

# APPROVED MINUTES

**VILLAGE OF ANTIOCH**  
**BOARD OF TRUSTEES – REGULAR MEETING**  
Village of Antioch, Lake County, Illinois  
Municipal Building: 874 Main Street, Antioch, IL 60002  
November 9, 2022

## **I. CALL TO ORDER**

Mayor Gartner called the November 9, 2022 regular meeting of the Board of Trustees to order at 6:32 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: Pierce, Macek, Pedersen, Bluthardt, Burman and Dominiak. Also present were Mayor Gartner, Administrator Keim, Attorney Vasselli and Clerk Romine.

## **IV. Absent Trustees Wishing to Attend Remotely**

There were no Trustees absent wishing to attend remotely.

## **V. Mayoral Report**

Mayor Gartner recognized the upcoming Veteran's Day Holiday, Thanksgiving, Native American Heritage Month and Library & Information Services Month.

## **Citizens Wishing to Address the Board**

There were no citizens wishing to address the board.

## **VI. Consent Agenda**

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

### **1. Approval of the October 26, 2022 Regular Meeting Minutes as presented.**

Upon roll call, the vote was:

**YES: 6:** Pierce, Macek, Pedersen, Bluthardt, Burman and Dominiak.

**NO: 0.**

**ABSENT: 0.**

**THE MOTION CARRIED.**

## **VII. Regular Business**

**2. Consideration and approval of payment of accounts payable as prepared by staff in the amount of \$866,740.93** – Trustee Dominiak moved, seconded by Trustee Pedersen, to approve payment of accounts payable in the amount of \$866,740.93. Administrator Keim noted there was a large payment to Payne and Dolan for the 2022 Road Program. Upon roll call, the vote was:

**YES: 6:** Pierce, Macek, Pedersen, Bluthardt, Burman and Dominiak.

**NO: 0.**

**ABSENT: 0.**

**THE MOTION CARRIED.**

**3. Consideration and approval of a Resolution authorizing the Village Administrator to execute an agreement with Williams Architects for architectural services for Village Hall and Public Works facility** – Trustee Dominiak moved, seconded by Trustee Pedersen, to approve **Resolution No. 22-81** authorizing the

## APPROVED MINUTES

Village Administrator to execute an agreement with Williams Architects for architectural services for Village Hall and Public Works facility.

Administrator Keim discussed the selection process and introduced Mr. Mark Rohde from Williams Architects, the recommended architect of staff.

Mr. Rohde presented information on their firm, public sector experience, and provided images of buildings they have completed previously. He discussed the phases of the project, including the space needs assessment, and implementation phase as well as associated cost estimates.

Trustee Pierce commented on the proposed resolution, which has the address for the Village Hall, but not for Public Works. Administrator Keim responded that it's two separate sites, both included in the Resolution, and the proposed location for Public Works is Grimm Road. The resolution will be amended to add a whereas to reflect the location of the new Public Works facility as the Village-owned property on Grimm Road.

Trustee Dominiak asked if the Village would aspire to obtain LEED certification during construction. Administrator Keim said he would like some initial input at the next quarterly meeting about the building. She asked if the Public Works facility could be completed before Grimm Road was finished. Administrator Keim replied that it could.

Upon roll call, the vote was:

**YES: 6:** Pierce, Macek, Pedersen, Bluthardt, Burman and Dominiak.

**NO: 0.**

**ABSENT: 0.**

**THE MOTION CARRIED.**

**4. Consideration and approval of an Ordinance adding one more Class "A" and "A-1" Restaurant Liquor License for NSCG Oliverii North, LLC to be located at 384 Lake Street to reflect a change in corporate ownership** – Trustee Dominiak moved, seconded by Trustee Bluthardt, to approve **Ordinance No. 22-11-57** adding one more Class "A" and "A-1" Restaurant Liquor License for NSCG Oliverii North, LLC to be located at 384 Lake Street to reflect a change in corporate ownership, waiving the second reading.

Mayor Gartner said his office represents the sellers in this matter. Although he has no interest in the matter in terms of the Village Code, he will be recusing himself from discussion and voting.

Trustee Pierce asked if the operations would remain the same. Mr. Andy Helzer, applicant, responded that they intend to keep operations similar to current. He discussed other businesses they own and operate, and said they intend to keep the staff the same, including the beloved manager Sal.

