

**MINUTES**  
**BUILDINGS & GROUNDS COMMITTEE MEETING**  
**June 18, 2024**

**1. Roll Call:**

A regular meeting of the Hoffman Estates Park District Buildings & Grounds Committee was held on June 18, 2024, at 7:02 p.m. at Triphahn Center in Hoffman Estates, IL.

Present: Chairman Evans, Commissioner Friedman, Comm Reps Dowling, Poeschel, and Sernett

Absent: Comm Reps Macdonald and Meyer

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, McGinn, McGregor, and Kaplan (7:26); Comm Reps Bettencourt and Ostermeyer

**2. Approval of Agenda:**

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

**3. Approval of the Minutes:**

Commissioner Friedman made a motion, seconded by Comm Rep Poeschel to approve the minutes of the May 21, 2024, meeting as presented. The motion carried by voice vote.

**4. Comments from the Audience:**

Mr. Ostermeyer noted that during an ice storm over a year ago, a limb broke on a tree. HEParks staff came and trimmed part of it off, but it is still partially broken with a 12–14-inch diameter. Executive Director Talsma suggested he show the location on the map to Director Hugen.

**5. Old Business:**

None

6. **New Business:**

A. Hunters Ridge Renovation (OSLAD 2024) Conceptual Plans / M24-049

Commissioner Friedman made a motion, seconded by Comm Rep Sernett to recommend to the full board the Hunters Ridge Conceptual Plans and the approval to apply for the 2025 OSLAD Grant with a total project budget of \$520,000.

Executive Director Talsma explained that because we were able to secure funding for the Seascape playground project, we will apply for an OSLAD grant for the Hunters Ridge playground renovation. He noted that since we received a large OSLAD grant this year for Vogeley, there is a chance we will not receive another for 2025 given that this is a renovation project.

Director Huguenot said that Hunters Ridge is planned for renovation in 2025 regardless of whether or not we receive an OSLAD grant. He added that the walking path was not scheduled for replacement until 2027 or 2028, and this is why the project is \$520,000 instead of the \$200,000 which would be for the playground only. There are some other items that can take place as part of this OSLAD project, including natural burns and native growth.

Director Huguenot outlined some of the plans, including taking a native area and turning it into a passive picnic area; using one of the two ponds as a fishing pond with a picnic area; updating the path with a new path; incorporating a ½ mile nature walk which would be maintained by mowing a 6-foot wide trail through the large nature area, with signage showing which plants and wildlife are living there.

Commissioner MacGregor said he is happy to see we are trying to bring more of the property to use, and asked if it was possible to connect the nature walk to the far south end of the park. Director Huguenot said there is a large creek that we cannot cross, and we were trying not to be too close to the homes that line the south end of the park (there is more room between the houses and the park where the nature trail is conceptually planned).

Comm Rep Ostermeyer asked if the nature trail or natural burn would harm any wildlife. Director Huguenot said that a natural burn promotes more wildlife.

Commissioner Evans asked how isolated this would be at night, adding that he knows signs would be posted that it is closed after dusk. Director Huguenot agreed that this nature path would be isolated at night.

The motion carried by voice vote.

B. BPC Utility Vehicle Purchase / M24-050

Commissioner Friedman made a motion, seconded by Comm Rep Sernett to recommend to the full board to approve the purchase of one John Deere Gator 2020A (Gas) from Deere and Company for a total of \$33,706.

Director Hugen said that the District budgeted \$38,000 this year for a new utility vehicle at Bridges of Poplar Creek. Staff looked into two different models. The 2020A is the best utility vehicle for the District; it has a weight capacity of 2,000 pounds.

Commissioner Evans said he was glad to hear the \$38,000 vehicle has additional capacity.

The motion carried by voice vote.

C. Purchase of Playground Equipment for New Park Development / M24-051

Comm Rep Poeschel made a motion, seconded by Comm Rep Dowling to recommend to the full board the purchase of playground equipment from Play Illinois (BCI Burke) for a total of \$169,661.70, with a contingency of 10% for a grand total of \$185,527.87 for the new park to be located at Seascapes Family Aquatic Center.

Executive Director Talsma said that as we discussed last month, we were very excited to secure \$500,000 from the State of Illinois for a new playground at Seascapes (working with Representative Fred Crespo; special thanks to Senator Cristina Castro who had also earmarked funding for HEParks, but upon learning that we would be receiving the \$500,000, she decided to steer funding toward another deserving community). He added that we do need to verify the timeline as to when the project needs to be complete; sometimes it is at fiscal year-end (for the state), and sometimes at calendar year end. This approval is to purchase playground equipment. If we proceed next week, we should have the equipment in September.

Commissioner Evans asked what happens if the state decides to pull this funding. Executive Director Talsma said it was approved in the final budget for the state, but we did receive the payment of approximately \$560,000 from the Moon Lake apartment developers, which would cover this cost as well.

Director Hugen presented the conceptual playground layout and location. He noted that the goal is to have the playground accessible from the sidewalk and not through the parking lot. The entire area would be fenced in with a four-foot fence due to the parking lot and the road within 200 feet of the playground. There would be a 15-foot buffer of trees and turf between the parking lot and playground.

Director Hugen noted that this would be a very active playground, a new design for HEParks. Anyone with upper body movement would be able to climb up the middle of the structure. The swing area would include traditional, toddler, ADA, and parent/tot swings. Additional climbing structures for the younger age group are planned as well.

Director Hugen stated that this request is for the playground equipment only, and that staff will submit additional board items for earthwork, curb work and the installation of the playground.

Commissioner Evans asked if the entire area would have a fall surface. Director Hugen said the full 76'x90' area will have either synthetic turf or poured in place rubber, but not engineered wood fibers.

Comm Rep Sernett asked if there would be a park bench. Director Hugen said the at the blue area on the drawing would be a shelter with a picnic table. He added that Poplar Park did have a picnic table and bench but the school asked staff to remove it because the kids kept tearing it up.

Commissioner Dressler asked about the Eagle Scouts archery project in this location. Director Hugen said the archery area and shed that was there has not been maintained. Eagle Scout projects are to be maintained by the scouts. Commissioner Dressler said she would contact the scout troops to let them know which projects need to be updated.

The motion carried by voice vote.

D. Parks, Planning & Maintenance Board Report / M24-052

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

Director Hugen noted that the playground at Pine Park is installed but not open yet. The 2-5-year-old playground just arrived and will be installed. Once that is complete, the fall surface will be put in place and then both playground areas will open.

Commissioner Dressler asked if there would be a ribbon cutting. Director Hugen said we only do ribbon cuttings for community parks; this is a neighborhood park. Executive Director Talsma said that we will do a ribbon cutting for the park we worked on with Representative Crespo.

Commissioner Evans asked if OSLAD Grants are always paid at the end. Executive Director Talsma said they have moved to quarterly billings.

Commissioner McGinn said that the parking lot and trail at Victoria Park is complete and is very nice.

The motion carried by voice vote.

7. Committee Member Comments:

Comm Rep Sernett said the parks all look good; any issues are always fixed right away; kudos to Director Hugen on all the work he and his team get done.

Executive Director Talsma introduced Maggie Dowling, a new Community Rep for the B&G Committee.

Comm Rep Poeschel said she was happy to see the proposed park layout; it looks like a good location; she is amazed at Executive Director Talsma's ability to secure funding from different sources.

Commissioner Evans said he is happy to be back on this committee.

8. **Adjournment:**

Comm Rep Poeschel 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