

APPROVED MINUTES

VILLAGE OF ANTIOCH
BOARD OF TRUSTEES – SPECIAL MEETING
Village of Antioch, Lake County, Illinois
Antioch Public Library: 757 Main Street, Antioch, IL 60002
May 24, 2024

I. CALL TO ORDER

Mayor Gartner called the May 24, 2024 special meeting of the Board of Trustees to order at 12:08 pm at the Antioch Municipal Building located at 874 Main Street, Antioch, IL and via Zoom.

II. PLEDGE OF ALLEGIANCE

The Mayor and Board of Trustees led the Pledge of Allegiance.

III. ROLL CALL

Roll call indicated the following Trustees were present: Burman, Bluthardt, McNeill, Pierce, Macek and Pedersen. Also present were Mayor Gartner, Administrator Guttschow, Attorney Vasselli and Clerk Romine.

IV. Absent Trustees Wishing to Attend Remotely

There were no Trustees wishing to attend remotely.

V. Mayoral Report

Mayor Gartner announced the upcoming Memorial Day celebration, and summer hours at the Village Hall. Mayor Gartner said he is working with Administrator Guttschow on establishing a procedure and schedule for their availability to meet with members of the Village Board.

Citizens Wishing to Address the Board

Mr. Paul Darby said he supports the decision to select Frederick Quinn for construction management services, and commented that he is available and willing to help the Village in any way needed.

VI. Consent Agenda

Trustee Bluthardt moved, seconded by Trustee Burman, to approve the following consent agenda items as presented:

1. **Approval of the May 8, 2024 Regular Meeting Minutes as presented**
2. **Approval of a Resolution authorizing a Special Event Liquor License for the Antioch Moose Lodge for selected summer concerts at the William E. Brook Entertainment Complex (Antioch Bandshell), waiving all fees – *Resolution No. 24-38***
3. **Approval of a Resolution authorizing and approving preconstruction services from the Frederick Quinn Corporation for the Village of Antioch, Illinois (for the new Village Hall and Public Works Facility) – *Resolution No. 24-39***
4. **Approval of a Resolution authorizing the Village Administrator to execute a contractual agreement with Antioch Waves Swim Team for facility usage, Summer, 2024 – *Resolution No. 24-40***
5. **Approval of a Resolution Accepting the proposal for the development of a conceptual site master plan and OSLAD grant application for the redevelopment of Centennial Park from the Hitchcock Design Group, and Authorizing the Mayor or his designated representative to enter into an agreement for such work for the Village of Antioch, County of Lake, State of Illinois – *Resolution No. 24-41***
6. **Acceptance of the annual Treasurer's Sworn Statement of the Antioch Police Pension Fund for Fiscal Year Ended April 30, 2024**

Upon roll call, the vote was:

YES: 6: Burman, Bluthardt, McNeill, Pierce, Macek and Pedersen.

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NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

VII. Regular Business

7. Consideration and approval of payment of accounts payable as prepared by staff in the amount of \$447,124.22 – Trustee McNeill moved, seconded by Trustee Pedersen, to approve payment of accounts payable in the amount of \$447,124.22. Upon roll call, the vote was:

YES: 6: Burman, Bluthardt, McNeill, Pierce, Macek and Pedersen.

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

Discussion Items

8. Discussion regarding Capital Projects for existing major projects, Parks Master Plan Implementation, Funding Sources, Project Listing and Prioritization - Mayor Gartner reviewed the notes from the prior meeting, and said the priorities now are the Village Hall and Public Works facilities. Upon review of his notes from the last meeting, the goal was to look at a \$2 million cap on the Village Hall building, and a range from \$8 million - \$20 million for the Public Works facility. He discussed the efforts to obtain easements and grants for Grimm Road, which were both unsuccessful. He has decided to pull back on the Grimm Road discussion and project until funding is received from an agency outside of the Village of Antioch. He reviewed consulting and engineering expenses for Grimm road, which will still be valid. Mayor Gartner discussed the large line item for the easements and access points for the Public Works building. After a discussion with staff, he asked the Board to consider looking at properties that are Village-owned and have utilities. Those include property on Route 83 and the Bitner Property on North Avenue. He asked the Board to consider funding of this project, and what projects may be seen in Downtown Antioch in the future.

Finance Director Torres reviewed the tax levy, major sources of revenue, park expenditures, available funds, allocation of funds, and asked the Board for direction and prioritization on the pending projects. She also asked the Board to consider funding sources for the new Public Works Facility on Grimm Road versus the Bitner Property, as the Bitner property is not currently in the business district. Finance Director Torres clarified that the utility tax is moved to the capital fund at the beginning of the year, and all capital expenses are paid for with this revenue. Other funds are used for operating expenses. Finance Director Torres presented projects that currently have a project code, their funding sources, department and total project amount. She said the funds used for the new park at Main and Orchard were the Central Business District, and not property taxes. Trustee Bluthardt asked if the cost to purchase the property was included in the total cost for the project. Trustee Macek said there were pollution tests done before the purchase of the property as well.

