

APPROVED MINUTES

**VILLAGE OF ANTIOCH
BOARD OF TRUSTEES
COMMITTEE OF THE WHOLE
Municipal Building: 874 Main Street, Antioch, IL
July 26, 2017**

I. CALL TO ORDER

Mayor Hanson called the July 26, 2017 Committee of the Whole meeting of the Board of Trustees to order at 7:01 pm in the Municipal Building: 874 Main Street, Antioch, IL.

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: Jozwiak, Pierce, Poulos, Dominiak, Johnson and Macek. Also present were Mayor Hanson, Attorney Long, Administrator Keim and Clerk Romine.

IV. ABSENT TRUSTEES WISHING TO ATTEND REMOTELY

There were no trustees wishing to attend remotely.

V. Approval of the June 28, 2017 Committee of the Whole Meeting Minutes as presented

Trustee Jozwiak moved, seconded by Trustee Pierce, to approve the June 28, 2017 Committee of the Whole meeting minutes as presented. Upon roll call, the vote was:

YES: 6: Jozwiak, Pierce, Poulos, Dominiak, Johnson and Macek.

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

Table Item #6 – Lake County Tobacco 21

Trustee Dominiak moved, seconded by Trustee Jozwiak, to Table Item #6, Lake County Tobacco 21. Upon roll call, the vote was:

YES: 6: Jozwiak, Pierce, Poulos, Dominiak, Johnson and Macek.

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

VI. REGULAR BUSINESS

1. Presentation from Nicasa – Ms. Elizabeth Thielen presented information on problem gambling. She discussed symptoms of problem gambling, noting that gambling itself is not a problem, but there may be instances where it is an addiction which can adversely affect those gambling. Ms. Thielen referenced who is hurt by problem gambling and the costs associated with problem gambling. She discussed the presence of gambling in the state, and its increased prevalence. She discussed processes to help gambling addiction such as self-exclusion, assistance from a certified financial planner, gambler's anonymous and treatment. She presented a snapshot of what responsible gambling looks like such as cost of entertainment, setting a dollar or time limit, and accept losing as part of the game. She provided resources for problem gamblers and their loved ones.

Trustee Pierce asked if there is something the community can do to help problem gamblers. Mrs. Thielen said education and information is helpful, as well as employer training for employees and having a policy in place for establishments with gaming. She advised that the program "A Safe Bet" can make presentations to groups.

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Trustee Dominiak asked if their organization lobbies for self exclusion. Mrs. Thielen said the organizations she belongs to are attempting to keep underage players off the machines, and provide for self exclusion through programs such as drivers license verification.

2. Sanitary Sewer Study presented by HR Green – Mr. Tim Hartnett provided a brief overview of the sanitary sewer study that HR Green completed. The report with recommendations will be provided next week. He presented the purpose of the project to detect inflow and infiltration. He discussed service areas included in the study, and identified catchment areas where the water drains. He commended village staff and the GIS mapping and information system data which was provided to help with the study. The project scope included data collection (provided by Village staff), wet and dry weather data analysis and calculations, hydraulic modeling and technical memorandum. He presented a snapshot of what the model can do and the project results showing existing conditions. He presented scenarios to remedy the issue such as parallel pipes, increasing pipe size and conversion. Those present discussed capacity at the wastewater treatment facility. Mr. Hartnett said they are able to identify sources of significant inflow, and are hoping to improve efficiency and reduce inflow and infiltration. The next steps are to determine cost, benefits and return. Administrator Keim thanked the board for discussing the topic and giving staff and the engineering firm an opportunity to work on a solution. Mr. Hartnett discussed recommendations and next steps that will need to be taken. Trustee Jozwiak commended HR Green on their work throughout the years and education provided to staff.

3. Great Lakes Antiques Liquor License – Mr. Trent Tobias, owner of Great Lakes Antiques, provided an overview of their request for a liquor license, and said he has hired a company to do a wetland delineation for a third building. They are looking to do wine tastings from 9-5 and sell craft beer. Chief Huffman presented the background check overview, stating that the applicant is eligible to receive the license. He discussed pending requirements such as BASSET training and dram shop insurance.

Trustee Jozwiak expressed concern with gambling and adding more gaming in the Village. Trustee Poulos discussed previous applicants that have lied about their intentions for video gaming and is reluctant to provide a pouring license, but would be willing to provide a package license. Mr. Tobias said his main intent is for wine tasting and he would need a pouring license for that. Trustee Poulos does not believe in mixing retail with liquor licenses. Mrs. Lauri Tobias said their store is unique to Antioch as a 10,000 square foot retail space. Trustee Dominiak cannot support this liquor license. She agreed with Trustee Poulos on the intention of where gaming was to be located. She commented that tastings are provided for with expanded sampling or a package license. Attorney Long spoke of the enhanced sampling license issued to Antioch Fine Wines which requires 15,000 square feet, and is not considered a pouring license. Trustee Johnson asked if the hours would remain 9-5 or if they may change in the future. Mr. Tobias replied that they will not change. Trustee Johnson opined that there are other options for those accompanying shoppers in the store aside from drinking, and discussed the influx of liquor license requests in order to receive video gaming. Trustee Macek does not support the idea and asked if similar shops with liquor and gaming were anywhere within a 50-mile radius. Mr. Tobias asked if he would be granted a license if a third building was constructed with a full-service restaurant. Trustee Dominiak provided the option of an enhanced sampling license without the opportunity for gaming and suggested that the residents may not want video gaming growth in town. Trustee Pierce understands the request to enhance their business. He suggested the board consider removing video gaming opportunities all together if they don't like the idea of video gaming. Mayor Hanson disagreed and said the original intent for video gaming was to help existing business with liquor licenses improve their business, and not to provide pouring licenses in retail establishments. Mayor Hanson summarized the options available to Mr. Tobias at this time: 1) vote on the petition as it was submitted 2) amend request to offer package sales with sampling. Enhanced sampling gives opportunity to sell packaged alcohol with tasting opportunities. Those present agreed to place this item a future Village Board agenda providing the applicant time to review what the options are.

