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**MINUTES  
BUILDING AND GROUNDS MEETING  
October 15, 2019**

**1. Roll Call:**

A regular meeting of the Hoffman Estates Park District Building and Grounds Committee was held on October 15, 2019 at 7:00 p.m. at the Triphahn Center in Hoffman Estates, IL.

Present: Chairman Kinnane, Commissioner R. Evans, Comm Reps Aguilar, Bettencourt, Friedman, Poeschel and Sernett

Absent: None

Also Present: Executive Director Talsma, Director of Finance and Administration Hopkins, Director of Recreation Kapusinski, Director of Parks, Planning and Maintenance Hugen, Director of Golf and Facilities Bechtold

Audience: President Kaplan, Commissioners McGinn, K. Evans, Chhatwani, and Kilbridge; Comm Reps Macdonald, Wilson and Dressler; GM Tusa, see attached list.

**2. Approval of Agenda:**

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

**3. Approval of the Minutes:**

Comm Rep Poeschel made a motion, seconded by Comm Rep Aguilar to approve the minutes of the September 10, 2019 meeting as presented. The motion carried by voice vote.

**4. Comments from the Audience:**

None

**5. Old Business:**

None

**6. New Business:**

A. The Club at Prairie Stone Capital Plan/M19-097:

Executive Director Talsma reviewed the item noting that staff, committees and the board had been reviewing the need to renovate The Club which would include eliminating the tennis courts and tennis program in favor of utilizing those areas for growing fitness interest. He noted that they wanted to begin the work January 3, 2020.

Director Bechtold reviewed memo M19-097 and the six components to the renovation which included Court 1 conversion to multipurpose turf, Court 2 conversion to strength zone, Court 3 conversion to functional fitness zone, Group Fitness Studio #2 to include wood floors for mind and body classes, Kids Club enhancements and a Women's Workout Zone. He reviewed the costs for the renovations noting that Phase I would be \$500,000 and Phase 2 would be \$550,000. Director Bechtold also reviewed the possibility of receiving grant money that might cover some of the budget.

Executive Director Talsma noted that the project was intended to ensure the success of The Club. He noted that The Club only had 85 tennis memberships for their three tennis courts and that even with revenue from tennis lessons, the program was \$100,000 short each year for the maintenance and upkeep of the program and tennis equipment. He also explained that The Club was never intended to be a premier tennis club and that staff would be working with Hanover Park District and South Barrington Park District to arrange for The Club tennis members to join their programs at resident rates.

Commissioner R Evans asked if the possible grant funding would be for Phase 1 and Phase 2 and Executive Director Talsma noted that it would cover that along with other capital items such as carpeting and roofing. He explained that the district needed to make \$1,000,000 in improvements to The Club over the next years.

Comm Rep Sernett asked if they would scale the project back if they did not receive the grant funding and Executive Director Talsma noted that the project was not dependent on receiving the grant and would be renovated as planned with or without the additional funding.

Comm Rep Aguilar asked about the contingency amount and Executive Director Talsma noted that it was about 5% of the project.

Chairman Kinnane asked about a contingency for Phase 2 and it was noted that it would be budgeted if required when the time came for Phase 2.

Owen Chapla addressed the committee noting that his children took lessons at five times the cost of a tennis membership and asked if they had considered the impact on the children.

Executive Director Talsma address the audience explaining that this was an opportunity to make comments and not so much to ask questions but that in the case of a general question, he could address some of the items. He explained that the tennis program was run through an outside contractor and that the district received 30% of the fees. He also explained that in the last five years tennis lesson revenue had dropped from \$100,000 annually to \$50,000 and was continuing to decline.

Herald Manjouran addressed the board noting that this decision had been based on financial information and asked for a copy of the business report the decision was based upon. Executive Director Talsma noted that the report was available on the website and suggested that Mr. Manjouran contact him via email. Mr. Manjouran also noted that it appeared that the district had looked at the tennis and determined to let it go and he asked how much money was projected to be made with the renovation.

