

**MINUTES**  
**BUILDINGS & GROUNDS COMMITTEE MEETING**  
**July 18, 2023**

**1. Roll Call:**

A regular meeting of the Hoffman Estates Park District Buildings & Grounds Committee was held on July 18, 2023 at 7:00 p.m. at Triphahn Center in Hoffman Estates, IL.

Present: Commissioner Evans, Comm Reps Macdonald, Poeschel and Sernett, Chairman Kaplan

Absent: Comm Reps Evans, Utas, Student Liaison Sabesan

Also Present: Executive Director Talsma, Director of Parks, Planning and Maintenance Hugen, Director of Golf & Facilities Bechtold, Director of Recreation Miletic, Executive Assistant Flynn, IT Specialist Kevin Hassler

Audience: President Chhatwani, Commissioners McGinn and Friedman; Comm Reps Bettencourt, Beranek (7:14), Henderson (7:05), MacGregor and Pilafas

**2. Approval of Agenda:**

Commissioner Evans made a motion, seconded by Comm Rep Poeschel to approve the agenda as presented. The motion carried by voice vote.

**3. Approval of the Minutes:**

Comm Rep Sernett made a motion, seconded by Comm Rep Macdonald to approve the minutes of the May 16, 2023 meeting as presented. The motion carried by voice vote.

**4. Comments from the Audience:**

None

**5. Old Business:**

None

**6. New Business:**

A. Beacon Pointe Park Construction / M23-063

Comm Rep Poeschel made a motion, seconded by Comm Rep Sernett to recommend to the full board to award the Beacon Pointe Park Construction to Perfect Turf for a total of \$132,950.00.

Director Huguen noted that this is the last phase of the Beacon Pointe Park project, to complete the earthwork, concrete curbing and turf installation. Perfect Turf is already doing the installation of the playground, so we requested a quote from them through Omnia Partners (purchasing coop).

Commissioner Evans asked to confirm that this did not go to bid because it was through a state coop, and asked if it is a reasonable estimate. Director Huguen said he is correct regarding the purchasing coop, and this quote is better because they are already on site for the playground installation.

The motion carried by voice vote.

B. Hot Water Heaters at Triphahn Center / M23-067

Commissioner Evans made a motion, seconded by Comm Rep Poeschel to approve to the full board the purchase of hot water heater replacement units from C. Acitelli Heating & Piping Contractors, Inc. for a total of \$233,919 with a 10% contingency of \$23,000 for a total of \$256,919.

Director Huguen explained that there are four hot water heaters to cover the entire south side of the Triphahn Center, including the administrative offices, the Wolves areas, both ice rinks and the locker rooms for the ice rinks. Two of the four hot units for this area have gone down this year. They are in our GIS system to be replaced in 2026, noted with a 25 year life cycle. The lifespan on these units is closer to 15 years.

Director Huguen added that we asked for a price to replace the two units, and to replace all four. It is more economical to replace all four at one time, as they need to be dismantled inside the building. The building was constructed around the hot water tanks. This item was not budgeted for 2023 and will come from capital reserves.

Commissioner Kaplan asked if there is a cost advantage to doing all four. Director Huguen said the installation costs are much less to do all four at one time, compared to doing two now and two later.

Commissioner Evans asked about using tankless water heaters. Director Huguen said tankless water heaters cannot produce the volume needed for the Zambonis.

Commissioner Evans asked about the disruption to activities. Director Huguen said we will have one day with no hot water, and this will be scheduled when the Wolves team is on the road.

Comm Rep Macdonald asked if the warranties are the same from each bidder. Director Hugen said yes, the warranty is from the manufacturer, and all bidders would be using the same units.

The motion carried by voice vote.

C. Willow Rec Center Windows and Skylights / M23-066

Comm Rep Sernett made a motion, seconded by Commissioner Evans to recommend the full board reject all bids for the Willow Rec Center Windows and Skylights project.

Executive Director Talsma explained that we only received one bid and the pricing wasn't where we hoped it would be. This will be rebid at a later date.

The motion carried by voice vote.

D. Pine Park Pickleball Fence Installation / M23-064

Comm Rep Poeschel made a motion, seconded by Comm Rep Sernett to approve to the full board the purchase and installation of the fence at the Pine Park pickleball courts to Fence Connection for a total of \$50,850 with a 10% contingency of \$5,085 for a total cost of \$55,935.

Director Hugen noted that the pickleball court is shaped and new asphalt has been poured over the top. The next phase is for the fence to go in. This will be the same process as the Fabbrini fence installation, driving fence posts through the existing asphalt to a four foot depth. The corner posts and gates will go into concrete. Once this is complete, a sport surface company will put the pickleball surface in place.

Director Hugen added that the lowest bidder was Fence Connection, who has done work for various villages and park districts with good reviews.

Commissioner Evans asked how long Fabbrini pickleball courts were down for this process. Director Hugen replied that they were closed for nine days, but all of Pine Park is closed until 2024, so this will not affect residents any differently.

Comm Rep Sernett asked if we have received any complaints in the community about pickleball noise. Executive Director Talsma said that these courts are removed from the houses by a school yard, and we will have the proper windscreens which help as well.

Commissioner McGinn asked if there are lights on these courts. Director Hugen said yes, you push a button to turn the lights on, and they can stay on until 10:00 p.m.

The motion carried by voice vote.

E. Vogelei Park Conceptual Renovation Plans (OSLAD 2024) / M23-065

Comm Rep Macdonald made a motion, seconded by Comm Rep Sernett to recommend to the full board the Vogelei Park Renovation Conceptual Plans as presented with the addition of any committee comments.

