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MINUTES
BUILDINGS & GROUNDS COMMITTEE MEETING
October 18, 2025

1. Roll Call:

A regular meeting of the Hoffman Estates Park District Buildings & Grounds Committee was held on October 18, 2025, at 7:03 p.m. at Triphahn Center in Hoffman Estates, IL.

Present: Chairman Chhatwani, Commissioner Evans, Comm Reps Kratohvil, Pilafas, Poeschel and Sernett

Absent: Comm Rep Dowling

Also Present: Executive Director Talsma, Director of Parks, Planning and Maintenance Hugen, Deputy Director Bechtold, Director of Recreation Sweeney, Director of Administrative Services Rivas, Executive Assistant Flynn

Audience: President Friedman, Commissioners Dressler, Kaplan, McGinn, and MacGregor, Comm Reps Aguilar, P. Henderson, Kulkarni

2. Approval of Agenda:

Executive Director Talsma stated that we would be presenting the IAPD Citizen Volunteer of the Year Award to Dave Negrete before Comments from the Audience.

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

3. Approval of the Minutes:

Comm Rep Sernett made a motion, seconded by Comm Rep Kratohvil to approve the minutes of the October 21, 2025 meeting as presented. The motion carried by voice vote.

4. Comments from the Audience:

None

5. Old Business:

None

6. New Business:

A. Solar Panel Purchase and Installation / M25-108

Commissioner Evans made a motion, seconded by Comm Rep Poeschel to approve the purchase and installation of solar panels from Verde Solutions via TIPS Cooperative contract \$25020102, with a down payment of 20% for The Club in the amount of \$367,449; 10% for Triphahn Center (TC) in the amount of \$204,452, and 10% for Willow Rec Center (WRC) in the amount of \$37,946.

Executive

The motion carried by voice vote.

B. Lightning Detection System / M25-096

Comm Rep Dowling made a motion, seconded by Comm Rep Poeschel to recommend to the full board to approve that lightning detection services only be used at Seaside Family Aquatic Center and Bridges of Poplar Creek Country Club.

Executive Director Talsma explained that this approval is just for the concept of having lightning detection services at only these two locations. We currently have a Thorguard detection system, which was the new technology when we first installed it but is now outdated. Over the years, the cost has escalated, and it would cost approximately \$200,000 to replace all locations.

Director Hugen added that the current Thorguard system has one main system and remote systems. We spend 100-120 hours of main labor per year to keep these up and running. With the new system, Bridges would be the main station with its own built-in weather station, rather than pulling weather from O'Hare like our current system. We can have a certain number of users with access to an app to pull the weather from our station. Also, the weather station can show current weather on our website, and any coach or resident can see this at any time.

There was discussion about having a station in other areas of town. Director Hugen added that Perry Weather (potential vendor) recommends having a station at facilities where you can control what patrons are going to do (golf course and swimming pool). We do not necessarily have staff at other parks, so individuals are expected to use the park at their own risk regardless of the detection systems.

C. Parks, Planning & Maintenance Board Report and 3rd Quarter Goals / M25-095

Comm Rep Poeschel made a motion, seconded by Comm Rep Dowling, to include the Parks, Planning & Maintenance October Board Report and 3rd Quarter Goals in the October Executive Director's Report.

Director Hugen recommended that the committee members go see the new renovations at Willow Rec Center. The whole facility has a new vibe and there is a new front entrance as well.

Executive Director Talsma added that Director Hugen and his crew did a lot of the work over at Willow. The fitness center is now a full center. There are new sound panels on the walls. There is now one price to use either the Willow or Triphahn Fitness Center. The gymnastics area is phenomenal.

The motion carried by voice vote.

D. 2026-2030 Capital Expenditures Plan / M25-090

Comm Rep Sernett made a motion, seconded by Comm Rep Poeschel to recommend to the full board the approval of the 2026-2030 Capital Expenditures Plan as presented, with the authority to purchase certain items as needed prior to the end of 2025.

Executive Director Talsma said this will be two-phased, as staff often needs to order things early (e.g., vehicles, lightning detection, solar panels, Zamboni), and we will have those specific memos at the November meeting. These items will not be paid for until 2026 but we need to get them on order now, so we receive them in 2026.

Commissioner Dressler said she saw Tropicana Park on the schedule and asked if the tiles were still out there and if they would remain. Director Hugen said they are still there, but we will not know the plan until we are in the planning phase for that park. He added that we can only install a playground if we take away the shelter.

The motion carried by voice vote.

E. Sexual Harassment Training

Director Rival presented the annual Sexual Harassment Training to the Board of the Commissioners, as well as the B&G and Rec & Facilities Community Representatives.

7. Comments:

Comm Rep Kratohvil thanked Director Hugen for treating the water at Yorkshire Woods.

Commissioner Evans said he would like to see the cost of having one weather station in all three main areas of town (like Cannon Crossing and South Ridge). Director Hugen replied that the difference is that right now our sirens will travel up to two miles. New sirens are not allowed to go over 1500 feet and may not go into residential areas – this is a nationwide

regulation. Commissioner Evans said we would need to do some education for the public if we no longer have sirens in the area.

Comm Rep Pilafas said it is good to be back. He lives close to Sycamore, and it has been cool to see all that is happening there, as well as all other projects.

Comm Rep Dowling said The Club just celebrated 25 years. It always looks new, the spin room is cozy, the massage service is good. She is now a graduate of the citizen public works academy.

Commissioner Chhatwani thanked everyone for good discussions today. Congratulations to Craig and Sue. Today is Diwali – she wished everyone a happy and prosperous life.

8. Adjournment:

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

Respectfully submitted,

Craig Talsma
Secretary

Cindy Flynn
Executive Assistant