Chairman Kinnane addressed the audience explaining that tennis was going down and the district was having to subsidize the program. He noted that they were trying to keep The Club alive and had a consultant to tell the district how to turn this around. He explained that people were looking for high energy work outs and that The Club was not delivering that and the district needed to meet the community's needs. He explained that the district was looking to make the best business decisions for the district and the community.

Jo Anne Whittaker asked where the new Orange Theory members were today and if they continued their memberships and asked about a compromise for using a tennis court.

Chairman Kinnane explained that the district had tried for years to come up with ideas; that women wanted a dedicated space and The Club did not have the room for that as presently laid out. He explained that staff was looking to increase classes to 80-100 a week and needed space to do that. He noted at present The Club only had two work out areas and that the consultant had provided a 90 page report which was available online for the renovations to address the district's

concerns and community's needs. He noted that it had not been an easy decision for anyone involved.

Executive Director Talsma noted that the district wanted to take care of all the members. He also explained that they needed to attract a younger demographic to replace memberships and that the compromise the district had offered was to make arrangements with other tennis clubs to offer memberships at resident rates to The Club tennis members. He explained that looking at Courts 1, 2, 3 was the best plan for the growth of The Club noting that they were unable to grow the tennis program or support it with these limited numbers.

Manish Matta noted that he had not been asked or received a questionnaire on his community needs. He pointed out that the Schaumburg tennis club was similar to The Club and their management was very successful. He also noted that The Club had not asked their membership if they would be willing to pay additional per month.

Michael Kaden distributed his notes to the committee and addressed them saying that he had a background in raising money and wanted to talk about the risk factors. He noted that they had not provided a professional sales staff to promote the tennis membership and asked what they provided by way of retaining memberships. He also addressed the competition factor of dealing with fitness programs such as Orange Theory.

Comm Rep Sernett noted that the district had sent 6000 surveys to the community.

An unidentified participant noted that 80% of The Club was made up of non-residents. Chairman Kinnane noted that the district was happy to have outside participation but that they surveyed their residents when looking to make improvements or changes to district programming and facilities.

Richard Panichi noted that he lived close to outdoor tennis courts in Barrington and he was unable to use them over the summer as their park district had the courts booked with lessons. He asked the district to invest money into promoting the tennis program before cancelling the program. He also noted that there was no sales department to promote tennis memberships.

Joan Osika noted that she read all the information from the park district and did not remember seeing anything on The Club renovation and felt that the tennis members had not been asked about what was important to them. She also pointed out that she did not understand why the district felt they needed a Women's only workout and wondered about a law suit if they set area aside.

Karthic Chandon addressed the committee noting that he did not realize that the tennis rates had been reduced. He also noted that he knew people had tried to

enroll but were not allowed to. He explained that last year he had to wait for courts but not this year and that there were no programs for tennis running.

An unidentified participant addressed the committee noting that she came from Palatine to Hoffman Estates because of the tennis. She noted that she did not believe that the district supported the sales of tennis memberships to increase the program.

Alana Bliudzius addressed the committee asking when questions could be asked. Executive Director Talsma noted that the district had held two open meetings for questions and answers and that members were encouraged to email him directly. Ms. Bliudzius asked to see the dollars generated by non-members in the tennis program.

Iana addressed the committee noting that she moved from Champagne and that this area traveled to other areas to play tennis. She explained that when she joined The Club, no one knew about the facility or the tennis program.

Mimi Wise address the committee noting that her concern was that members would lose present fitness programs for the new fitness program. She suggested the district try a tennis league to improve memberships and noted that she wanted to be surveyed about her needs for the club.

An unidentified participant asked about options. They noted that other facilities were busy and asked why the district was not getting the information out.

Pat Masek asked why the district did not spend time promoting the courts.

Tanya King addressed the committee noting that she felt blindsided and that the district had not been transparent in this issue.

Calvin Fu asked if the district was borrowing money for the renovation but did not have a guarantee of success. He asked how his taxes would be impacted.

Executive Director Talsma explained that the district would not use tax dollars for this renovation, nor would they borrow money. Instead they would be using funds from the district's reserve accounts.