Director Hugen highlighted the following regarding the planning process for the Vogelei Park Renovation:

- Have met internally with staff for their input
- Met with NWSRA for what their needs would be
- Held public meeting on July 10 to get resident input
- The main focus is to replace the playground and splash pad.
- The playground will be replaced with a fully inclusive playground, bringing all features to ground level access. If child is going up, there will be an entrance and an exit point at ground level.
- To tie the splash pad and playground together, there will be an area between the two that is wheelchair accessible, and will include a shelter, benches and shade structure. The splash pad will double in size and will have two or three above ground sprays and four or five ground sprays.
- The idea is to make the playground and splash pad enjoyable for all well-bodied and non-well-bodied individuals (not just wheelchair bound, but also those with sensory issues, for example).
- The area behind the barn had been used by the Wings & Talons organization. There are currently three mews still here which are used approximately once per year. Behind that is green space.
- NWSRA would like to use this for an active sports area, possibly including bocce ball courts. To be ADA accessible, the ledge of bocce ball courts would need to have a gate that opens on both sides.
- We are also looking into Bank Shot Sports and disc golf (possibly just three holes).
- We could potentially reach full arboretum status if we put a greenhouse in the west side of the area behind the barn. There would be ADA garden beds outside of the greenhouse. Educational events could be held here. We could plant all of our materials for parks; we could also have a tree nursery, so if a tree needs to be removed in any of our parks, it can be replaced with one of our own.
- On the hill to the east of the house, the plan is to develop a sensory garden which would flower all year. A path leading to the garden would likely be crushed red granite.
- The shoreline along the pond is grown over and there are two benches with no path leading to them. We would add a path here, and in between the path and the water would be an outdoor nature classroom which could be used by our preschool, summer camp, NWSRA.
- Other features could include a “Simon Says”-type structure which could be solar powered; musical components on the playground; swing types will include full ADA, toddler/parent, ADA/parent, and regular swings; a slide with rollers.

Commissioner Evans asked what an outdoor nature classroom looks like. Director Hugen said that it would have tree trunks cut in half for benches, signs showing what kind of plants are there. Anything can be taught in this area.

Comm Rep Henderson asked what Arboretum Status means. Director Hugen explained that you need a certain amount of tree species and to hold educational events. Having arboretum status would make us the first organization besides Morton Arboretum to be a full arboretum, and would be good publicity for the District.

Comm Rep Henderson asked about Bank Shot Sports. Director Hugen explained that this is for people of all abilities to play. The baskets are all at different heights and have different backboards.

Commissioner Evans noted that we are putting a lot of things in a small area, and are there any concerns about water. Director Hugen said the pavement for the Bank Shot area is what used to be Safety Town. The playground and splash pad area is the same size. He added that as long as we are under 40% of total volume of pavement, we don't need a permit from MWRD.

Comm Rep Macdonald asked if there would be another bathroom built, as the only one is attached to the barn. Director Hugen said that most people don't know we have a bathroom at all, so we will add directional signage to the existing bathroom.

Comm Rep Macdonald asked if Director Hugen had seen Bison's Bluff. Director Hugen said he did, and we would try to add a water feature to the sensory garden.

Commissioner McGinn asked how many trees would be in the nursery area. Director Hugen said that if we use saplings, there could be 12 rows of 40 saplings each. Once the trees are 8-10 feet tall (3-5 years), we need to find a place to relocate the trees.

Commissioner Evans asked what the dimensions of the proposed greenhouse would be. Director Hugen said 20'x30', and there is no minimum requirement.

Director Hugen said if you have ideas to add, please send them via email. We will continue to collect input for the next two weeks and will return to the Board with final plans.

The motion carried by voice vote.

F. Parks, Planning & Maintenance Board Report and 2<sup>nd</sup> Quarter 2023 Goals / M23-062

Comm Rep Macdonald made a motion, seconded by Comm Rep Poeschel to include the Parks, Planning & Maintenance July Board Report and 2<sup>nd</sup> Quarter 2023 Goals in the July Executive Director's Report.

Director Hugen highlighted a few items from work at Fabbrini Park:

- The pickleball courts are complete with a new surface, new fence and windscreen.

- Dredged an area near the parking lot.
- Drainage pipes had collapsed; put in new pipes all the way to the pond.
- Dug out the creek and the basin; found all pipes.
- The Village brought out their pump truck and pumped out all of their lines.
- Received four inches of rain since then with no standing water in the parking lot.

Commissioner McGinn asked if there was any rain issues at Beacon Pointe Park. Director Hugen said no, the basin there is designed to hold water, and the playground is up on higher ground near the fire station.

The motion carried by voice vote.

**7. Committee Member Comments:**

Comm Rep Sernett said she is enjoying the weather and the parks; she sees a lot of kids at Poplar Park.

Comm Rep Poeschel is impressed with the project at Fabbrini and the concept at Vogeley is impressive. She took her granddog to Bridges for the PC for K9 demonstration, and said the beer garden was great.

Commissioner Evans said he is happy to be back on the B&G Committee. The plans for Vogeley look great.

Commissioner Kaplan thanked Director Hugen for his work.

**8. Adjournment:**

Comm Rep Poeschel made a motion, seconded by Comm Rep Sernett to adjourn the meeting at 7:52 p.m. The motion carried by voice vote.

Respectfully submitted,

Craig Talsma  
Secretary

Cindy Flynn  
Executive Assistant