

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

**GURNEE VILLAGE HALL  
JANUARY 7, 2019**

<b>Call to Order</b>	Mayor Kovarik called the meeting to order at 7:00 p.m.
<b>Other Officials in Attendance</b>	Patrick Muetz, Village Administrator; David Ziegler, Assistant Village Administrator / Community Development Director / Village Engineer; Bryan Winter, Village Attorney; Brian Gosnell, Finance Director; Chris Velkover, Information Systems Director; Tom Rigwood, Director of Public Works; John Kavanagh, Fire Chief; Brian Smith, Interim Police Chief; Jesse Gonzalez, Deputy Police Chief; Tracy Velkover, Planning Manager; Ellen Dean, Economic Development Director, Jack Linehan, Assistant to the Administrator
<b>Roll Call</b>	<b>PRESENT: 5- Balmes, Hood, Thorstenson, Jacobs, Ross</b> <b>ABSENT: 1- Garner</b>
<b>Pledge of Allegiance</b>	Mayor Kovarik led the Pledge of Allegiance.
<b><u>A. PUBLIC COMMENT</u></b>	
<b>Peggy Innes</b> 387 Hawthorne Ave Gurnee, IL	Ms. Innes stated she has had cancer three times in the last three years. She urged the Village Board to conduct independent testing or shut down facilities that use ethylene oxide.
<b>Sarah Crawford</b> 5886 Hancock Lane Gurnee, IL	Ms. Crawford stated she moved back to Gurnee because she loves the community but she is now concerned for her health. She urged the Village Board to take action now and conduct independent testing of facilities that use ethylene oxide.
<b>Teuta Tanaka</b> 17599 W Dartmoor Grayslake, IL	Ms. Tanaka stated she is a scientist and summarized eight alternatives for sterilizing medical equipment. She continued to state that she believes banning ethylene oxide will have no substantial impact on industries and they will just find another product to use in its place.
<b>Humeua Khaleel</b>	Ms. Khaleel stated she is concerned about ethylene oxide and requests the businesses that use it be shut down.
<b>Annette O'Connell</b> 18446 W. Streamwood Ct Gurnee, IL	Ms. O'Connell stated she believes the ethylene oxide situation has been going on too long and she demands answers. She requested an outside consultant be hired.
<b>Nivanthi Karunaratne</b> 4989 Oak Lane Gurnee, IL	Ms. Karunaratne read a prepared statement regarding ethylene oxide and its impact on human development. She stated the ethylene oxide emissions need to be reduced immediately.
<b>Diane Surufka</b> 1336 Sunrise Ln Gurnee, IL	Ms. Surufka asked about the cost of the cell towers that are on the agenda. She then asked if the company conducting the sport facility feasibility study is aware of the ethylene oxide issue.
<b>Ryan Horath</b> 4487 Sheffield Ct Gurnee, IL	Mr. Horath read a prepared statement regarding ethylene oxide. He stated he believes the December 14 <sup>th</sup> update from the Village is misleading because it only speaks to stack emissions. He also shared research he has conducted on the neurological impacts of ethylene oxide.
<b>Iris Tanaka</b> 17599 W. Dartmoor Grayslake, IL	Miss Tanaka stated she is concerned about ethylene oxide and is afraid of the impacts it may have on her as she grows.
<b>Jolanta Pomiotlo</b> 4487 Sheffield Ct. Gurnee, IL	Ms. Pomiotlo read a prepared statement concerning ethylene oxide and demanded three actions from the Village Board; 1) Request the EPA to conduct independent testing; 2) Request the EPA hold a community forum; and 3) Request a Lake County cancel study. She then stated she will be sponsoring a forum on February 3 <sup>rd</sup> at 1:30pm at the Warren

Newport Public Library and the Village Board is invited to participate.

**B. APPROVAL OF  
CONSENT AGENDA**

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

**Roll call,**

**AYE: 5- Balmes, Hood, Thorstenson, Jacobs, Ross**

**NAY: 0- None**

**ABSENT: 1- Garner**

**Motion Carried.**

**C. CONSENT  
AGENDA /  
OMNIBUS VOTE**

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

1. Approval of minutes from the December 17, 2018 meeting.
2. Approval of contract extension with TKG Sweeping and Service, Inc. for 2019 street sweeping services at 2017 cost of \$29.00 per curb mile – annual contract not to exceed \$62,000.00.
3. Approval of Information System Division's request to set a bid date of January 21, 2019 for the 2019 Server Storage Replacement Project.
4. Approval of Payroll for period ending December 21, 2018 in the amount of \$814,941.79.
5. Approval of Bills for the period ending January 7, 2019 in the amount of \$603,524.21.

