not go through. If everything goes through, the agreement would be in place January 1, 2018.

Jedda went on to discuss Splash City Waterpark and the YMCA. He emailed Sarah Rhodebeck, the Executive Director of Association Child Care Services with the Gateway Region YMCA, to get an update. Rhodebeck noted there were concerns regarding a leak in the pool. The board went on to discuss if the leak was fixed. Jedda will contact Erhart for details. Achenbach noted he does not feel a leak is an issue because we have the money to fix it. Jedda went on to note that it may come to showing the YMCA that there is money to use toward fixing problems. Achenbach noted the Aquatic Fund has almost \$560,000 and that is the most it has ever had. Jedda went on to note if the YMCA is interested CARD can alleviate their concerns when it comes to maintenance issues with Splash City. Achenbach added this is like the golf course but on steroids because the Social Security payment for the waterpark dwarfs what is done at the golf course because in the summertime there can be around

300 employees. Plus we have to do a background check on everyone. They don't make much per hour, but processing the employee's costs.

Achenbach also noted that the golf fund has \$417,000 in it. Once the agreement goes to a long term contract, those funds can be moved. He recommends using those funds to pay down the debt. [REDACTED]

Jedda went on to note he understands some of the concerns that were discussed by the Speakers from the Floor in open session and the staff in particular, but he feels this is a good deal for the taxpayers. The golf course will save approximately \$135,000 a year so \$4,000,000 for the taxpayers over a 30 year period.

Sewell noted the complaints didn't seem to be about what the board is doing. The complaint was about the secrecy. Wright added that Grobmeier was complaining about everything the board was doing. He went on to discuss the agenda and what is on them. It doesn't say New Business and then the board says we are shutting down the park district. The items the board is discussing is on the agenda. People know when the meetings are.

The recording was paused at this point and resumed in open session.

According to the Vote Tally Sheet, no further business was presented before the Commissioners; a motion was made by Sewell, seconded by Achenbach, that the CLOSED SESSION be adjourned to OPEN SESSION. Roll was called with the following voting AYE: Achenbach, Jedda, Sewell and Wright. None voted NAY. Motion passed.

The Closed Session Meeting stood adjourned at 7:55 PM.

Respectfully submitted,

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Kimberli DeRossett, Recording Secretary

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Date