



1685 West Higgins Road, Hoffman Estates, Illinois 60169  
heparks.org t (847) 885-7500 f (847) 885-7523



**MINUTES  
BUILDING AND GROUNDS COMMITTEE  
June 19, 2018**

**1. Roll Call:**

A regular meeting of the Hoffman Estates Park District Building & Grounds Committee was held on June 19, 2018 at 7:00 p.m. at the Triphahn Center in Hoffman Estates, IL.

Present: Comm Rep Dekirmenjian, Poeschel, Sernett, Chairman  
McGinn, President Kaplan

Absent: Comm Rep Bettencourt, Friedman, Commissioner K. Evans

Also Present: Executive Director Talsma, A&F Director Hopkins,  
Rec/Facilities Director Kies, P&D Director Buczkowski, Parks  
Director Huguen, Golf Director Bechtold

Audience: Commissioner Kinnane, R. Evans, Kilbridge, Comm Rep  
Wittkamp; Turf & Hort Lead Bessette, Supervisor of Aquatics  
and Buildings Haizel, Supervisor of Parks, Construction &  
Planning Falsetti, Supervisor of Mechanics Hansen,  
Development Lead Mogilinski, GIS/Parks Services Admin  
Wozny, Comm Rep Veronico, Macdonald and Aguilar

**2. Approval of Agenda:**

Chairman McGinn noted that staff has requested a change to the agenda to add as Item A an introduction of the maintenance supervisory staff and the changes to their positions given the retirement of Director of Planning and Development Buczkowski and Admin Asst Kusmierski.

Comm Rep Dekirmenjian made a motion, seconded by Comm Rep Sernett to approve the agenda as amended. The motion carried by voice vote.

**3. Approval of the Minutes:**

Comm Rep Dekirmenjian made a motion, seconded by Comm Rep Sernett to approve the minutes of the May 15, 2018 meeting as presented. The motion carried by voice vote.

**4. Comments from the Audience:**

None

**5. Old Business:**

None

**6. New Business:**

A. Intro of Maintenance Staff:

Director Hugen introduced:

- Kyle Wozny, GIS/Parks, Planning and Maintenance Administrator noting that he was already GIS but would be taking over more service administration i.e. preparation of bid packets, maintenance of bids on the web site, etc.
- Mark Schwartz, Supervisor of Horticulture who's position would not see any changes.
- Steve Bessette, Turf & Horticulture Lead who will assist Supervisor Schwartz.
- Bill Falsetti, Supervisor of Parks, Development and Construction as he would be taking over more development for the playgrounds spaces, etc. in the replacement of Director Buczkowski
- Adam Mogilinski, Parks, Development & Construction Lead who will assist Supervisor Falsetti.
- Mitch Haizel, new Supervisor of Aquatics & Building to include the ice maintenance and its staff.
- Brad Hansen, Supervisor of Mechanics who's position would not see any changes.

Director Hugen also noted that the department would now be called Parks, Planning and Maintenance and that they would retain the planning services of Director Buczkowski on a per project basis.

Executive Director Talsma explained that the duties of Dave Young, Ice Operations Manager and his staff would move to the Parks, Planning and

Maintenance Department, under the Supervisor of Aquatics & Buildings and ultimately Director Huguen. He noted that they were a great group of fellows and that Director Huguen was doing a great job reorganizing the department.

Information only.

B. Air Handler Units at BPC/ M18-063:

Director Huguen reviewed the item. President Kaplan asked why there was such a discrepancy in cost and Director Huguen noted that it was directly related to the labor and getting equipment inside the facility.

Comm Rep Dekirmenjian asked if the district had dealt with any of the vendors and Director Huguen noted that they used General Mechanical now.

Comm Rep Dekirmenjian made a motion, seconded by Comm Rep Sernett to recommend that the B&G Committee recommend the board approve the bid price of \$58,895 to The YMI Group to install two new air handlers at Bridges of Poplar Creek as outlined in M18-063. The motion carried by voice vote.

C. TC North end flooding/M18-058:

Executive Director Talsma reviewed the item. Director Buczkowski noted that in all the years he had worked for the district, they had never experienced flooding before this.

Chairman McGinn asked why the TC parking lot did not follow Village Code when it was constructed and Director Buczkowski noted that at that time there was no requirement for the park district to follow Village Code or get a permit.

Comm Rep Sernett asked if the park district might not want a second opinion from the Village on this matter and Director Buczkowski noted that the Village was not in the business of designing areas for buildings that they did not own. He did note that they would review the plans for the repairs.

Comm Rep Macdonald asked if the system would be grandfathered in and Director Buczkowski noted that it would actually be considered a minor parking lot adjustment.

Executive Director Talsma explained that this unbudgeted fix would be covered with funds from the capital fund.

Comm Rep Sernett made a motion, seconded by Comm Rep Dekirmenjian to recommend the B&G recommend the board approve three additional inlets be installed and the wood chips be removed and replaced with

washed stone and that the estimated funds necessary be allocated from the capital fund savings on the BPC Air Handler units to cover the costs as outlined in M18-058. The motion carried by voice vote.

