

**MINUTES OF THE REGULAR MEETING
OF THE GURNEE VILLAGE BOARD**

**GURNEE VILLAGE HALL
MAY 22, 2023**

Call to Order

Mayor Hood called the meeting to order at 7:00 p.m.

Other Officials in Attendance

Patrick Muetz, Village Administrator; Austin Pollack, Assistant to the Village Administrator; Bryan Winter, Village Attorney; Brian Gosnell, Finance Director; Christine Palmieri, Director of Human Resources; Erica Wells, Assistant Finance / HR Director; Nick Leach, Village Engineer; Jodi Luka, Management Analyst; John Kavanagh, Fire Chief; David Douglass, Battalion Chief; Brian Smith, Police Chief; Jeremy Gaughan, Deputy Police Chief.

Roll Call

PRESENT: 4- Thorstenson, Ross, Garner, Balmes

ABSENT: 2- Woodside, O'Brien

Pledge of Allegiance

Mayor Hood led the Pledge of Allegiance.

**A. APPROVAL OF
CONSENT AGENDA**

It was moved by Trustee Balmes, seconded by Trustee Garner to approve the Consent Agenda as presented.

Roll call,

AYE: 4- Thorstenson Ross, Garner, Balmes

NAY: 0- None

ABSENT: 2- Woodside, O'Brien

Motion Carried.

**B. CONSENT
AGENDA /
OMNIBUS VOTE**

The Village Administrator read the consent agenda for an omnibus vote as follows:

1. Approval of minutes from the May 8, 2023 meeting.
2. Approval of Ord. 2023 – 30 approving the Operations and Maintenance Agreement for the stormwater detention easement on Lots 1 – 4 of Warrendale Acres at 1501 Tri State Parkway (PIN# 07-16-100-148).
3. Approval of Ord. 2023 – 31 approving the Plat of Easement which grants a Water Main Easement to the Village of Gurnee on Six Flags Great America property at 0 Six Flags Parkway (PIN# 07-15-302-009).
4. Approval of fireworks permit for Six Flags Great America – various shoot dates June through August – displays to be launched from southwest corner of the property.
5. Approval of Payroll for period ending May 5, 2023 in the amount of \$1,019,787.70.
6. Approval of Bills for the period ending May 22, 2023 in the amount of \$1,654,411.00.

Trustee Woodside Arrives 7:02 pm

It was moved by Trustee Balmes, seconded by Trustee Thorstenson to approve the Consent Agenda for an omnibus vote as read.

Roll call,

AYE: 5- Thorstenson, Woodside, Ross, Garner, Balmes

NAY: 0- None

ABSENT: 1- O'Brien

Motion Carried.

**C. PETITIONS AND
COMMUNICATIONS**

1. Presentation of Police Awards for the calendar year 2022:

a. Gurnee Police Department Traffic Enforcement Award:

Officer Jonathan Savage
Officer Joshua Silvernail

b. Alliance Against Intoxicated Motorists D.U.I. Award:

Officer Patrick Koutris 10th DUI Arrest
Officer Joshua Silvernail 25th DUI Arrest

Police Chief Smith presented the Traffic Enforcement and D.U.I. Police Awards. Representatives from Alliance Against Intoxicated Motorists (AAIM) spoke and thanked the officers for their dedication to keeping the motoring public safe.

D. REPORTS

1. Presentation by District 56 Superintendent Dr. Colleen Pacatte: Gurnee Grade School District 56 update.

Dr. Pacatte thanked the Village Board for the opportunity to present. She stated the relationship between Gurnee's taxing bodies is truly special and greatly benefits the community. Dr. Pacatte showed a video that featured staff and students discussing what they love about District 56 and what differentiates it from other districts. She then shared some statistics about District 56, including:

- 1876 total students (which continues to decline)
- 318 staff members
- Four schools
- Serves parts of five different communities
- 57% of students are categorized as low income
- 24% of students are categorized as English language learners

Dr. Pacatte then discussed efforts to reestablish and modify clubs coming out of COVID-19. She also shared information with the Village Board on how ARPA funding would be used. She stated the District will use it mainly to service children showing learning loss because of the pandemic. She then reviewed the District's Strategic Plan and its six values. She stated each value has three to five goals under it which the District hopes to accomplish over the five-year term of the plan. Dr. Pacatte stated recruiting and maintaining support staff positions remains a challenge.

