

APPROVED MINUTES

**VILLAGE OF ANTIOCH BOARD OF TRUSTEES
COMMITTEE OF THE WHOLE MEETING
Antioch Senior Center: 817 Holbek, Antioch, IL 60002
Virtual Meeting – Call In (312)626-6799 Access Code: 592-598-564
March 24, 2021**

I. CALL TO ORDER

Mayor Hanson called the March 24, 2021 Committee of the Whole meeting of the Board of Trustees to order at 7:00 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: Pierce, Macek, Pedersen, Dominiak*, Poulos and Johnson. Also present were Mayor Hanson, Attorney Long, Administrator Keim and Clerk Romine.

**Trustee Dominiak was present via Zoom.*

IV. Approval of the February 24, 2021 Committee of the Whole meeting minutes as presented

Trustee Poulos moved, seconded by Trustee Pierce, to approve the February 24, 2021 Committee of the Whole meeting minutes as presented. Upon roll call, the vote was:

YES: 5: Pierce, Macek, Pedersen, Poulos and Johnson.

NO: 0.

ABSENT: 0.

ABSTAIN: 1: Dominiak.

THE MOTION CARRIED.

Mayoral Proclamation – Women’s History Month – Clerk Romine read aloud the proclamation declaring the month of March as Women’s History Month in the Village of Antioch.

V. Regular Business

1. Liquor License Request from Dharni Gas & Food – Mr. Sam Dharni reviewed his request for a pouring liquor license at their business located on Main Street. He discussed the impact of increased gas taxes in Illinois affecting border gas stations, and his need to supplement the business with revenues earned by video gaming. He discussed the similar implementation of gas station pouring licenses by other border communities. Mr. Dharni added that he has also invested a considerable amount of money into the renovations of his gas station in the downtown area.

Trustee Macek discussed Diesel products available in other communities that allow pouring licenses at gas stations. He is not in favor of giving a pouring license to a gas station, and asked the attorney how many gallons of diesel the state allows for video gaming. Attorney Long said the criteria discussed by Trustee Macek is for a truck stop license, which requires a minimum of 3 acres as well as a minimum diesel sale requirement.

Trustee Pedersen asked about distance requirements to a school, and said she is not in favor of issuing this license.

Trustee Dominiak is not in support of this license for a gas station.

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Mayor Hanson asked if the sales of alcohol (beer and wine) is more important, or the gaming. Mr. Dharni responded that the gaming is what he is looking for to help with revenue.

A majority of those present agreed not to place this item on a future agenda.

2. Update on Clublands Clubhouse Plans – Director Garrigan discussed the request from the Clublands Homeowners Association (HOA) for a waiver of the costs for a site plan review and building permit. He explained the costs associated with each, which would require Village Board Approval. The current owner of the Clublands development and the HOA negotiated an agreement that the developer would proceed with the construction of the clubhouse upon the 151st building permit since his ownership of the project. The clubhouse would be privately owned and would serve as a neighborhood amenity for its residents.

Trustee Pierce asked about the funds devoted, and if the developer is paying, or the association. Director Garrigan responded that the applicant for the building permit is responsible for paying the fees, which is the association. Attorney Long added that, based on documentation he's seen, it will ultimately be paid for by the homeowners due to a cap on the developer contribution.

Trustee Macek thinks promises were made to those homeowners for a clubhouse, and the fees should be waived.

Trustee Pedersen thinks the village should waive the fees since the association has waited so long for something promised to them.

Trustees Poulos and Johnson support helping the association and waiving the fees.

Trustee Pierce moved, seconded by Trustee Pedersen, to place this item on the next Village Board Agenda for consideration. Upon roll call, the vote was:

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

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

3. Discussion regarding Small Business Grant Criteria – Director Garrigan discussed the existing criteria for the small business grant program and the number of applications that have been awarded grants. Based on the small number of businesses awarded grants, and per recent Village Board discussion, it was agreed upon to expand the criteria for the program in order to help more businesses in town. With the updated criteria, a business must only meet one of three criteria in order to qualify for the grant from the Village of Antioch.

Trustee Pierce asked if there was an idea on how many businesses this would help. Director Garrigan said changing this criteria could help more than 10 businesses who have submitted applications, or did not submit applications because they did not qualify under the initial criteria. Trustee Pierce is happy to change the criteria to help the businesses. He also recommended using the Covid funds to help residents with property taxes, or neighborhoods with their projects.

Trustee Macek is in favor of extending the criteria and time frame. He said Covid funds may only be used for specific purposes, and that should be looked at before any funds are promised.

Trustee Pedersen is in favor of this program.

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Trustee Dominiak thanked the task force for the work they have done in reviewing the applications and is very much in support of the revisions to the criteria.

Trustee Poulos is in favor of changing of the criteria and increasing the dollar amount.

Mayor Hanson is also in favor and said he sits on the task force as well. He would like the board to think ahead and look at other ways to draw people into the community, and would like to see more events to bring people into the downtown.

Those present agreed to place this item on the next village board agenda for consideration.

4. Discussion on Capital Projects – Administrator Keim discussed the current and proposed budget, which are not remarkable and do not include anything other than previous frugal expenses. He presented an overview of the Capital Outlay proposed for the 2021-2022 fiscal year. He discussed potential projects and funding sources including the capital fund, motor fuel tax fund, business district funds and water & sewer fund.

Administrator Keim spoke of the need for a new public works facility, with their current facility being dilapidated and out-of-date, and proposes a new facility located on Grimm Road.

He commented that the Village was listed in the State of Illinois capital bill for a downtown trail connection, but nothing has come forth regarding the grant, so this project would be grant dependent and likely require property acquisition.

