

AGENDA
BUILDINGS & GROUNDS COMMITTEE MEETING
TUESDAY, MAY 21, 2024
7:00 P.M.

1. ROLL CALL
2. APPROVAL OF AGENDA
Motion to approve the agenda as presented.
3. APPROVAL OF COMMITTEE MINUTES
 - April 16, 2024
Motion to approve the minutes of the April 16, 2024 meeting as presented.
4. COMMENTS FROM THE AUDIENCE
5. OLD BUSINESS
6. NEW BUSINESS
 - A. Parks, Planning & Maintenance Board Report / M24-040
Motion to recommend to the full board to include the Parks, Planning & Maintenance May Board Report in the May Executive Director's Report.
7. COMMITTEE MEMBER COMMENTS
8. ADJOURNMENT
Motion to adjourn the meeting.

MINUTES
BUILDINGS & GROUNDS COMMITTEE MEETING
April 16, 2024

1. Roll Call:

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

Present: Chairman Kaplan, Commissioner MacGregor, Comm Rep Poeschel, Sernett and Utas, Student Rep Sebasan

Absent: Comm Rep Macdonald

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

Audience: Commissioners Dressler, Evans, and Friedman; Comm Reps Beranek, Bettencourt, and Henderson, Rich Dahome

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 March 19, 2024, meeting as presented. The motion carried by voice vote.

4. Comments from the Audience:

None

5. Old Business:

None

6. **New Business:**

A. Vogelei OSLAD Engineering / M24-032

Comm Rep Utas made a motion, seconded by Comm Rep Poeschel to recommend to the full board the approval of a contract with Ericksson Engineering for their engineering and consulting services for a total of \$120,000.

Director Hugen stated that staff worked with Ericksson Engineering during the application process for the OSLAD grant. We also used this firm last year in planning the TC playground. He added that the proposal was in line with the budget (10% of total cost).

Commissioner MacGregor asked what topographical mapping is. Director Hugen said that a civil engineer can create a map with the slope of every square inch on the property.

Commissioner McGinn asked what the normal percentage of project cost for engineering services is. Director Hugen said the normal range is between 8% and 15%.

The motion carried by voice vote.

B. BPC Bridge Abutments / M24-031

Commissioner MacGregor made a motion, seconded by Comm Rep Poeschel to recommend to the full board an update to the Bridges Fund 14 Hole Renovation budget to add an additional \$25,000 to complete all original planned renovations, including tee boxes, bunker repairs, and new bridge abutments at Bridges of Poplar Creek Country Club.

Director Hugen noted that staff had originally planned for tee box and bunker renovations and bridge abutments on select bridges where the asphalt was failing. The estimate for the bridge abutments was left out of the budget, although it was part of the original plan. The bridge abutments help level out the asphalt and bridges by putting in concrete.

Both sides of the bridge on hole 1, one side on holes 12 and 13, and both sides on holes 16 and 17 need bridge abutments.

Director Hugen explained that there are three inches of asphalt up against the bridge. The bridges move slightly, and the asphalt moves with them. Through this motion as well as through freezing and thawing, the asphalt cracks. The concrete will be 18 inches thick up against the bridge and will hold the bridge in place, resulting in safer crossing for players and course maintenance staff.

The motion carried by voice vote.

C. Parks, Planning & Maintenance Board Report and 1st Quarter Goals / M24-036

Commissioner MacGregor made a motion, seconded by Comm Rep Sernett, to include the Parks, Planning & Maintenance April Board Report in the April Executive Director's Report.

Director Huguenot noted that the new pickleball courts at Pine Park opened on Monday, April 15.

Comm Rep Poeschel asked about the Audubon certification. Director Huguenot stated that our certification had lapsed, and staff will redo this. The District is operating the golf course as environmental stewards and the certification will support this. This is a 2–3-year process.

Commissioner Evans asked whether the battery chargers for the mowers were included in the approved spending for the mowers. Director Huguenot said yes, the chargers were part of the original purchase price.

Commissioner Evans asked if the staff doing electrical work at Seascapes are licensed electricians. Director Huguenot said they are not fully licensed by the state (requires an apprenticeship), but they have done some level of certification on their own.

The motion carried by voice vote.

7. **Committee Member Comments:**

Student Rep Sebasian volunteered at BPC, picking up garbage. She said there was a large pile of garbage at a building near the hospital. Director Huguenot said they have been working with the hospital and the village regarding this issue.

Comm Rep Sernett said she was impressed with how quickly the pickleball court gate was fixed and garbage cans were picked up at Fabbrini after she notified staff. We run a tight ship here and she is very pleased.

Commissioner MacGregor said he is excited to see Vogelei moving along.

Comm Rep Poeschel said she noticed the robot marker is in use, and asked if another vehicle is coming on. Director Huguenot said yes, we now have a mower and a striper.

Comm Rep Utas said it is very good for staff to pick up so quickly after the storms.

Commissioner Kaplan saw the autonomous striper marking the field, and the staff member was watching. Director Huguenot said until the field manager is comfortable with it being perfect, he will stand and monitor. Also, Havenshire will be out for a full week to train staff on mowing, so you may see two people standing and watching that unit. Commissioner Kaplan added that Steve Winner's father passed away.

8. **Adjournment:**

Comm Rep Poeschel made a motion, seconded by Comm Rep Utas to adjourn the meeting at 7:18 p.m. The motion carried by voice vote.

Respectfully submitted,

Craig Talsma
Secretary

Cindy Flynn
Executive Assistant

Memorandum M24-040

To: B&G Committee
From: Craig Talsma, Executive Director
Dustin Hugen, Director of Parks, Planning & Maintenance
RE: Parks, Planning & Maintenance – May Board Report
Date: 5/21/2024

MOTION

Motion to recommend to the full board to include the Parks, Planning & Maintenance May Board Report in the May Executive Directors Report.