Next, Dr. Pacatte discussed the Portrait of a Graduate project, stating that of all her accomplishments as superintendent over the past five years she is most proud of this. The project involved asking educators, parents, students and community members what competencies should a District 56 graduate possess when leaving for high school. The outcome was seven Competencies for Success, including:

- Academic Champion
- Determined Learner
- Contributing Citizen
- Critical and Creative Thinker
- Thoughtful Problem Solver
- Effective Communicator
- Engaged Collaborator

Each of the seven competencies contains year-by-year attributes that the student should exhibit or demonstrate. This includes each grade from Pre-K through Eighth Grade. Dr. Pacatte then shared a video highlighting the initiative and the results.

Dr. Pacatte then introduced her successor Superintendent Dr. Luis Correa.

Dr. Correa thanked Dr. Pacatte for her many years at District 56 and stated he has very big shoes to fill. He stated he is excited to see the Strategic Plan and Portrait of a Graduate initiatives come to fruition. Dr. Correa stated one of his focuses would be to improve community engagement opportunities. He stated the District has four engagement events planned, with the first taking place October 5th at River Trail School to honor Hispanic Heritage Month. He concluded by stating he is very excited to move into his new role and thanked the Village Board for the opportunity to share information and the continued support of the District.

Trustee Garner stated the intergovernmental relationships in Gurnee are special. He then shared information about his children attending the District and his role in the referendum that led to Gurnee Grade School being removed from the floodplain. He stated he is very proud of the District and urged it to keep up the good work.

Trustee Balmes asked about the impact of remote learning during the pandemic.

Dr. Pacette stated what she has seen is the elementary students perform better in-person and gain much needed social skills that cannot be obtained remotely.

2. Presentation by Assistant Finance/HR Director Erica Wells: Senior Water Discount Program.

Assistant Finance/HR Director Erica Wells reviewed a PowerPoint presentation summarizing the Senior Water Discount Program.

Assistant Director Wells stated the Senior Water Discount Program provides eligible seniors a discounted rate on the first 7,000 gallons of water they use during a two-month billing period. The discounted rate bills the first 7,000 gallons of water at a rate of \$1.80, per thousand gallons and the remaining usage at the Villages regular water rate of \$5.34 per thousand gallons for that billing period.

Wells stated the average savings would be \$19.82 per bill and an average of \$119 per year. If the resident maxed out the discount every billing period, they would save about \$148 a year. If every senior used the maximum discount per bill, the Village's maximum exposure would be \$250,000 annually.

She next reviewed qualifications for the program, including:

- Residents qualify for the program if they have been approved for the Lake County Assessor's Senior Homestead Exemption on their property tax bill, which requires the resident to be:
 - 65 years of age or older
 - The owner of a residential unit
 - Must occupy the residential unit as their principal residence
- Have a separate water meter (not billed to HOA) as the Village is unable to determine exactly how much water is used by eligible seniors versus other non-eligible residents when a meter is shared. Additionally, some of these shared meters are billed to homeowner's associations or through third party companies

Assistant Director Wells stated that each year the Village would request a new dataset that includes all properties in Gurnee that qualified for the Senior Homestead Exemption. The Finance Division will electronically match these records to its database and apply the discount accordingly to qualifying accounts. These records will be updated as needed if a resident qualifies for the Lake County Senior Homestead Exemption mid-year. As a start to the program, the credit will be applied to the first 7,000 gallons of usage on any bills after May 1, 2023. The first set of bills that include the discount will be mailed to homes in June. She stated the discount will be easy to identify on the resident's bill as it will be labeled "SENIOR WATER DISCOUNT".

Wells concluded by reviewing some anticipated Frequently Asked Questions that have been posted on the Village's website.

E. OLD BUSINESS

None.

F. NEW BUSINESS

1. Approval of Ord. 2023 – 32 authorizing regulations for Temporary Outdoor Dining guidelines for 2023 for the Village of Gurnee.

Administrator Muetz said on June 5, 2020, Mayor Kovarik issued Executive Order 2020-01 coinciding with the COVID-19 National Emergency Declaration. One of the provisions of that Order pertained to Outdoor Seating, making it permissible within the Village of Gurnee without a permit (as would otherwise be required by Municipal Code) so long as it was compliant with State of Illinois guidelines in place at the time. The outdoor seating areas have proved popular and workable and staff has continued to rely upon these Temporary Outdoor Dining Guidelines through 2021 and 2022 with no difficulties or complaints. Now that the health emergency declaration has been lifted, the authority upon which the Temporary Outdoor Guidelines were developed no longer exists. For that reason, staff is recommending the continuation of the guidelines until December 31, 2023. Muetz stated staff would monitor outdoor dining over the summer months and determine whether further revisions are necessary and if it makes sense to explore permanent adoption via a Zoning Ordinance amendment.