4. Discussion regarding a building grant for Lovin' Oven – Mayor Hanson summarized the potential business Lovin' Oven coming to Antioch in the former Hannah's building. Director Garrigan has been working with the applicant, and the challenge they face retrofitting the building before they can close. The roof

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needs replacement with a cost of approximately \$250,000, and the applicant is requesting a grant for the building improvements such as roof, plumbing, heating and air conditioning. Staff is looking for discussion on whether the village board would support a grant for the building.

Mr. Ken Slove explained the process and what they are planning to do with the building. He discussed the history of their interest in Antioch. He researched potential issues with the building, and advertised for bids on building improvements. They have pared down their wish list to the bare minimum of what they would like to do to the building. He looks forward to growing the downtown and knows Antioch can support a bakery. He will be looking to bring in 35 full time employees, and adding 15-20 jobs. They donate to non-profits for pancake breakfasts, support open arms mission and donate to PADS. Mr. Slove said he is hoping village board sees the business as an asset and will help support their request.

Administrator Keim has inspected the costs and determined the true gap is \$250,000 and recommends approval of the building grant.

Trustee Jozwiak asked if the Village would have any input or ties to the building. Mayor Hanson said this would be an investment in economic development. Mr. Slove said his intention is to retire and have his son and family take this business forward. Trustee Jozwiak supports the idea and thinks it would be a great move for Antioch and the business. Trustee Pierce supports bringing this business to the downtown and thinks this will help promote business growth in the community. Trustee Poulos agrees and supports the idea. Trustee Dominiak fully supports it. Trustee Johnson said other towns are creative in bringing in business, and based on staff's recommendation and resident interest, it's a no-brainer. Administrator Keim discussed contingent budgets and expenses, and asked for permission to draft a grant agreement. Those present agreed to move forward with the building grant.

VIII. EXECUTIVE SESSION – Personnel and Pending Litigation, Lease of Village Property, Collective Bargaining – Trustee Dominiak moved, seconded by Trustee Jozwiak, for the Mayor and Board of Trustees to go into executive session at 9:07 p.m. to discuss personnel. Upon roll call, the vote was:

YES: 6: Jozwiak, Pierce, Poulos, Dominiak, Johnson and Macek.

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

Trustee Jozwiak moved, seconded by Trustee Dominiak for the Mayor and Board of Trustees to return from executive session to the open meeting at 9:43 pm with **no action taken**. Upon roll call, the vote was:

YES: 6: Jozwiak, Pierce, Poulos, Dominiak, Johnson and Macek.

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

5. Discussion regarding Firefox incentive – Administrator Keim provided an overview of the company and the number of jobs which will be created, as well as other offers being considered from other communities. He discussed incentive possibilities, including a waiver of development fees, workforce development plans, and TIF amendments. Administrator Keim would like to explore the possibility of the TIF, and said serious consideration should be given by the board to bring this business into town. The business has hired Ernst & Young to conduct an analysis, and staff has requested that the business provide us numbers on deals offered by other communities such as Kenosha, Aurora, Indiana, etc. He added that he will need to have continued discussions with the school districts regarding an amendment to the TIF.

Trustee Jozwiak agreed to go to schools regarding the TIF and move forward to try and close the deal. Trustee Pierce commented on Foxconn going to Racine and getting \$3 billion. He advised staff goes out and finds the best deal and offer what we can offer without giving away the store. Mayor Hanson is pleased with the County in their engagement for this deal and cooperation. Trustee Poulos agreed to pursue this and do

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what we can.

6. Discussion regarding Lake County Tobacco 21 Program – This item was tabled earlier in the meeting.

7. Discussion regarding the purchase of art from Dennis Downes – Mayor Hanson asked the board to look at all the information in the packet, and would like to table this until the artist is back in town. Trustee Dominiak moved, seconded by Trustee Jozwiak, to table this item. Upon roll call, the vote was:
YES: 6: Jozwiak, Pierce, Poulos, Dominiak, Johnson and Macek.

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

8. Water and Sewer Rate Increase Report – Director McCarthy provided an overview of the report, and discussed the 3% rate increase scheduled for August. She said the report presented last year justified keeping the increase to fund future improvements, and staff recommends keeping the increase again this year in order to fund projects similar to the sanitary sewer project presented earlier.

VII. OTHER BUSINESS

Administrator Keim discussed the recent chemical spill, and said the incident is still under investigation and may be more serious than previously reported, but still unknown at this time. He added that there is no concern for the public at this point. He also added that a new Parks & Rec Director has been hired, with an expected start date of August 14.

Ms. Ann Hitschel thanked the Village for moving the siren in Neuhaven subdivision.

Trustee Dominiak announced the upcoming Old Mill Creek Country Store Charity BBQ in support of AAHAA.

IX. ADJOURNMENT

There being no further discussion, the Village Board of Trustees Committee of the Whole meeting adjourned at 10:05 p.m.

Respectfully submitted,

Lori K. Romine, RMC/CMC
Village Clerk