

APPROVED MINUTES
**VILLAGE OF ANTIOCH / ANTIOCH TOWNSHIP
COMBINED PARK COMMITTEE MEETING**
**Antioch Township Hall: 1625 N. Deep Lake Road, Lake Villa, IL
January 31, 2007**

CALL TO ORDER

Township Supervisor Steve Smouse called the meeting to order at 6:30 p.m. in the Antioch Township Hall: 1625 N. Deep Lake Road, Lake Villa, IL.

PRESENT

Following the Pledge of Allegiance, those present were Village Trustee Barbara Porch, Township Trustee Steve Turner, Township Trustee Linda Pedersen, Township Trustee John Edgell, Township Trustee Judy Davis and Township Supervisor Steve Smouse. Also present were Village Engineer Keith Fujihara, Director of Physical Services Jim Keim, Parks and Recreation Director Laurie Stahl, Dan Dalziel of 3D Design Studio and Village Clerk Candi Rowe.

ANTIOCH LITTLE LEAGUE DONATION

Township Trustee Steve Turner said Antioch Youth Little League has been in existence for about sixty years and is one of the oldest established leagues in Lake County. He said they have a long time relationship with the community and school districts providing a great program for our children to participate in. Township Trustee Turner introduced Dan Schwabe, AYLL Vice-President, Bruce Faber, AYLL Treasurer, Val Seyter, AYLL Sponsorship Coordinator and Karen Schwabe member of the Antioch Youth Little League who presented the Combined Park Committee with a \$10,000 donation for the Tim Osmond Sports Park. Mr. Schwabe said the donation has been money saved over the past couple of years and they have asked their participants to work on candy sale fundraisers, with those funds being earmarked for fields and equipment. Photographs were taken of AYLL members presenting the \$10,000 check to the Village/Township Park Committee.

FUNDRAISERS

Township Trustee Steve Turner said there will be a Combined Park Committee presentation at the Antioch Lions Club next month who has pledged \$15,000 (\$5,000 a year for 3-years) for the park, and also at the Rainbow Girls who have donated \$250.00. Village Trustee Barbara Porch also suggested attending a future Antioch Senior Council meeting since they have donated \$25,000. Parks and Recreation Director Laurie Stahl said the Antioch Junior Women's Club has pledged a large percentage of the proceeds from their Comedy Night being held on March 3, 2007. Township Trustee Steve Turner discussed the State Bank of the Lakes donation of \$40,000+. Village Trustee Barbara Porch also said the Antioch Chamber of Commerce donated \$1200.00 when they raffled the car, last summer. Township Trustee Steve Turner will coordinate photo press releases for each organization.

3D PROPOSAL – CONSTRUCTION PHASE 1

Dan Dalziel, 3D Design Studio reviewed the Phase One proposal included access to Depot Street and any required improvements, entrance road to parking area with lighting, one soccer field, one ball field, sledding hill, detention (on-site storm water management), the disc-golf course, one shelter and playground.

Township Supervisor Steve Smouse said that Phase 1 & 2 will be on the North side, and Phase 3 & 4 would be on the South side. Village Engineer Keith Fujihara suggested the placement of a stop sign on Depot Street and will check on site distance.

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Township Trustee Steve Turner said that if it were necessary, the entrance road could be moved twenty yards. Township Supervisor Smouse discussed the possibility of two entrances by the high school Sequoit Avenue that is still a dedicated village street, but is not used anymore. He said that theoretically, there can be a bridge over the creek installed at that location. He also said that we have to make sure the entrance-ways are closed when the park is closed and the School District owning 80 acres to the West.

Director of Physical Services Jim Keim discussed a recent telephone call he received regarding the high school and sports fields. Township Trustee Steve Turner said that he heard the high school would be developing a biology lab area and he's not aware of any discussions regarding sports fields.

Jim Keim questioned the water supply section on page 3 of the proposal. Dan Dalziel said that at one time they discussed the possibility of wells for irrigation. Jim Keim asked if they were planning on irrigating Phase One and Mr. Dalziel responded no, not right now. Township Supervisor Smouse discussed that it would be a luxury that we can't afford right now. Jim Keim discussed the requirement in the Village that if village water is available there is a requirement to connect and use the village's system instead of installing a well.

Keith Fujihara asked Dan Dalziel if the information from Smith Engineering was sufficient. Mr. Dalziel said the information Smith Engineering supplied was sufficient. Jim Keim said that Smith Engineering has done the wetland delineation, topography and boundary survey.

Eric Roe, present in the audience, asked if these documents were available to the public. Township Supervisor Smouse said the Township paid for the information and Eric Roe, could contact him for copies. Jim Keim discussed that some items may be propriety and not available to copy through the Freedom of Information Act. Mr. Roe said that he may not be able to take copies of the plan, but he could review them.

Dan Dalziel said there was a concern regarding the wetland delineation and the length of time since it was done, but found that it's still within the appropriate time limit.

Village Engineer Fujihara said that another item requested was the IEPA clearing of the site and the superfund status. Supervisor Smouse said this particular 40 acres was never a part of the superfund site.

Township Trustee Steve Turner asked Jim Keim who contacted him regarding the high school. Jim Keim said that an engineering firm contacted him. Steve Turner said that it would be good to include them in the discussion. Steve Smouse said that what Bill Ahlers from the high school indicated they were looking for access for a science department ecological project. Jim Keim said the extent of his conversation with the engineering firm who contacted him was about water main and they were looking for connection to the water system for irrigation. Steve Smouse said that would probably be off of McMillen Road.