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

**Roll call,**

**AYE: 5- Balmes, Hood, Thorstenson, Jacobs, Ross**

**NAY: 0- None**

**ABSENT: 1- Garner**

**Motion Carried.**

**D. PETITIONS AND  
COMMUNICATIONS**

1. Approval of Proclamation designating January 21, 2019 as Dr. Martin Luther King, Jr. Day in the Village of Gurnee.

Mayor Kovarik read into record.

It was moved by Trustee Ross, seconded by Trustee Thorstenson to approve of Proclamation designating January 21, 2019 as Dr. Martin Luther King, Jr. Day in the Village of Gurnee.

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

2. Recognition and congratulations to the Warren Township Cheer and Pom – Junior Cheer Team.

Mayor Kovarik read a Proclamation in their honor and then had each team member introduce themselves. The recognition ended with the team performing a cheer.

3. Approval of the Mayor's recommended appointment of Interim Police Chief Brian Smith to the Northeast Lake County Consolidated Emergency Telephone Systems Board – term ending April 30, 2020 (vacancy created by retirement of Police Chief Kevin Woodside).

It was moved by Trustee Jacobs, seconded by Trustee Ross to approve of the Mayor's recommended appointment of Interim Police Chief Brian Smith to the Northeast Lake County Consolidated Emergency Telephone Systems Board – term ending April 30, 2020 (vacancy created by retirement of Police Chief Kevin Woodside).

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

**E. REPORTS**

None.

**G. NEW BUSINESS**

1. Approval of Ord. 2019 - 01 granting a Special Use Permit to allow the establishment and operation of a place of worship at 3900 Washington Street Suite L.

Mr. Muetz said Christian Fellowship Flock is requesting a Special Use Permit to establish place of worship/church in 3900 Washington Street. The site is zoned C-2 and I-2 and a SUP is required for lodge/meeting halls. The church has outgrown its space in Waukegan. The proposal includes occupying about 5200 sq.ft. in the 28,500 sq.ft. center. The site has 156 parking spaces and the majority of the tenants in the center operate Monday – Friday. The Planning and Zoning Board (PZB) noted that the proposed use has distinctly different hours than other users in the center and therefore allowing shared parking in this instance is appropriate. He concluded by stating the PZB is forwarding a unanimous favorable recommendation on the SUP request.

It was moved by Trustee Ross, seconded by Trustee Thorstenson to approve of Ord. 2019 - 01 granting a Special Use Permit to allow the establishment and operation of a place of worship at 3900 Washington Street Suite L.

**Roll call,**  
**AYE: 5- Balmes, Hood, Thorstenson, Jacobs, Ross**  
**NAY: 0- None**  
**ABSENT: 1- Garner**  
**Motion Carried.**

2. Approval of Ord. 2019 - 02 approving an equipment lease with PNC Bank for a term of 41 months in the amount of \$31,334.14 (Bittersweet Golf Course equipment).

Mr. Muetz said staff met with Dirk Skelley, Bittersweet General Manager, a few months ago to review the 2018 season and talk about 2019. As it relates to 2019, there are two pieces of equipment that Dirk has requested. A verticutter and a new sprayer. Dirk believes incorporating verticutting into golf course operations will elevate the course to the next level. The sprayer request is to replace a current unit that is from 1991 and has outlived its useful life. The sprayer is used for weed control, insect control, fungus control, snow mold prevention and fertilization. The course would like to get the sprayer as soon as possible so it is ready to go in the spring. The verticutter can wait until May. The course would like to move forward with a PNC lease now for the sprayer, then a loan from Gurnee Community Bank in May that would be used for the verticutter, as well as to pay off the PNC lease. This will allow payments to start at the end of a current loan for equipment that was purchased in 2016. Mr. Muetz stated since the Village owns the course and equipment, the lease (and subsequent loan) need to be in the Village’s name, however as we did with the 2016 equipment, Bittersweet makes all the necessary payments. Monday night, Brad Anderson, Maintenance & Grounds Director for Bittersweet will be in attendance on behalf of Dirk to discuss the sprayer.

