

**MINUTES**  
**BUILDINGS & GROUNDS COMMITTEE MEETING**  
**November 18, 2025**

**1. Roll Call:**

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

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

Absent: Comm Rep Dowling

Also Present: Executive Director Talsma, Director of Parks, Planning and Maintenance Huguen, 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 Kratochvil 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 Director Talsma explained that staff has been looking into this as we plan for the roof replacements. The Club roof is scheduled for replacement next year. The optimal time to install solar panels is during renovation if it is a good fit for the district. We spoke with Verde about the ROI on the project.

He added that the federal government has a cash payment rebate where a municipal government would receive a cash payment in lieu of tax rebate (since we don't have taxes). This is a 50% rebate. The State of Illinois has a 30-35% credit, and ComEd has a 10% credit. The federal payment comes back after the completion of the project; this is the same for ComEd. The State of Illinois credit is paid over six years. The federal incentive goes away after this year, as it is being discontinued. Therefore, if we are ever going to do solar, we would do it now, because the rebate makes it worth it.

Executive Director Talsma added that we would own the solar panels. It is our energy that we use. Any additional energy we need we would get from our current supplier. He explained the savings and net cost for all three facilities (Triphahn Center, The Club and Willow Rec Center).

There was extensive discussion regarding the solar panel project, with the motion amended to move the item to the full board to discussion, and not to Consent Agenda.

The motion carried by voice vote.

B. New Roof at The Club / M25-107

Comm Rep Poeschel made a motion, seconded by Comm Rep Pilafas to recommend to the full board the approval for the purchase and installation of a new roof system at The Club from Anthony Roofing (Parent Company Tecta America LLC) for a total of \$1,116,500 through Omnia Contract 04-29 JOC.

Director Hugen explained that we met with two companies that we met through the IAPD conference who do both the engineering and installation of the roof. This project includes removing the pea gravel roof, removing the insulation, and putting on the new roof with Rhine reflective roofing. This company has completed projects for numerous park districts with very good results.

The motion carried by voice vote.

C. 2026 Park District Vehicle Purchases / M25-110

Commissioner Evans made a motion, seconded by Comm Rep Sernett to:

1. Recommend to the full board the approval to purchase a Ford F350 from Landmark Ford for a total of \$69,287 via Illinois State Contract Purchasing
2. Recommend to the full board the approval to purchase a Ford F600 from Morrow Brothers Ford for a total of \$99,388 via Illinois State Contract Purchasing.
3. Recommend to the full board the approval to purchase a Ford Explorer from Currie Motors for a total of \$59,819 via Northwest Municipal Cooperative Program Contract #231/
4. Recommend to the full board the approval to purchase a 72 passenger Blue Bird Bus from Central States Bus Sales, INC for a total of \$170,570 via Sourcewell Contract #063020-BBB.

Director Hugen said that these purchases were planned replacements via the GIS system. We used several different coops to find the best price for each vehicle.

Commissioner Evans asked why all at once and why now and not throughout the year. Director Hugen explained that this approval is for 2026 spending; we need to put orders in now to guarantee delivery during 2026. The pricing will be locked in if we place order now.

The motion carried by voice vote.

D. 2026 Zamboni Purchase / M25-106

Comm Rep Poeschel made a motion, seconded by Comm Rep Sernett to recommend to the full board the approval to purchase the Zamboni 526 by Zamboni Company USA, Inc. through Sourcewell Contract for a total of \$141,423.36.

Director Hugen stated that this is the second Zamboni purchase. We did this at the end of 2024 and are expecting delivery next week, as it takes nearly a year to receive the unit.

The motion carried by voice vote.

E. Perry Weather Lightning Detection System / M25-109

Comm Rep Poeschel made a motion, seconded by Comm Rep Sernett to recommend to the full board the approval of the purchase and installation of two outdoor lightning detection systems at Bridges of Poplar Creek Country Club and Seascape Family Aquatic Center from Perry Weather for a total of \$30,000.

There was discussion about liability, access to the weather app, and coaches' training, and Commissioner Evans asked that the QR code for the weather app be available at any park/field, and to potentially look into expanding to Cannon and South Ridge at some point.

The motion carried by voice vote.

F. Parks, Planning & Maintenance Board Report / M25-105

Comm Rep Poeschel made a motion, seconded by Comm Rep Pilafas, to include the Parks, Planning & Maintenance November Board Report in the November Executive Director's Report.

The motion carried by voice vote.

7. **Comments:**

Executive Director Talsma noted that next month, all committee members are invited to the Special Board Meeting/Committee of the Whole Budget Workshop.

Comm Rep Kratochvil said it is amazing how much goes into running the park district. It is a lot of work, and thank you.

Comm Rep Pilafas said he appreciates the work and the regular activity of the committee.

Commissioner Evans said thank you for your patience, and to staff for all of the work. Executive Director Talsma thanked Commissioner Evans for his input and said his questions are good.

8. **Adjournment:**

Comm Rep Sernett made a motion, seconded by Comm Rep Poeschel to adjourn the meeting at 8:01 p.m. The motion carried by voice vote.

Respectfully submitted,

Craig Talsma  
Secretary

Cindy Flynn  
Executive Assistant