Finance director Torres presented projects identified, along with their funding sources, as well as available cash and fund balance. Projects include the Downtown Open Space Redevelopment Project, Public Works and Village Hall facilities, and the 2024 road program. She said staff hopes to utilize ARPA funds for the completion of the park and close that out, but needs direction from the Board on how to fund the other projects. If the bond ordinance is unable to be used for a Public Works Facility at the Bitner property, how would the Board like to move forward.

Attorney Vasselli said preliminary research has been done to ensure the bond ordinance can be amended to be used on the Bitner property. There are two options for using bond money at the newly proposed Public Works Facility. The first option is amending the bond ordinance and the second is to expand the district. Attorney Vasselli advised the bond ordinance amendment may be a more viable option.

Finance Director Torres said the general fund will still have \$4 million and staff hopes to have a good surplus to add more to the general fund. Mayor Gartner has discussed putting the surplus into a separate account to be used to fund future capital and funding of reserves with the Finance Director.

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Finance Director Torres presented the cost differences between building the Public Works Facility on Grimm Road versus the Bitner property.

Trustee Pierce discussed the \$15 million presented for a Public Works facility on Grimm Road, but he said the Board never came to a conclusion on the cost for the building at the Bitner property. Chief Guttschow added that FQC will need to know what amount the Board is comfortable with for the Public Works building in order to move forward with the project. He said staff needs to look at current needs, and also future needs. A budget of \$12 million will pose challenges and force Public Works to eliminate necessary items from their building. He added that giving them \$10 million is not realistic based on the needs of the department.

Trustee Pierce thinks the Board needs to decide what type of building they want, and that's where the cost savings will be. Chief Guttschow discussed metal vs brick vs standing panel and said there may be some cost savings involved in changing materials, but it will not amount to \$2 million. He said that it is more likely a \$200,000 savings.

Trustee Bluthardt made a point of order, and asked that the Board be recognized before they speak. Trustee Bluthardt discussed the budget numbers presented for the park, and said the Board bought into an expensive design, and thinks they need to start lower on this project. He said the building could be expandable down the road, but recommended to start low and see what we can get. He said the Board hasn't seen a drawing for a building on the Bitner property, and would like to see what the cost is for an \$8 million vs. \$12 million building. Administrator Guttschow understands the concerns the Board has considering the growth of the park costs, but advised they can expect an additional \$100,000 in costs for more schematic and design if they want another plan. The \$3 million difference from a \$15 million to \$12 million building is what they have already been instructed to cut from the original cost of the building. On the Bitner property, utilities are near the building and those costs are lower. Finance Director Torres said this is not a solid number, but \$10 million is what the Board agreed to in November and the \$2 million is contingency. The \$12 million is all-in with cost, soft costs, contingencies.

Trustee Macek asked how close the building will be to Vandermeer Drive which is in a Homeowners Association. He asked the Board to consider that, stating he doesn't want to approve a steel building next to a subdivision, and we can't expect to lower the standards because we are the government.

Trustee Pierce understands the additional contingency. He commented on the steel addition to the fire district building approved by the Village Board.

Trustee Burman confirmed the difference between \$15 to \$12 million was to remove the mechanic area. Director Heimbrodt discussed the calculations used for the building design. He commented on the original 60,000 square-foot building at an approximate cost of \$20-22 million, which was drastically reduced.

Mayor Gartner discussed the construction of the police station which did not consider future expansion needs, and has reached capacity. He said staff has commented that \$8-10 million may not be feasible.

Trustee McNeill discussed the budget constraints Public Works exercises and doesn't know that the building can be done for \$12 million. Director Heimbrodt discussed the potential cuts that may need to be made. This building doesn't include a gasoline fueling station. They cannot remove the salt barn. He would like to keep the wash bay since they are not supposed to wash vehicles outside per NPDES requirements. As long as the Village maintains the fleet of village vehicles, they need the maintenance area. Even if the building were cut in half, it would not reduce the cost by \$4 million.

Trustee Pierce asked how much was spent on the design of the building at the current location and asked if a redesign could save money. Director Heimbrodt said even if it went on a flat ground, the admin area would simply be lowered, and it wouldn't be a redesign. He added that the contract mentions one or two schematic designs, and doesn't provide for unlimited designs.

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Trustee Bluthardt wants the best building we can afford to get, but thinks the existing plan is out of the price range due to the original design. He suggested starting lower or with new drawings and make a building that can be expanded upon. Director Heimbrodt said the space needs analysis was done at the onset because they do not know the current needs for a new facility, which is a common standard procedure to determine what is needed.

Trustee Burman feels that Director Heimbrodt has done a fantastic job in attempting to cut costs, and thinks Public Works is a very important department of the Village. She expressed frustration that we are at a point that it may not be feasible at \$12 million, stating we need something that is nice and will last a long time for Public Works.

Trustee McNeill confirmed that there are no bells and whistles to the building, and no frills or extras are added. Director Heimbrodt said he looked into cost savings with the administration part of the building, but there are no extras aside from windows for daylighting to reduce electricity that could be removed.