Village Trustee Barbara Porch questioned the second bullet on page 7 of the proposal regarding the preparation of multiple contract bid set plans or phased plans. Dan Dalziel explained that for example the committee may ask them to do one bidding set for the parking lot, curb and gutter and roadway and then separately hire a separate contractor to do the other softscape parts of the park.

Township Trustee Turner briefly discussed a possible turning lane off of Depot Street when going east. Village Director of Physical Services Keim said that he couldn't see the traffic generation for Phase One to warrant a turn lane, but it's something to consider in the future. He

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suggested that someone such as a traffic engineer look at a long range plan for safety and appropriate site distances etc. Township Trustee Edgell said for safety reasons, he's interested in the bicycle and walking traffic. Jim Keim said that it's pretty clear that a traffic study is not included in this phase and suggested discussing this further in the future. Township Supervisor Smouse discussed eventually having two bike paths. Dan Dalziel discussed a Grayslake development that he's working on.

There was a brief discussion regarding the size of the property involved in Phase One of the project being close to 40 acres. Township Trustee Turner asked if the completion of the streets would be done in Phase Two. Jim Keim suggested that we need to look at it once we determine how many and what kinds of events may be held at the park. He said at some time in the future, possibly in Phase 2, we have a professional transportation consultant review it and make a recommendation. Township Supervisor Smouse discussed the total site including the high school site being 160 acres and the property not being used before the summer of 2008.

Jim Keim asked about tile studies and soil borings. Dan Dalziel said this has been scheduled to be done on February 9, 2007. Steve Smouse said he told them to move forward with the soil borings otherwise the project would get further behind. Jim Keim asked how many soil borings would be done. Dan Dalziel said they were planning to do 15 borings for Phase 1 with several along the parking lot area, road, and shelter area.

Township Trustee Turner asked how revisions would be handled. Dan Dalziel said that revisions due to feedback from committee meeting presentations or building permit comments are included and are part of the design process. He said that it's their intent as the project is fine tuned that he expects to take the project all the way through to building permit without coming back to the committee with cost revisions.

Township Trustee Turner said that as a Co-Op Park Committee he would like to approve the proposal so that it can be presented at both the Village Board and Township Board for approval.

Director of Physical Services Keim said that he had some concerns regarding the cost of the proposal, but not being familiar with the site, he's not sure what the challenges are. Supervisor Smouse said that a lot of the site development that has to be done to get everything level so the footprint of the extra fields would be there but, there's a lot of work to be done to get ready for that. Jim Keim said that hasn't had the opportunity to see everything in detail. Township Trustee Turner said that the worst part of the site, although untouched is very hilly. Dan Dalziel said that as we get into it, if they could add two more fields in the same budget, they would do that. Jim Keim said that he would like to do some value engineering on the project.

Dan Dalziel discussed how the project would be bid using line items and may have a lump sum on seeding.

Following further discussion, Township Trustee Turner moved, seconded by Village Board Trustee Porch to accept 3D Design Studio Construction Phase One proposal in the amount of \$87,585.00, with both the Village and the Township being responsible for fifty percent of the costs each and to bring this recommendation to their respective boards for consideration. Upon roll call, the vote was:

YES: 4: Turner, Edgell, Porch and Pedersen.

NO: 0.

ABSENT: 2: McCarty and Pierce.

THE MOTION CARRIED.

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Village Trustee Porch asked how this would be paid. Township Supervisor Smouse said that he spoke with Village Administrator Haley and it was decided that all the bills would be sent to the Township office for processing and each would pay fifty percent of the invoices.

Jim Keim said that the Village and Township each have obligated \$400,000 for the first phase before being reimbursed by the grant in the amount of \$200,000 each.

Jim Keim asked that he receive copies of all of the invoices. Township Supervisor Smouse discussed funding the project and if needed the Township can utilize some funding mechanism's that are available to them and get reimbursed.

Village Trustee Porch asked about in-kind donations. Township Supervisor Smouse that in-kind donations can be applied to the grant and he discussed an example if a company or organization would donate a field or shelter.

Village Trustee Porch asked what the size of the storage unit would be in Phase One and asked on behalf of the Chamber of Commerce, if it could be designed to store Santa's Castle. Supervisor Smouse said that the size of the storage unit has not been specifically discussed, and that we need to get permission from the State because there are limits to the building size for the site. Both Township Trustee Steve Turner and Supervisor Steve Smouse said they were not against the idea of storing the castle there and they are willing to look into it. Steve Turner also discussed the storage unit being used by each sports group.

Township Trustee Turner discussed the Lions Club meeting at 6:30 PM on February 12 and asked those present who would be able to attend the meeting. Village Trustee Porch and Dan Dalziel, 3D Design Studio would attend the Lions Club meeting.

NEXT MEETING

The next meeting will be at 6:30 p.m. on March 14 at the Antioch Township Office.

OTHER BUSINESS

Eric Roe, present in the audience questioned the dirt being brought on the property as listed on page one of the November 29, 2006 draft minutes. Village Engineer Keith Fujihara said there was a very small amount of dirt brought on the property. Eric Roe asked if that was no longer going to be happening. Supervisor Smouse said that dirt wouldn't be moved there unless they determine at a later point that more dirt is needed. Eric Roe questioned the amount paid by the Village to bring to the dirt to the property. Village Engineer Fujihara said the village is paying for dirt to be moved, but not to this location and he explained the park work being done at Trevor Creek. Village Trustee Porch said that these are only draft minutes and the committee has not yet reviewed them. The minutes will be placed on the next meeting agenda for approval and Clerk Rowe asked members to contact her with any corrections.

ADJOURNMENT

There being no further discussion, the meeting adjourned at 7:35 p.m.

Respectfully submitted,

Candi L. Rowe, RMC/CMC
Village Clerk