Kate Boetto addressed the committee noting that she felt this was a community issue and there were holes in the proposed plan. She noted that the survey was done within the district but irrelevant to The Club as they were so many non-residents without the input. She also noted that she believed the district was dismissing the voices of those that had English as a second language pointing out to the October 5, 2019 meeting and noting that people with trouble with the English language were not understood. She said she felt discriminated against and treated poorly by the Executive Director.

Loren Golden thanked the district for the courts and asked that they rethink their renovation of The Club.

Comm Rep Sernett made a motion, seconded by Comm Rep Bettencourt to recommend that the B&G Committee recommend to the Board to include the Phase One of the Club renovation project in the amount of \$500,000 as part of the 2020 District annual budget as outlined in M19-097. The motion carried by voice vote with Comm Rep Friedman abstaining.

Executive Director Talsma noted that this was a committee vote and recommendation to the board which would meet next week Tuesday at 7 p.m. at the Triphahn Center.

The B&G Committee took a break from 8:15 to 8:20 p.m.

B. Fertilizer and Chemical 2020 Early Order Bid/M19-099:

Director Huguenot reviewed the item. Commissioner R. Evans asked if the vendors were the same as in the past and Director Huguenot noted they were with the addition of BTSI. Commissioner R. Evans asked if the vendors were comfortable with partial bid acceptance and Director Huguenot noted that they were and that it was an industry standard.

Commissioner R. Evans made a motion, seconded by Comm Rep Friedman to recommend the Board award the following: (A) Chicagoland Turf for low bid products in the amount of \$59,848.55; (B) Arthur Clesen for the low bid products in the amount of \$1,624,350; (C) Site One Landscapes for low bid products in the amount of \$5,039.64; (D) Advanced Turf for the low bid products in the amount of \$7,420.60; and BTSI for the low bid products in the amount of \$8,677.50. The motion carried by voice vote.

C. PPM Report and 3Q Goals:

Director Huguenot reviewed the item noting that the floor for the ice rink had been poured with an independent contractor checking that it was level. He also noted that they would begin building ice on Tuesday.

Commissioner McGinn asked about the boards and Executive Director Talsma noted that they were being cleaned off and that the district would take over the advertising on them if the Wolves did not renew.

Commissioner K. Evans asked about continuing with the level checks and Director Huguenot noted that they had a chart with the levels marked and when the ice would be taken down every 4-5 years, they could check for levels.

Director Hugen also acknowledged that Community Park projects had received a \$7,000 grant from the Mainstreet Organization of Relators and thanked Comm Rep Dressler for her assistance with the process.

Commissioner K. Evans asked about the roof project and how long it was taking. Director Hugen noted that it was due to the Kalwall installation. Executive Director Talsma noted that an issue had been found in the initial Kalwall system and been corrected prior to production of the panels for the park district which is what resulted in most of the delay.

Comm Rep Bettencourt made a motion, seconded by Comm Rep Sernett to send the PPM Report M19-098 and 3 Q Goals to the board as presented. The motion carried by voice vote.

**7. Committee Member Comments:**

Comm Rep Sernett noted that she appreciated the community comments and felt that the district had explored all options with The Club prior to making any renovation recommendations.

Comm Rep Bettencourt agreed.

Comm Rep Aguilar noted that the committee had reviewed all options prior to the vote.

Commissioner R. Evans congratulated BPC on their events and reminded other commissioners involved in the Board Development to get their information in. He also reminded all about the Foundation's Texas Hold'em for November 9, 2019 at BPC and asked for volunteers and participants.

A special thank you was given to Comm Rep Dressler for assisting the park district with the grant for Community Park. Comm Rep Dressler noted that it was due to the great job district staff did in responding to the opportunity.

**8. Adjournment:**

Comm Rep Bettencourt made a motion, seconded by Comm Rep Poeschel to adjourn the meeting at 8:40 p.m. The motion carried by voice vote.

Respectfully submitted,

Craig Talsma, Secretary  
Peg Kusmierski, Recording Secretary