

**MINUTES**  
**BUILDINGS & GROUNDS COMMITTEE MEETING**  
**January 16, 2024**

**1. Roll Call:**

A regular meeting of the Hoffman Estates Park District Buildings & Grounds Committee was held on January 16, 2024 at 7:00 p.m. at Triphahn Center in Hoffman Estates, IL.

Present: Chairman Kaplan, Commissioner MacGregor, Comm Reps Macdonald, Poeschel, Sernett, Student Rep Sebasan

Absent: Comm Rep Utas

Also Present: Executive Director Talsma, Director of Parks, Planning and Maintenance Hugen, Director of Golf & Facilities Bechtold, Director of Recreation Miletic, Director of Finance and Administration Hopkins, Superintendent of Business Peddinghaus, Executive Assistant Flynn, Superintendent of IT Agudelo, IT Specialist Hassler

Audience: President Chhatwani, Commissioners Dressler, Evans, McGinn, and Friedman; Comm Reps Beranek, Bettencourt, Henderson and Pilafas

**2. Approval of Agenda:**

Commissioner MacGregor 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:**

Commissioner MacGregor made a motion, seconded by Comm Rep Sernett to approve the minutes of the October 17, 2023 meeting as presented. The motion carried by voice vote.

**4. Comments from the Audience:**

None

**5. Old Business:**

None

6. **New Business:**

A. Indoor Courts Complete Refinish / M24-003

Comm Rep Poeschel made a motion, seconded by Commissioner MacGregor to recommend to the full board to award the bid for Indoor Courts Complete Refinish to Veterans Floors, Inc. for a total of \$146,550.

Director Hugen highlighted the following regarding this project:

- This complete refinishing is done every ten years. Every other year we do a surface repair (coating over top). Every ten years, we sand down to the bare wood, repair imperfections and start the process over.
- Every hardwood indoor sport court, dance room and fitness room is included in the bid.
- Up to now, we have used an oil-based system. But water-based systems have come a long way and are more environmentally friendly. It is slightly more expensive, as there are more coats involved, but there are no lingering fumes. The expense is in labor, not the product.

Commy Rep Sernett asked what other places have used water-based finishing. Director Hugen replied that most schools are using this now. Rolling Meadows High School did theirs this past season.

Commissioner McGinn asked how long the courts would be out of use. Director Hugen said that the water base needs 2-3 hours between coats and can be used within 24 hours of last coat. Fully cures in 3-4 days. He added that the shine will be less than with oil base and will have more of a natural wood look.

The motion carried by voice vote.

B. Asphalt Repairs, Seal Coating and Stripping / M23-004

Comm Rep Sernett made a motion, seconded by Commissioner MacGregor to recommend to the full board the approval of the crack filling and seal coating bid project to Patriot Maintenance Inc. for a total of \$121,467 plus a 10% contingency for a total of \$133,613.70.

Director Hugen explained that this is for the yearly maintenance of all asphalt. Every three years, we rotate parking lots and paths for crack fill and sealcoating. In certain lots and on some paths we will remove lots and replace or overlay. He noted that we received five bids for this, with Patriot Maintenance the lowest bidder when considering alternate bids.

Commissioner Evans said that in the past, some drains had to be rebuilt, and asked if there were any similar issues this time. Director Hugen said that all areas due for maintenance this year were checked before putting out to bid, and there were not any drainage issues.

The motion carried by voice vote.

C. Autonomous System Sale Service and Use Agreement / M23-005

Comm Rep Sernett made a motion, seconded by Commissioner MacGregor to recommend to the full board the approval of the Autonomous System Sale, Service and Use Agreement contract for Autonomous Technology between Havenshine Technologies, Inc. and Hoffman Estates Park District for \$50,000.