Trustee Macek asked about the securities license lost by one of the applicants. Mr. Helzer said the applicant is in the process of being recertified, and there were no criminal charges in the case. He said there are no other outstanding liens or debts against the applicant.

Attorney Vasselli asked if this application contained the exact same ownership and percentages granted by the municipality at their other location. Mr. Helzer responded it was, and no other liquor licenses have been revoked.

Upon roll call, the vote was:

**YES: 6:** Pierce, Macek, Pedersen, Bluthardt, Burman and Dominiak.

**NO: 0.**

**ABSENT: 0.**

**THE MOTION CARRIED.**

## APPROVED MINUTES

**5. Consideration and approval of a motion to waive the formal bidding requirement for expenses related to the emergency repair of the clarifier at the Wastewater Treatment Facility** – Trustee Pierce moved, seconded by Trustee Dominiak, to waive the formal bidding requirement for expenses related to the emergency repair of the clarifier at the Wastewater Treatment Facility.

Administrator Keim reviewed the recent issues with the clarifier at the wastewater treatment facility and showed pictures of the clarifier and the damages. He discussed the need for repairs, and asked the boards to consider this an emergency situation and move quickly in approving repairs without going through the formal bidding process. He reviewed the technical memo prepared by Strand Engineering outlining the steps needed to repair the clarifier. Administrator Keim discussed the contracts needed, including the rehab and repair of the apparatus, installation of groundwater extraction wells to control water during construction, and the removal and replacement of the floor. Staff intends to reach out to firms that may be able to do the repairs, obtain proposals, and then request Village Board approval based on staff's recommendation. The total cost is approximately \$800,000 for all repairs, with a potential need for contingencies.

Mayor Gartner asked if there was a plan to inspect the other clarifier while this work is being done. Administrator Keim said part of the solution is the installation of additional pressure release valves to take the pressure off of the tank. He thinks the addition of these valves to the other tank would be prudent. Mayor Gartner asked about warranties on the work, to which Administrator Keim replied there may be a 12 month guarantee.

Trustees discussed potential future issues, emergency and weather conditions, bidding timelines and costs.

Upon roll call, the vote was:

**YES: 6:** Pierce, Macek, Pedersen, Bluthardt, Burman and Dominiak.

**NO: 0.**

**ABSENT: 0.**

**THE MOTION CARRIED.**

**6. Consideration and approval of a Resolution authorizing the Village Administrator to execute an agreement with Sabel Mechanical to perform rehab work related to the Wastewater Treatment Plant Clarifier in the amount of \$145,872** – Trustee Pierce moved, seconded by Trustee Dominiak, to approve **Resolution No. 22-82** authorizing the Village Administrator to execute an agreement with Sabel Mechanical to perform rehab work related to the Wastewater Treatment Plant Clarifier in the amount of \$145,872. Upon roll call, the vote was:

**YES: 6:** Pierce, Macek, Pedersen, Bluthardt, Burman and Dominiak.

**NO: 0.**

**ABSENT: 0.**

**THE MOTION CARRIED.**

**7. Consideration and approval of an Ordinance authorizing the Village Administrator to sell, salvage or otherwise dispose of equipment** – Trustee Pedersen moved, seconded by Trustee Burman, to approve **Ordinance No. 22-11-58** authorizing the Village Administrator to sell, salvage or otherwise dispose of equipment, waiving the second reading. Upon roll call, the vote was:

**YES: 6:** Pierce, Macek, Pedersen, Bluthardt, Burman and Dominiak.

**NO: 0.**

**ABSENT: 0.**

**THE MOTION CARRIED.**

### **VIII. Administrator's Report**

No report.

## APPROVED MINUTES

### **IX. Village Clerk's Report**

No report.

### **X. Trustee Reports**

Trustee Burman discussed the Safe-T Act and asked for a board discussion regarding the Act to make sure residents are aware of what will happen beginning January 1. Mayor Gartner said he did receive a resolution from the attorney that can be discussed at the next quarterly meeting.

Trustee Pierce discussed the Groot contract and expressed concern that they are not performing to their contract.

### **XI. ADJOURNMENT**

There being no further discussion, the Village Board of Trustees regular meeting adjourned at 7:16 pm.

Respectfully submitted,

---

Lori K. Romine, RMC/CMC  
Village Clerk