

**MINUTES OF THE COMMITTEE OF THE WHOLE MEETING  
OF THE GURNEE VILLAGE BOARD**

**APRIL 23, 2018**

**Call to Order**

Mayor Kovarik called the meeting to order at 7:02 p.m.

**Other Officials in Attendance**

Patrick Muetz, Village Administrator; David Ziegler, Assistant Village Administrator/Community Development Director; Brian Gosnell, Finance Director; Chris Velkover, Information Systems Director; John Kavanagh, Fire Chief; Kevin Woodside, Police Chief; Brian Smith, Deputy Police Chief; Jack Linehan, Assistant to the Administrator

**Roll Call**

**PRESENT: 4- Ross, Balmes, Hood, Thorstenson**  
**ABSENT: 2- Jacobs, Garner**

**Pledge of Allegiance**

Mayor Kovarik led the Pledge of Allegiance.

**A. DISCUSSION ITEMS**

1. Review of bid results for Village-wide Electrical Aggregation Program

Assistant to the Village Administrator Jack Linehan presented to the Village Board the results of the 2018 NIMEC Electric Aggregation Bids for the Village of Gurnee.

Mr. Linehan presented on the history of the electric aggregation program:

- March 20, 2012
  - 62% of voters support referendum for municipal electric aggregation
  - Opt-out program, meaning all residents are in unless they choose to opt-out
- July 2012
  - One year contract with FirstEnergy
  - 4.4 cents per kilowatt hour
- July 2013
  - One year contract with FirstEnergy
  - 5.12 cents per kilowatt hour
- July 2014
  - Three year contract with FirstEnergy
  - 6.69 cents per kilowatt hour
- July 2016
  - ComEd Rates decrease significantly
  - FirstEnergy agrees to price match at 6.27 cents for final year
- July 2017
  - One year contract with MC2
  - 6.89 cents per kilowatt hour

Mr. Linehan stated that the program has saved the average Gurnee household \$500 since 2012, and over \$4 million in savings Village wide.

Mr. Linehan explained that every May, ComEd releases a new pricing schedule for the year. The recently released ComEd scheduled rates were presented as:

- Summer (Jun-Sep): 7.32 cents per kilowatt hour
- Non-Summer (Oct-May): 7.89 cents per kilowatt hour
- Annualized (Jul-May): 7.73 cents per kilowatt hour

Using the ComEd rates as a frame of reference, Mr. Linehan presented the five bid responses the Village of Gurnee of Gurnee received. Of the five, the low bidders were:

- 12 Months: MC Squared 7.38 cents per kilowatt hour (average Gurnee resident saves \$25 for the year)
- 24 Months: Dynegy 7.29 cents per kilowatt hour (average Gurnee resident saves \$50 first year, second year unknown based on ComEd rate)
- 36 Months: Dynegy 7.20 cents per kilowatt hour (average resident saves \$70 first year, second and third year unknown)

**Trustee Jacobs  
Arrived at 7:11 pm**

Mr. Linehan broke down the pros and cons of selecting a 12, 24, or 36-month contract with a vendor. The choice came down to price predictability, which MC Squared and a one-year contract provided. Mr. Linehan indicated the benefit residents would receive of continuity in maintaining the same vendor rather than switching vendors each contract renewal. Additionally, a one-year contract would allow the Village to re-bid the contract next year, when current estimates indicate prices will decrease.

Mr. Linehan took questions from the Mayor and Village Board.

Questions:

Mayor Kovarik asked how much staff time Mr. Linehan puts in to the management of the electric aggregation program.

Mr. Linehan stated that there is some initial work when the notice letters are sent out, but the real benefit of the program is throughout the year when residents are able to use the Village's participation in the program as protection from aggressive third-party vendors.

Trustee Thorstenson asked about the initial increase in the rate from 6.89 cents per kilowatt hour to 7.38 cents per kilowatt hour, and how that will impact residents when ComEd's rate will be 7.32 cents per kilowatt hour from Jul-Sep of that period.

Mr. Linehan noted that the difference will be less than 1%, and the remainder of the year will net savings on average of \$30 per person.

Mr. Muetz stated that the ComEd rate is difficult to determine, and the annualized rate of 7.73 cents per kilowatt hour for the term of the contract is an accurate representation of the comparative price.

Mr. Muetz concluded stating that the Village will execute the one-year agreement with MC Squared on Tuesday, April 24<sup>th</sup> before bringing the executed contract back to the Village Board on Monday, May 7<sup>th</sup>.  
2. Review of proposal to relocate Gurnee Mills' Police Substation to inline storefront.

Deputy Police Chief Smith presented the following Power Point presentation to the Board.