It was moved by Trustee Balmes, seconded by Trustee Woodside to approve of Ord. 2023 – 32 authorizing regulations for Temporary Outdoor Dining guidelines for 2023 for the Village of Gurnee.

Roll call,

AYE: 5- Thorstenson, Woodside, Ross, Garner, Balmes

NAY: 0- None

ABSENT: 1- O'Brien

Motion Carried.

2. Approval of Ord. 2023 – 33 authorizing the execution of a Small Business Capital Investment Grant Agreement with Top Shelf Ice Arena, LLC for property located at 6152 Grand Avenue, Gurnee.

Administrator Muetz said that in February 2023 the Village Board approved an amendment to the Small Business Capital Investment Grant program to allow two larger, \$50,000 Transformation Grant awards. Businesses were allowed 45 days to apply. Eight businesses applied with applications reviewed by a committee comprised of elected and appointed officials, as well as some staff members. Two projects are recommended for award: Top Shelf Ice Arena and George Lozada (Total Soccer, LLC – Item #3 under New Business).

Mayor Hood requested Kurt Carlson, owner of Top Shelf Ice Rink at 6452 Grand Avenue, share some information on the grant request and future plans. Mr. Carlson stated he acquired the location with it in need of significant capital improvements. Over the last few years, he has subsidized several significant improvements and continues to have many more on the horizon. Top Shelf Ice Rink is currently running with less-than-optimal chiller compressors as one is inoperable. These compressors are a necessary component of running an ice rink. The shortage of compressors is adding significant strain to the remaining compressors. Mr. Carlson proposes to replace two chiller compressors, replace the inoperable doors to the northwest exit to a product that can withstand the wind gusts and allow access to the special needs hockey players that utilize the facility. He also expressed the need to replace two 40-gallon hot water heaters necessary to melt the ice upon a completed cycle of the Zamboni. Since acquiring this location, Mr. Carlson has welcomed the hockey community by hosting many tournaments and has introduced programs such as Mom Hockey Players, Pucks for Autism, Project Ice, Chicago Blackhawks Special Hockey, Learn to Skate and Geezers Hockey.

It was moved by Trustee Balmes, seconded by Trustee Garner to approve of Ord. 2023 – 33 authorizing the execution of a Small Business Capital Investment Grant Agreement with Top Shelf Ice Arena, LLC for property located at 6152 Grand Avenue, Gurnee.

Roll call,

AYE: 5- Thorstenson, Woodside, Ross, Garner, Balmes

NAY: 0- None

ABSENT: 1- O'Brien

Motion Carried.

3. Approval of Ord. 2023 – 34 authorizing the execution of a Small Business Capital Investment Grant Agreement with George Lozada for property located at 3535 Grand Avenue, Gurnee.

Administrator Muetz reiterated the information shared regarding the Transformation Grant process and committee recommendations.

Mayor Hood asked George Lozada, property owner of 3535 Grand Ave, to provide the Village board information on his proposed project. Mr. Lozada stated he has proposed a partnership with Total Soccer, LLC to provide specialized soccer training by professional soccer players at the East Grand location. The property located on the East Grand Gateway is strategically positioned to bring traffic from neighboring communities, many known for their increased interest in soccer. Mr. Lozada stated he proposes a complete buildout of the vacant building to include training facilities and a retail component.

It was moved by Trustee Thorstenson, seconded by Trustee Ross to approve of Ord. 2023 – 34 authorizing the execution of a Small Business Capital Investment Grant Agreement with George Lozada for property located at 3535 Grand Avenue, Gurnee.

Roll call,

AYE: 5- Thorstenson, Woodside, Ross, Garner, Balmes

NAY: 0- None

ABSENT: 1- O'Brien

Motion Carried.

4. Approval of awarding a grant amount not to exceed \$150,000.00 to Northern Lights/Pembrook Colonnade shopping center to assist with reconstruction the of ring road (75/25 split with eight impacted property owners).