Administrator Keim said the Mary's Park Fence has already been discussed previously, as well as painting the pool and the 2021 road program.

Total capital expenditures in FY22 would be approximately \$1 million.

Administrator Keim said that reserves will be fully funded this year at approximately \$3.5 million, and the Village fund balance is approximately \$3 million. Staff feels fund balance should remain at least \$1 million, but the remaining money should be used in the community.

Administrator Keim explained the business district and its funds, and the proposed use of East Business District funds for a Route 173 intersection improvement just west of the Deep Lake Road intersection.

Projects proposed for the Central Business District include improvements to the property at Main & Orchard, property acquisition, village hall roof replacement, sawmill rejuvenation, police department parking lot and downtown beautification.

Water and Sewer capital projects include the Crest sanitary sewer replacement (pending grant approval), a manhole repair project and the repair of Well #6.

Mayor Hanson asked the board to contact Administrator Keim with their comments on capital projects and see where the priority levels are.

Trustee Dominiak discussed the current Village facilities, and asked the board to think differently about investing money in village buildings. She supports a new Public Works facility, and thinks the Parks Department could benefit from a new facility, and said the board needs to look at bigger plans for Village-owned properties. Trustee Dominiak thinks spending \$200,000 to replace a roof at Village Hall

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may not be the best use of funds. She commented on the location of Village Hall, and its potential to attract other uses which may result in a redevelopment of the property. Mayor Hanson said the board will need to prioritize the projects, and thinks looking at the broader picture is a good idea, but for this capital budget year there are many other capital projects that have been identified.

Trustee Macek thinks a long-term study will be necessary to see the needs for village facilities post-covid.

5. Discussion regarding Antioch Bucks Program or similar – Director Garrigan provided an overview of a program identified to assist in the recovery of the small business community. As discussed with the Economic Development Task Force and Village Board, the proposed program allows consumers to purchase a gift card to be used at participating businesses, which will be funded, in part, by the Village of Antioch. He asked the board if they support this idea, and what amount they would be willing to contribute to the program.

Trustee Pierce asked if the Chamber has been contacted regarding this program and asked if the task force had opinions on the program. Director Garrigan said the task force had concerns about the program unless there were greater incentives such as village funding an amount above the card amount. The Village would work with participating businesses. Trustee Pierce likes the Shop Local Shop Antioch campaign and thinks there are great opportunities if it's supported properly.

Trustee Macek commented on the rescue squad and the importance of shopping local. He said this is a big program, and the chamber needs to be involved. He is in support of the program.

Trustee Pedersen said it would be a good idea to try it and see what happens. She also thinks Village and Chamber events are well attended and could enhance economic opportunities.

Trustee Dominiak discussed feedback and comments provided from the task force regarding the consumer purchase of the gift card rather than using a debit card to buy a gift. Another comment was that there are other ways to generate interest in shopping a broad range of shops in Antioch. There was also a concern about the electronic gift card rather than something tangible or physically present, as well as the activation fee, and a monthly fee if not used after a year from the purchase. She thinks events would bring more people to town than the proposed gift card. Trustee Dominiak thinks there is value in reaching out to the business community to see if there is interest in participating. She commented on the Chamber Antioch Bucks program, and thought it would be wise to go to the Chamber and see how that program works. She said the task force is looking at ways to bring more people into the community, and they don't necessarily think this is the right avenue to do that. She recommended the Village expand and leverage the events currently on the calendar and look at ways to increase traffic into the Village.

Trustee Poulos agrees it may not be the best option, and asked what happens to the program once the budget funds are depleted. He suggested having car dealers provide cards to someone that purchases a vehicle to use at some of the smaller shops.

Trustee Johnson said he likes this idea, and would like to incentivize the program with the Village paying the fee and have the participating businesses agree to a discount for users of the card, such as a 10% discount, which would keep people shopping local and continue to generate sales tax revenue. He added that if the cards are used in their original intent, they will be used quickly and help stimulate the local economy.

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Mayor Hanson asked if staff has reached out to any other communities to see how the program worked. Director Garrigan responded that if there is interest in the program staff can reach out to the other communities to gauge the success of the program. Mayor Hanson discussed the village subsidy of the fee and thinks there is much to look into before selecting this program. He asked if we are better off spending more money on the big events to bring people in than to subsidize a program like this.

Trustee Pierce thinks there is more due diligence needed and discussions with the Chamber and other communities using the program, but thinks a trial period may be a good idea.

Administrator Keim said this program would not replace events or Shop Local, and encourages the board to visit the Yiftee site to see what options may be available. This would be a covid-eligible expense, and the Village could use those funds for the program.

Trustee Dominiak discussed the Shop Antioch video that has been created, and Shop Antioch's initiatives to get people to shop locally, and asked if the board would be willing to allocate some funds to help Heather Fenzel continue to do this work.

Those present discussed proposed costs and potential conflicts with the marketing group. Mayor Hanson suggested incorporating Shop Antioch and All Together to work in tandem. Trustees further spoke about the tactical vs. strategic approach, and the potential to use the Shop Local group in the near future. Director Garrigan suggested the Shop Antioch group come to a future Committee meeting in order to present their ideas. He added that staff is already working with the marketing consultant to incorporate the ideas of this group and other stakeholders in the community.

VI. OTHER BUSINESS

Trustee Pierce discussed the scam alert produced by the police department and encouraged residents to lock their cars at night.

VII. ADJOURNMENT

There being no further discussion, the Village Board of Trustees Special meeting adjourned at 9:25 pm.

Respectfully submitted,

Lori K. Romine, RMC/CMC
Village Clerk