#### **Agenda**

- History of the Substation
- Proposed Facility
  - Visitor Oriented Policing Team
  - Benefits and Uses
- Staffing
  - Public Gathering Space
  - Secure/Confidential Space
- Expense
  - Build Out Costs
  - Continuing Costs
- The Strategic Plan

#### **Current Facility**

- Several hallways away from the retail corridor
- Front entrance is off the retail floor near management and mall security offices
- Rear entrance is through a back hallway
- Current office size is 800 square feet

#### **Proposed Location**

- Is in the middle of the mall across from children's play area
- Interview room has separate entrance between office area and booking area
- Reception area allows for quick access to the secure area
- Proposed size 1642 square feet

## Uses & Staffing

- Proposed Use
  - Staffing
    - Secure Space (Working Police)
      - Safety and Confidentiality
    - Public Space (Community Engagement)
      - Volunteers & non-sworn members
    - Events, Displays & Other Uses
      - Future Use

Location is the widest part of the Mall which allows for events and displays.

Distance to parking comparable to existing location however, no stairs are required this makes it safer for handcuffed prisoners.

## Expenses

Dave Henderson – President J.J. Henderson & Sons, Inc (JJH) explained:

JJH estimates total construction costs of \$349,881

Affinity Co. estimates total construction costs of \$326,344

Additional expenses not related to construction:

- Furniture - \$12,000
- Antenna structure and equipment installation on roof for point to point wireless - \$6-7k
- Video cameras and installation - \$12k
- Cabinet and installation for router/switch equipment in location indicated on plan \$4k
- Fiber cabling from Mills telephone closet using existing underfloor conduit, to support Mills video \$5k
- Display system for Mills Video \$10k

## FY 2018/2019 Budget Impact

Finance Director Brian Gosnell explained:

- 131 – Capital Improvement Fund
  - FY19 \$120k, \$120k budgeted in FY20 & FY21
  - Charge \$75k of Squad Car Purchase to 124-PD Restricted Revenue Fund
  - Net FY19 Impact \$45k
- 124 – PD Restricted Revenue Fund
  - Budget Amendment for \$75k

## Conclusion

- The proposal advances the shared vision for a more visible police presence at Gurnee Mills.
- Upgrades the current conditions at the substation to not only be more effective but to provide a very desirable work assignment.
- All stakeholders have expressed preliminary support.

## Questions:

Mayor Kovarik said the current working conditions at Gurnee Mills are terrible. She said this partnership with the Gurnee Mills will allow more Police visibility which will raise awareness. She said Gurnee Mills has given us very generous terms for the location. She said this is a good idea adding that a since of security is important in this day and age.

Mr. Muetz added that the Mills has agreed to abate the rent and utilities for the space. This has an annual value of \$100,000.

Mayor Kovarik asked if they would have TV monitors.

Mr. Muetz responded yes.

Deputy Chief Smith said the will have a monitor with a ticker screen so the Department can advertise itself.

Trustee Ross asked if they would keep a presence in the current location.

Deputy Chief Smith said the Gurnee Mills security will continue to occupy that location.

Trustee Ross asked if a jail cell was needed.

Deputy Chief Smith said a bench with the ability to be handcuffed to is more viable than a jail cell. He said if a jail cell is needed the offender would be transported to the Gurnee Police station.

Trustee Balmes said it seems like a jail cell might be more secure.

Deputy Chief Smith said they would not bring loud or troublesome offenders into this facility, they go straight to the Police Department.

Trustee Balmes said it looks like there is still a long hallway.

Deputy Chief Smith said at the new location there are no steps and the hallway has finished lighting making it much safer. He said the distance is the same but it is a more direct route.

Gurnee Mills General Manager Randy Ebertowski addressed the Board stating the location being right in the center of Gurnee Mills is excellent for community engagement, events and activities. He said this will be huge for the Center, adding it is something unique and different with lots of opportunity and benefits.

Trustee Thorstenson asked what the timeline for completion of the project would be.

Mr. Muetz said if the Board is supportive, the next step will be drafting an agreement with Gurnee Mills. Following that, work could start on finalizing plans, retaining contractors, relocating the current tenant, etc...

Mr. Henderson said it would be complete 90 days after the building permits are issued.

Trustee Balmes said keeping it manned seems like a huge expense and is concerning.

Deputy Chief Smith said Police staffing would be no different than it is today. He said the public area will be staffed with volunteers and on occasion an Officer will be there to answer questions.

The general consensus of the Village Board was it supports the project and staff should continue to move it forward.

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**Adjournment**

It was moved by Trustee Balmes, seconded by Trustee Jacobs to adjourn the meeting.

**Voice Vote:    ALL AYE:    Motion Carried.**

Mayor Kovarik adjourned the meeting at 7:54 p.m.

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**Andrew Harris,  
Village Clerk**