Administrator Muetz said the ring road in the Northern Lights Shopping Center has been in disrepair for years. The responsibility falls under the Business Association at the location. Unfortunately, the Business Association has been defunct for a number of years. This has resulted in staff spending significant time and effort trying to get issues addressed. It has also resulted in many complaints from the public. Muetz stated addressing the ring road has been a priority for Mayor Hood and he challenged staff to find a solution that involves a private-public partnership. In order to assist with reconstruction of the roadway, the Village offered to cover 75% of the cost if the eight property owners that touch the road came up with the other 25%. Chuck Parish, owner of 5326 Grand Avenue spearheaded the effort on the property owner-end. He solicited reconstruction proposals and engaged the eight property owners to attempt to collect funds. He was successful on both fronts having secured four proposals and subsequently collecting the 25% share from the property owners. The low bidder was Abbey Paving at \$173,595. Staff has reviewed the proposal and met with Abbey on-site and is confident in its ability to complete the work to a satisfactory level. In addition to the Village's 75% share, staff recommends an additional \$10,000 be included in case issues with the subbase is discovered and remediation is needed. Muetz stated funding for the Village's share has been included in the FY 23/24 Approved Budget and was discussed during the development of the capital plan and budget. If approved by the Board, the work is expected to being in the next few weeks and be completed by mid-June. This would resolve a longstanding problem via a public-private partnership.

Trustee Garner asked how we make sure business associations do not become defunct and the Village has to spend public fund to correct issues that are not its responsibility. Trustee Garner stated he supports the much-needed repair, but does not want to set the precedent of the Village having to resolve similar issues.

Mayor Hood said circumstances like this would be reviewed case by

case. He stated this situation has been longstanding and is very visible.

Attorney Winter said there are very few situations like this in the Village where there are multiple owners of a ring road vs one predominant owner.

Trustee Garner asked what happens in 15 years when the street is in need of repair.

Attorney Winter said the property owners are aware this is a one-time assistance opportunity from the Village. He stated Village staff is working hard to prevent this from happening again including providing information on how a road maintenance agreement could be developed.

Village Administrator Muetz said he views this as a unique situation. The area includes multiple sales tax, hotel tax and food & beverage tax producers. In addition, the Village's largest amusement tax producer Six Flags is across the street and many of its patrons visit this area. The condition of the ring road does not reflect well on the Village. Muetz continued to state that the hope is Mr. Parish will be able to revive the business owners association in the near future to help address other common area concerns and begin to save funding for future infrastructure needs.

It was moved by Trustee Balmes, seconded by Trustee Thorstenson to approve of awarding a grant amount not to exceed \$150,000.00 to Northern Lights/Pembrook Colonnade shopping center to assist with reconstruction the of ring road (75/25 split with eight impacted property owners).

Roll call,

AYE: 5- Thorstenson, Woodside, Ross, Garner, Balmes

NAY: 0- None

ABSENT: 1- O'Brien

Motion Carried.

5. Approval of recommendation from the Public Works Department to waive the formal bidding process and award the replacement of three HVAC roof top units to MK Industries, Inc. at a cost of \$57,000.00.

Administrator Muetz said the FY 23/24 Approved Budget includes funding for the continued replacement HVAC roof top units at Public Works. The Department has eight total roof top units (RTU) and one air handler. In the past two years, three roof top units and the air handler have been replaced. The next units to be replaced are original to the facility (i.e.: over 20 years old). Over the past few years, the Public Works Department has been working with MK Industries after other HVAC contactors failed to be responsive to service needs. Since that time, MK has consistently been the low bidder on projects and has been very responsive. Public Works has been very satisfied with the work to date. Based on the Department's experience to date, summer temperatures approaching and MK consistently being the low bidder, Public Works is requesting to waive the formal bidding requirements and award the work to MK at a cost of \$57,000.00. Surprisingly, the lead-time on the replacement units is very short, with some of the equipment currently in stock. Given all the other units are original to the building; we anticipate additional replacements in the coming years.

It was moved by Trustee Garner, seconded by Trustee Balmes to approve of recommendation from the Public Works Department to waive the formal bidding process and award the replacement of three HVAC roof top units to MK Industries, Inc. at a cost of \$57,000.00.

Roll call,

AYE: 5- Thorstenson, Woodside, Ross, Garner, Balmes

NAY: 0- None

ABSENT: 1- O'Brien

Motion Carried.

G. PUBLIC COMMENT

**Ken Kolakowski
1090 Village Lane**

Mr. Kolakowski started by thanking the Police Department for its service to the community. He then expressed concerns about speed and driving

Gurnee, IL

behaviors on Almond Road and Dada Drive. Mr. Kolakowski stated he believes drivers have become more reckless over the past few years, having witnessed multiple accidents in the area himself. He stated north/south traffic believes it has the right-of-way when entering the roundabout and that east/west traffic does not have flashing speed signs like the north/south lanes. He stated he is not sure what the solution is, but something needs to be done to increase safety and slow drivers.

Closing Comments

None.

Adjournment

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

Voice Vote: ALL AYE: Motion Carried.

Mayor Hood adjourned the meeting at 8:32 p.m.

**Andrew Harris,
Village Clerk**