

**FLAGG-ROCHELLE COMMUNITY PARK DISTRICT
SPECIAL BOARD MEETING
October 29, 2018 6:30 PM
Rochelle City Hall**

Call to Order:

- A special meeting of the Board of Commissioners, Flagg-Rochelle Community Park District, was held at Rochelle City Hall, 420 North Sixth Street, Rochelle, Illinois on October 29, 2018. The meeting convened at 6:30 P.M. President Tim Hayden, presiding.

Roll Call:

Commissioners Present

Marshall Norcross
John Dobbs
Tim Hayden
Dale Wells
Michael Brooks
Joe Lenkaitis
Brent Carmichael

Commissioners Absent

Staff Present: Jackee Ohlinger, Executive Director; Don Elliott, Superintendent of Parks & Facilities; Maureen Stevens, Office/Program Manager

Approval of Agenda:

- Commissioner Brooks moved to approve the agenda with the amendment that the “Public Comment” section would occur before the Discuss/Approve Contract to Continue Progress with Ringland Johnson item. Commissioner Dobbs seconded the motion; the motion carried unanimously by voice vote.

New Business:

- **Presentation on Community Center Research**
Jackee Ohlinger presented on the research she had done along with other staff and members of the Capital Committee. This research combined prior recreation center information as well as new financial information and plans. The full slide show presentation can be found on the Park District website.
- **Selection Process on Design Build Contractor**

Ohlinger spoke on the 8 companies who submitted proposals in response to the District's RFQ. Out of the 8, Ohlinger, staff, and committee members interviewed 3 companies and had 2nd interviews with 2 companies. After thorough research, Ringland Johnson was selected to continue work on the project should the District approve.

- **Presentation from Ringland Johnson**

Brent Johnson, President of Ringland Johnson, presented on the company. Their qualifications, experience, and staff. With him were Scott Mutton, Lead Designer, and Zach Enderle, an architect with Streamline Architects. Johnson touched on a few projects they had recently completed in the area – one being the Sycamore Park District Community Center. Johnson explained that the next step for the Community Center would be for the board to approve Phase 1 of the project: schematic design, cost, and schedule services for a fee of 1% of the overall budget (\$110,000.)

Items from the Public:

- President Hayden opened the floor to comments or questions from the public on this matter. He prefaced by saying that it is early in the process and therefore not all questions can be answered, but staff/board would do their best and follow up with any unanswered questions.
 - Phil Hasz spoke in favor of the project – commending the board and staff on their work thus far, he also spoke on the positive impact this facility would have on the community.
 - Neil Swanson spoke, as a former board member, in favor of the project. He stated that during his time on the board, one thing consistently identified as a “need” in Rochelle was a Community Center.
 - Terry Dickow, former board member, also spoke in favor of the project. He questioned the location – owing to the fact that expansion would be difficult, and the parking plans – as the lot is often full due to RJT games. He suggested additional parking on the Helms North site.
 - Jessica Morris is new to Rochelle and mentioned that she was taking her daughter an hour away for gymnastics classes due to a lack of availability in Rochelle. She spoke on her desire for the community center as a way to improve quality of life in Rochelle.
 - Richard Ohlinger, former board member, spoke in favor of the project. He said this community center would be a good way to improve quality of life which would then attract employees to live in town rather than commute from other areas.

- Sebastian Gomez is a frequent user of Park District programs and spoke in favor of the project. He stated that many times he and friends would drive out of town for gym space since it's not currently available in Rochelle.
- Jeff White questioned the commissioners on the validity of the revenue estimates and suggested the tax payers not be tied to financing the facility.
- Jeff Fiegenschuh, Rochelle City Manager, spoke on the City's bonding and mentioned two projects, infrastructure and pensions, including the fact that neither of those projects would increase the property tax rate for the City and the City of Rochelle even hopes to present a rate decrease.
- Kim Montgomery, Executive Director of the Rochelle Area Community Foundation spoke in favor of the project again referencing an improved quality of life that she feels is desperately needed in Rochelle.
- Dan Lundquist told the board that as a manager of a large employer in town, he is often told by co-workers who commute that Rochelle lacks quality of life amenities.

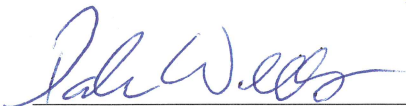
New Business:

- **Discuss/Approve Contract to Continue Progress with Ringland Johnson**

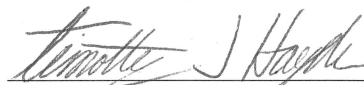
After the public comments, Commissioner Carmichael moved to approve a 1% project total (or \$110,000) to move forward with Ringland Johnson. Commissioner Wells seconded the motion; the motion carried 7-0 by roll call.

Adjourn:

- There being no further business to conduct; Commissioner Wells moved to adjourn the meeting at 8:00PM. Commissioner Brooks seconded the motion; the motion carried unanimously.



Dale Wells, Secretary
Board of Commissioners
Flagg-Rochelle Community Park District



Tim Hayden, President
Board of Commissioners
Flagg-Rochelle Community Park District

November 19, 2018
Date Approved