D. Painting/Caulking Bids for PSSWC/M18-060:

Director Hugen reviewed the item noting that they had negotiated with the low bidder to address the cost of the caulking and the paint. It was noted that the company could caulk over areas in good condition and only replace those bad areas as well as using an equivalent and less costly paint that still offered the necessary warranty.

Chairman McGinn asked if this was the first time the wall was being painted and Director Hugen noted that it was.

Comm Rep Dekirmenjian made a motion, seconded by Comm Rep Sernett to recommends that the B&G Committee recommend the board approve the negotiated bid price of \$70,000 to BP&T Company to paint and caulk PSSWC as outlined in M18-060. The motion carried by voice vote.

E. OSLAD Grant Program: South Ridge Community Park/M18-062:

Executive Director Talsma reviewed the item noting that Representative Crespo was already on-board with assisting the district in the process.

Comm Rep Dekirmenjian asked if the area would be the same size as Seascape and Executive Director Talsma explained that it would be a splash pad and not a pool, but a larger pad making the park more of a community park.

Comm Rep Dekirmenjian made a motion, seconded by Comm Rep Sernett to recommend that the B&G Committee recommend the board direct staff to move forward with the preparation of an OSLAD grant for the South Ridge Community Park project as outlined in M18-062. The motion carried by voice vote.

F. Twinbrook Encroachment /M18-066:

Executive Director Talsma noted that the district was looking to take possession of the open space but not until all the encroachments to the property had been dealt with by the School District.

He explained that the majority of the encroachments were being addressed; however, the last piece of property had a wooden fence perpendicular to the park district's path. Initially the school district had believed the fence entirely on the homeowner's property, however, the last 15-feet of the 100-foot fence comes onto the property by 4 feet. Additionally, the school district

had just recently approved a legal document approving the fence; although it was done prior to realizing that the fence was not completely on the homeowner's property.

Comm Rep Dekirmenjian asked if the district could add a clause to say that the homeowner would have to take the fence down and Executive Director Talsma noted that it was already included.

Commissioner Kinnane asked about the timing of the agreement and it was noted to have been done recently.

Commissioner R. Evans asked if the district needed the legal agreement and Executive Director Talsma noted that it was attached to the property.

The question was raised as to whether the homeowner would indemnify the district as the fence was on what might become our property and Comm Rep Sernett asked if the homeowner knew that the fence was not on their property. It was noted that the district did not feel there would be a liability and that the homeowner did not know that the fence was not on their own property.

Commissioner Kinnane asked about the homeowner adding landscape along the fence line and Executive Director Talsma explained that the park district could modify the legal agreement prior to accepting the land.

President Kaplan asked if staff could find out what the cost would be to move the fence and staff will check.

Comm Rep Veronico asked about selling the property but Executive Director Talsma noted that there were a great many rules to selling public land.

Executive Director Talsma explained that the recommended motion would mean recommending that the district take the land and the legal agreement with the homeowner.

Comm Rep Dekirmenjian made a motion, seconded by Comm Rep Sernett to recommend the B&G committee recommend that the Board approve moving forward with the transfer of the Twinbrook property as previously agreed to, once the encroachments have been cleared by the homeowner (or park district staff) and agreements for the removal and replacement of existing fencing (on approved properties) have been secured and that the park district will also honor the current school district/home owner agreement on Lot 19 as outlined in M18-066. The motion carried by voice vote.

G. Parks Board Report/M18-061:

Director Huguen reviewed the report. Chairman McGinn asked if the Chino plots were sold out. Director Huguen noted that he believed they all had fencing and most had plantings.

Chairman McGinn noted that the showers at Seascapes were all cold again. Director Huguen noted that he had not heard of any issues.

President Kaplan asked if someone checked the repair items and Director Huguen noted that staff checked each morning and the showers were working. He noted that if they were at high bather capacity, that the water heater might just be empty and participants would have to wait for water to heat up.

Comm Rep Dekirmenjian made a motion, seconded by Comm Rep Sernett to send the Parks Board Report M18-061 to the board as presented. The motion carried by voice vote.

H. P&D Board Report/M18-064:

Director Buczkowski reviewed the report noting that they would not be paving PSSWC that evening due to the weather.

Comm Rep Dekirmenjian made a motion, seconded by Comm Rep Sernett to send the P&D Board Report M18-064 to the board as presented. The motion carried by voice vote.

**7. Committee Member Comments:**

President Kaplan welcomed all the new Comm Reps to the meetings.

**8. Adjournment:**

Comm Rep Dekirmenjian made a motion, seconded by Comm Rep Sernett to adjourn the meeting at 8:15 p.m. The motion carried by voice vote.

Respectfully submitted,

Craig Talsma  
Secretary

Peg Kusmierski  
Recording Secretary