ADMINISTRATION & CAPITAL PROJECTS

Pine Park Renovation

A portion of the 5 to 12-year-old playground for Pine Park arrived on Tuesday May 7, with the remainder set to arrive the second week of June. Herrera Construction will start the installation of this playground once all materials have arrived. HEParks staff will install the drainage and fall surface and complete all restoration for this playground. The 2 to 5-year-old playground is set to arrive the third week of June and HEParks staff will install this playground upon arrival.

Black Bear Park Detention Pond

As part of our long-term plan with the detention pond at Black Bear Park, we had the growth of cattails and phragmites mowed by McCloud Aquatics. As expected, the cattails and phragmites were growing in 3-4 inches of water and in some places no water. It is important to note that we have received a good amount of rainfall, and this area of the pond still does not have much water. The area where the mowing took place will be unsightly for some time. This area is not considered part of the detention but acts more as a wetland shoreline that will need to be seeded with wetland plants. The main reason for the removal at this time was to stop the encroachment of these plants. Staff were comfortable with the removal and not depleting the oxygen levels due to our previous maintenance measures. The other areas where cattails and phragmites exist will not be removed as these areas are much smaller with less water and we have the encroachment of those areas under control.



AQUATICS AND BUILDINGS

Triphahn Center:

- Construction was completed for expanded Executive Assistant office.
- A dishwasher was repaired in the North Side kitchen to resolve a water leak.
- The senior area was not cooling due to a bad compressor; will purchase and install a new compressor.
- The water jacket pump for the ice rinks shorted out. F.E. Moran ran new wires to the main panel and pumps are running again.
- Installed new belt and pulley on Dance Room AAON RTU.

Bridges of Poplar Creek:

- Bay 9 at Top Tracer received a new gear box and computer board; both are working successfully.
- Installed a new condensing unit for BPC kitchen.
- Completed filter replacement for water fountain/bottle filler.

The Club at Prairie Stone:

- All workout racks were torn down and removed prior to mirror installation and then re-installed.
- Flushed floor drains with water/vinegar to resolve odor.
- Replaced sensor for women's locker room sink; now working successfully.
- The fitness area drinking fountain had chiller controls/thermostat adjusted to cooler setting.

Seascope:

- Prep for pool opening – power washed interior of the pool prior to paint touch ups.
- Cleaned drain grate and removed all debris. Checked hydrostatic valves.
- Turned on water to the bath house and repaired a pipe that goes to the shower in the women's locker room.
- Completed depth marker signage on the deck and gutter line.
- Replaced hydrant hose bibs and finished cleaning the boilers.
- All umbrellas were put in place and tested.
- Replaced several of the can lighting/bulbs around the perimeter of the building.
- Finished bypassing all the old soffit lights and installed line voltage LEDs in their place.
- Removed and re-caulked outside of buildings, bath house exterior and concession stand.
- Painted building soffits.
- Removed wooden gate posts and the gate by the food shop.
- Began filling the pool and testing lines and filters.

PARKS

Parks & Forestry:

- Earth day volunteer events were completed at Fabbrini and South Ridge Parks.
- Held a seed bombing event at Black Bear Park.
- Provided set-up and materials for volunteer/park clean up groups.
- Weeded and mulched Park ID sign beds.
- Responded to resident requests for dead/damaged tree removal, along with branch and shrub trimming.
- Installed fountain at South Ridge pond and ran new anchor cables; installed fountain at Vogelei.
- Continued with removal of old park ID signs and painting/installing new signs and posts.
- Turf maintenance/seeding at Cannon Crossing, Pine Park, and Olmstead.
- Completed shoreline cleanup at Black Bear Park and Yorkshire Basin.
- Completed tree maintenance and clean up at Pine Park along the creek line, Fabbrini, Poplar and Thornbark greenway.
- Completed Community Garden prep at Chino Park.

- Bathroom RPZ's were installed/completed.
- Turned on water at Bo's Run dog park and repaired frozen line to small fountain.
- Omni removed the flag from the pole/cable at Willow Rec.
- The concession stand at Cannon was cleaned out for Garibaldi's; will replace water heater.

Playgrounds:

- Windscreens and pickleball nets were set up for Pine Park. Hung rules and court number signs.
- Set up playground display and installed Thor Guard at Pine Park.
- Installed slide hood at Olmstead Park and repaired track at Eisenhower.
- Conducted routine playground checks, mulch leveling and clean-ups.
- Removed graffiti at Poplar Park.
- All splash pads were turned on to check functions and order replacement parts if needed. Splash pads are set to open on May 18, weather permitting.

Bridges of Poplar Creek:

- Asphalt removal on holes #1, 12, 13, 16 & 17 for new bridge abutments.
- Installed concrete Bridge Abutments.
- Aerification on greens, tees, and fairways.
- New tee boxes on holes 7,9,11 and 15 were opened for play.
- Driving Range grass tee is open Wednesday through Sunday now and closed for maintenance on Mondays and Tuesdays.
- Completed clubhouse landscaping with additions of annual flowers.

Athletic Fields:

- Prepped baseball fields and painted foul lines at Fabbrini, Huntington, South Ridge, Valley and Cannon. Dragged baseball fields to dry them out before use. Reset bases and put new bases/home plates out at several fields.
- Painted lacrosse layout and cricket field at Canterbury.
- Soccer fields painted at Cannon, Pebble, Cottonwood, Victoria, and Eisenhower. Painted 5v5 soccer field layout at Fabbrini and moved 6x12 goals to the field.
- Painted football field layout at Sycamore and fields were prepped for practices and games.
- Mowed fields as needed and received training for auto mowers.