Director Hugen highlighted the following:

- Havenshine Technologies is out of Naperville. They have taken Mean Green mowers and turned them into autonomous mowers with their technology.
- Mower can mow within GPS coordinates in whatever pattern you set.
- Several safety measures are included to avoid objects and humans in the area. Operator will be notified via handheld device when machine stops do to an obstacle.
- We can set trees, flag poles, etc. and tell the mower how close to get to them.
- Everything is run through an iPad and our GIS system.
- If the operator notices there is an area that we do not have saved, he can drive that route and save it to the iPad.
- If you do not want to use it autonomously, one switch can change it to an electric mower.
- For 2024, we are mapping everything out in squares so there are not too many obstacles.
- The operator will be doing ball infields, bleacher inspections, and trim work around the park. Whatever the autonomous mower could not do, the operator can hop on and complete.
- We are the first park district to own the mower. We are buying the technology, which will be licensed to us for the life of the mower.
- The warranty on any bugs/repairs will be free of charge for four years, after which we will pay market rate. Any technology upgrades will be free for the life of the mower.
- With this mower, the Tiny Robot field liner, and the ball field machine, one staff member can accomplish three tasks at one time.
- The battery holds for eight hours and takes nine hours to recharge from empty. With driving time between fields, we estimate using 6.5 hours per day, four days per week.

Comm Rep Henderson asked if we could buy another battery. Director Hugen said we do not have a plan to buy another battery. It would take four hours to remove/replace a battery.

Commissioner Evans asked if we are guaranteed that the company will be around for the life of the mower. Director Hugen said there is no guarantee, but if the company goes out of business and the technology is not useful, we will still have an electric mower.

Commissioner Friedman said he has seen this technology before, and it works great.

The motion carried by voice vote.

D. Parks, Planning & Maintenance Board Report and 3<sup>rd</sup> Quarter Goals / M23-090

Commissioner MacGregor made a motion, seconded by Comm Rep Poeschel to include the Parks, Planning & Maintenance October Board Report and 4<sup>th</sup> Quarter Goals in the January Executive Director's Report.

Executive Director Talsma added the following information:

- Next week we will approve our final budget. Anyone wishing to be part of that, please attend.
- The Village is moving a fire station to Chino Park. Our park here is through a lease/intergovernmental agreement with the Village. We are looking at returning the park to them (we will lose our ballfields, as that is where the fire station will go). The community gardens that are there could also go back to the Village, and then they would have two community garden locations.
- We are working with Representative Crespo again, requesting funding for a potential new park near Seascape. With the new development going in at Moon Lake and Higgins, and about 8,500 existing residents within a ½-mile area, this would be a good spot for a new playground. We will submit a letter for Representative Crespo for this concept.

Comm Rep Henderson asked if we would find a piece of land as large as Chino Park. Executive Director Talsma said no, but we do not currently program the fields at Chino Park. The neighboring church uses it for their school soccer fields.

Commissioner Evans asked if this would affect Hoffman Park. Executive Director said it will not.

Commissioner Evans asked if there would be any land left over. Executive Director Talsma said there may be some space on south side, beyond the community gardens; there may be some green space that we would maintain through our IGA and could possibly use for practices, but there will not be any formal athletic field space.

Commissioner Evans asked if the Village is still working on something for the land on the north side of Higgins. Executive Director Talsma said they are still looking at a high-rise apartment complex.

The motion carried by voice vote.

7. **Committee Member Comments:**

Commissioner MacGregor said Happy New Year, and he is excited to see the autonomous mower.

Comm Rep Poeschel said the autonomous mower sounds exciting.

Comm Rep Sernett said she is excited about the mower and added Chicago is the coldest city in the country today.

Comm Rep Macdonald said thank you for opening the gyms for basketball practice.

Student Rep Sebasan said she likes the mower and the idea of the new park.

Commissioner Kaplan thanked the committee for their input.

**8. Adjournment:**

Commissioner MacGregor made a motion, seconded by Comm Rep Sernett to adjourn the meeting at 7:32 p.m. The motion carried by voice vote.

Respectfully submitted,

Craig Talsma  
Secretary

Cindy Flynn  
Executive Assistant