

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
November 17, 2023

A. CALL TO ORDER

Mayor Gartner called the November 17, 2023 special meeting of the Board of Trustees to order at 1:02pm at the Antioch Public Library located at 757 Main Street, Antioch, IL and via Zoom.

B. PLEDGE OF ALLEGIANCE

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

C. ROLL CALL

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

**indicates attendance via Zoom.*

Citizens Wishing to Address the Board

There were no citizens wishing to address the board at this time.

D. Discussion Regarding the Parks Master Plan

Director Quilty presented the Parks Master Plan, and reviewed the process in creating the Parks Master Plan. She said this is a guiding tool of what is important to the community and what needs to be done. She added that the next step with Hitchcock is to set the priorities.

Mayor Gartner discussed the Centennial Park and Sawmill improvements included in the project. Throughout the process, Mayor Gartner plans to have a meeting for Trustees and Department Directors to discuss the budget. Director Quilty added that the Pedersen Park extension and expansion was also included on the wish list.

Trustee Pedersen commented on the safety of Centennial Park stating it needs to be addressed. Director Quilty said it's at the point where parts would be removed, the park would be closed, or it would need to be rebuilt.

E. Discussion regarding Capital Projects for existing major projects

Director Torres asked the board to provide their preferences on how to proceed with the existing projects, and pending projects. She thanked staff for their assistance in putting information and data together.

Trustee Burman arrived at 1:11pm.

Director Torres reviewed how to fund the capital plan with utility taxes and general fund revenues, and highlighted existing major capital projects.

Director Torres provided an example of cash funds available and their restrictions, and presented fund balances in various funds. She discussed the authority and purpose of the bond fund, which currently contains approximately over \$18 million. She reviewed the major capital projects expenses, and potential funding sources. Director Torres will circulate the bond transcript to the board. Mayor Gartner stated that the change orders for the open space redevelopment project are at approximately 1.6%, and are mainly everything underground. He doesn't anticipate significant change orders after this time. Mayor Gartner said a typical change order is 5-10% for a project. Trustee Pierce asked that Diegan and Boller present the job and costs associated with the soil.

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Mayor Gartner discussed the value of the current Village Hall. Director Torres presented funded and unfunded projects, and items to consider for future budgets. Director Torres presented the total costs of projects and fund balances, but added that this is a scenario if everything were to commence today.

Trustee Pierce discussed the Woods of Antioch project, which would last approximately 2 years if the Village pays \$1 million per year. It would also eliminate other roads from the road program during that time. Director Heimbrodt will provide information to the board on upcoming roads to be included in the road program.

Mr. Joey Haley, Woods of Antioch resident, said he is asking for a 5-year plan on behalf of the association.

Director Torres asked the board to prioritize the capital projects.

Director Heimbrodt discussed well 5, and options for the repair, decommissioning, or filtration, as well as options related to Grimm Road.

Trustee Pierce discussed the Public Works Facility, and other towns and their facilities. He doesn't see how the village can fund a \$15 million facility. Trustee Pierce suggested looking at phased approaches for all projects.

The board took a short 5-minute break at 1:48pm and reconvened at 1:57pm.

Mayor Gartner asked for the focus of capital projects be on Public Works, Village Hall, and Grimm road, including utilities. He said his intention for the Village Hall building was to use the existing structure, and remodel for current needs. He believes that getting into the existing building and fitting it for a Village Hall, would be approximately \$1.5-\$2 million, and hopes to get there by the end of 2024. He would like to get the plan to the board and get a real number for that project. He supports hiring a construction manager on these projects and hopes the board agrees, which are typically paid on a percentage basis. He added that he would like an update from Strand on the open space redevelopment project at an upcoming meeting. Those present discussed construction management for this and future projects.

Director Heimbrodt discussed the contract with Williams, FQC and Gewalt Hamilton brought on by Williams to design and engineer the Village Hall facility. A majority of the Trustees present agreed with moving forward with Village Hall at \$2 million.