Mayor Gartner said \$8-12 million appears to be the range the Board is comfortable with, and staff will communicate that with FQC to see what options may be available within those ranges, or if it's not possible.

Trustee Pierce commented that they should move forward as it is presented, and trust the staff to realize savings or justify spending more. He asked the Board how many are in favor of proceeding with \$12 million all-in. While some Board members want more information before making that determination, a majority of those present agreed to proceed forward with the budgeted \$12 million for the project.

The Village Board took a brief break at 1:10pm, and returned at 1:37pm.

Mayor Gartner discussed updates on the parks master plan implementation. He discussed the Sawmill, pickleball courts, and the potential for an OSLAD grant. Administrator Guttschow said pickleball is likely going to be included at Centennial Park, but the demand will exceed the capacity. There is \$300,000 budgeted and they plan to proceed with Jensen for a location of the pickleball courts. Those present discussed materials used, and where they may be installed, stating that staff is looking at Jensen and possibly Sprenger Park for the pickle ball courts. Trustee Burman said there is only one parking lot for Jensen, and has concerns with traffic if that will be the sole pickleball court area. Mayor Gartner discussed the \$20,000 for the Sawmill, stating the main item brought to the attention of staff is the wheel. Director Heimbrodt said all lumber is custom and has to be done by a professional. Trustee Pierce mentioned landscaping of the pond. Trustee Pedersen asked if water being pumped over the wheel to make it look like its running could be considered.

Assistant Administrator Jim Moran discussed grant opportunities, including a potential \$500k grant for downtown sidewalk improvements on Main and Lake. Two other grants were previously awarded in a bill approved by the State of Illinois, and they are trying to get those funds for the Crest Hill sanitary and Route 59 bike path. Staff is in the process of researching an OSLAD grant for Centennial Park. He discussed a DCEO grant opportunity for a Main Street program has a 25% cost share for bandshell updates to align with the Lakota Group's Downtown Master Plan. Assistant Administrator Moran identified funding sources for projects they would like to see done anyway, but could be potential grant awards. Those present discussed matching grants and budgeting.

Trustee Bluthardt asked if there was a timeline for when the pickleball courts would go out for bid or when they may be installed. He asked that something goes out to the public since there's interest.

Mayor Gartner discussed the walking path on Tiffany and the flooding, and asked if a wooden raised walkway could be installed. Director Heimbrodt provided a background on the engineering and the current flooding situation. It was raised within the limit originally designed, and he discussed any additional raising and wetlands between the path and the creek which cannot be disturbed. He said it floods every now and then due

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to the elevation, but only under large rain events. Staff looked at wooden walks, and it was a much larger expense than the repairs to the two areas, and also includes maintenance costs.

Director Heimbrodt discussed Rebuild Illinois (RBI) Funds, the permitted uses of the funds, and plans to present a service agreement for the engineering portion of the Woods of Antioch using those funds. He presented a two-phased approach, including a majority of the required engineering, and then the remainder to engineer the rest of the project, and coincide with phase 2 the next year to utilize engineering and introduce RBI funds for Woods of Antioch streets. He said he has already started the process reallocating funds from Grimm road to the Woods of Antioch. He would do a majority of the cul-de-sacs this year, and focus on the roadway next year. Those present agreed to this use of that money.

9. Discussion regarding the Parks Co-Op – Mayor Gartner reviewed discussions held with Township Supervisor Shaughnessy regarding the park co-op for the original Rena park and Tim Osmond Sports Complex. Upon completion of that project, the park co-op fell apart, and there are strict rules and procedure set out in the agreement. He discussed maintenance of the fields, costs expended, and the current status of the co-op. He asked the Board if they would be interested in an independent board that voted on and expended funds.

Trustee Burman discussed the outside organization's use of the fields.

Trustee Pierce said the co-op was passed with the best of intentions, but it never went anywhere, and at some point the Township took it over. He added that a lot of the work done by the Township was never discussed with anyone and it just happened without any cooperation or planning with the Village.

Trustee Bluthardt has concerns with the term co-op, and doesn't want reimbursement of expenses that were not approved. He said if we are trying to unite the Village and Township, he sees a clear path to that, and the consideration of a park district. Any improvements should be brought to the Village Board in advance.

Mayor Gartner can see a maintenance agreement in place, but has not come up with a solution that makes sense to the Village at this time for how this will work in the future. Trustee Pedersen recommended looking at the original contract; and asked if we have to pay back a grant if the agreement falls apart.

10. Discussion regarding the Splash Pad Feature at the Open Space Development – Mayor Gartner would like to have vendor send a couple of examples, and distribute to the Board for discussion at a future meeting.

EXECUTIVE SESSION – Personnel and Pending Litigation, Lease of Village Property,

The Mayor and Board of Trustees did not go into executive session

VIII. ADJOURNMENT

There being no further discussion, the Village Board of Trustees regular meeting adjourned at 2:20 pm.

Respectfully submitted,

Lori K. Romine, RMC/CMC
Village Clerk