Maintenance & Ground Director Brad Anderson briefly spoke and reiterated that the sprayer that needs to be replaced is a 1991 model and is well beyond its useful life. He said in regards to the verticutter a demo unit was located that will save the Village about \$3000. He said verticutter unit is very important in grooming the greens.

It was moved by Trustee Balmes, seconded by Trustee Jacobs to approve of Ord. 2019 -02 approving an equipment lease with PNC Bank for a term of 41 months in the amount of \$31,334.14 (Bittersweet Golf Course equipment).

**Roll call,**  
**AYE: 5- Balmes, Hood, Thorstenson, Jacobs, Ross**  
**NAY: 0- None**  
**ABSENT: 1- Garner**  
**Motion Carried.**

3. Approval of Ord. 2019 - 03 waiving the competitive bidding requirement and awarding a professional services agreement to Cell at Auction LLC for the facilitation of the sale of two cellular tower easements with the Village of Gurnee.

Mr. Muetz said in July and October the Village Board discussed a proposal to sell two Village-owned cell towers. One is located at 0 Brookhaven Road with the other at 1151 Kilbourne Road. The Village has no equipment on either tower and does not anticipate the need to place equipment in the future. The towers were constructed by third parties and then turned over to the Village in exchange for rent abatement. Staff is recommending the Village auction the easement rights for the sites to a third party management company. This would allow a company that specializes in cell towers to take control of the site. To facilitate the auction and sales of the properties, staff recommends we contract with Cell At Auction. Cell At Auction specializes in auctioning off cell towers. The fee for its services is 3% of the final sale of the towers. If the Village's set reserve is met, additional Village Board action will be needed at a future meeting to finalize the sales. At this point, the Board is approving the contract with Cell At Auction which will allow staff to perform all the necessary legwork to get the auction set up and conducted.

It was moved by Trustee Thorstenson, seconded by Trustee Jacobs to approve of Ord. 2019 - 03 waiving the competitive bidding requirement and awarding a professional services agreement to Cell at Auction LLC for the facilitation of the sale of two cellular tower easements with the Village of Gurnee.

**Roll call,**

**AYE: 5- Balmes, Hood, Thorstenson, Jacobs, Ross**

**NAY: 0- None**

**ABSENT: 1- Garner**

**Motion Carried.**

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**H. PUBLIC COMMENT**

**Teuta Tanaka  
17599 W. Dartmoor  
Grayslake, IL**

Ms. Tanaka stated she understands this is a very difficult decision for the Village Board, but she believes it will only get worse as time goes by, potentially impacting property values and urges the Village Board to take action.

**Iris Tanaka  
17599 W. Dartmoor  
Grayslake, IL**

Miss Tanaka stated her mom does not want her and her sisters to worry about their health. She stated she wants everyone around her to be healthy.

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**I. EXECUTIVE SESSION**

**Adjournment to Executive Session**

The Village Attorney stated that tonight's Executive Session will reference:

5 ILCS 120/2 2 (c) (6) which states: The setting of a price for sale or lease of property owned by the public body.

It was moved by Trustee Jacobs, seconded by Trustee Thorstenson to adjourn the meeting into Executive Session.

**Roll call,**

**AYE: 5- Balmes, Hood, Thorstenson, Jacobs, Ross**

**NAY: 0- None**

**ABSENT: 1- Garner**

**Motion Carried.**

**Recall to Order**

Mayor Kovarik adjourned the meeting into Executive Session at 7:53 p.m.

Mayor Kovarik recalled the meeting to order at 8:09 p.m.

**PRESENT: 5- Balmes, Hood, Thorstenson, Jacobs, Ross**

**ABSENT: 1- Garner**

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**Closing Comments**    None.

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**Adjournment**    It was moved by Trustee Balmes, seconded by Trustee Thorstenson to adjourn the meeting.

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

Mayor Kovarik adjourned the meeting at 8:10 p.m.

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**Andrew Harris,  
Village Clerk**