Mayor Gartner asked for an update to the Public Works facility. Director Heimbrodt commented on the space needs analysis done by Williams architects, with a small amount of square footage for expansion. He said Williams has experience with similar facilities, and staff went on a tour of various facilities. He discussed the proposed piece of property for the location of public works to the south of body craft and tucked in toward the corner. Trustee Pierce said he is looking at an \$8 million steel or pre-fab building. Director Heimbrodt said he wants a building that will be built to last, easily maintained, and efficient.

Director Heimbrodt discussed the massive progress made with the road program in recent years, and said the Village could potentially withstand a smaller road program for future projects in the immediate future. Trustee Pierce recommended doing \$600k per year on regular roads, and \$400k on roads in the Woods of Antioch.

Trustee Bluthardt commented on available funds and said we need to do something we can afford and give Public Works relief from the facility they're in now with some sort of temporary solution. Those present agreed this project is in the top three priorities. Trustee Burman expressed concern with building a facility that will create future issues for the department. Director Heimbrodt said he would rather focus the money on a permanent facility and continue to survive until that can be done, rather than put money toward a temporary solution. He wants a safe building for his staff that isn't an eyesore for the people walking by, and would like to improve the safety, well-being, and efficiency of his employees. He said he has cut the building as much as he

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can with the architect team. Chief Guttchow commented on the construction of the Police Station which didn't consider future uses, and is less efficient because of poor planning. Long term savings will be significant if it's built today for tomorrow, and reduces the risk of future expenses for expansion.

Director Heimbrodt discussed the grant opportunity through the Council of Mayors, with shovel-ready projects that meet certain criteria. HR Green is expected to submit grant applications presented by Finance Director Torres, and they expect to submit a grant request for Grimm Road. Assistant Administrator Eccles added that the Village of Antioch hasn't been selected for this grant in quite some time, which may be to our benefit.

Mayor Gartner discussed the SCADA upgrade, which is approximately \$500k. Director Heimbrodt discussed the system, and the upgrade needs. He is being told by the consultant that a majority of the equipment is at the end of life, and the radios are becoming obsolete, and likely to fail, contributing to the \$500k estimated cost over the next 3 years.

Mr. Joey Haley discussed the Woods of Antioch streets, when they were constructed, and that they haven't been resurfaced. He said they are 10 years beyond the expected life span of the roads, and is agreeable to phasing it out over the next few years in smaller amounts. He would like prioritization over those roads. Trustee Pedersen added that all of these homeowners have been paying road and bridge taxes for all these years, and said this is a pass-through neighborhood. She thinks it needs to be made a priority.

Mayor Gartner will encourage another roundtable meeting in February as strictly a budget meeting to discuss capital items, and department heads will present their items to the village board.

F. EXECUTIVE SESSION –Trustee Pedersen moved, seconded by Trustee Macek, to enter into executive session at 2:50 to discuss personnel. Upon roll call, the vote was:

YES: 4: Burman, Bluthardt, Macek and Pedersen.

NO: 1: Pierce.

ABSENT: 1: McNeill.

THE MOTION CARRIED.

Trustee McNeill arrived at the meeting during executive session.

Trustee Pierce moved, seconded by Trustee Pedersen, to return from executive session at 3:55pm with **no action taken**. Upon roll call, the vote was:

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

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

Roll call indicated the following trustees were present and returned to the Special Meeting: Burman, Bluthardt*, McNeill, Pierce, Macek and Pedersen. Also present were Mayor Gartner, Attorney Vasselli, and Clerk Romine.

**indicates attendance via Zoom.*

G. Consideration and approval of a Resolution to Adopt Early Retirement Incentive

Trustee Pedersen moved, seconded by Trustee Burman, to table a Resolution to Adopt Early Retirement Incentive. To November 22 at 4:30pm. Upon roll call, the vote was:

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

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

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H. ADJOURNMENT

There being no further discussion, the Village Board of Trustees regular meeting adjourned at 4:03 pm.

Respectfully submitted,

Lori K. Romine, RMC/CMC
Village Clerk