

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

**GURNEE VILLAGE HALL  
FEBRUARY 15, 2021**

<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; Bryan Winter, Village Attorney; Ellen Dean, Economic Development Director, Nick Leach, Assistant Village Engineer
<b>Roll Call</b>	<b>PRESENT: 4-O'Brien, Hood, Thorstenson, Ross</b> <b>ABSENT: 2-Garner, Balmes</b>
<b>Pledge of Allegiance</b>	Mayor Kovarik led the Pledge of Allegiance.
<b><u>A. APPROVAL OF CONSENT AGENDA</u></b>	<p>It was moved by Trustee O'Brien, seconded by Trustee Ross to approve the Consent Agenda as presented.</p> <p><b><u>Roll call,</u></b> <b>AYE: 4- O'Brien, Hood, Thorstenson, Ross</b> <b>NAY: 0- None</b> <b>ABSENT: 2- Garner, Balmes</b> <b>Motion Carried.</b></p>
<b><u>B. CONSENT AGENDA / OMNIBUS VOTE</u></b>	<p>The Village Administrator read the consent agenda for an omnibus vote as follows:</p> <ol style="list-style-type: none"><li>1. Approval of minutes from the February 1, 2021 meeting.</li><li>2. Approval of Ord. 2021 – 07 authorizing the execution of an Intergovernmental Agreement with the Village of Gurnee and the Warren-Newport Public Library District to contract for the repair and maintenance of parking lots (Phase Three).</li><li>3. Approval of Ord. 2021 – 08 authorizing the execution of an Intergovernmental Agreement with the Village of Gurnee and the Warren Township High School District 121 to contract for the sale and purchase of motor vehicle fuel.</li><li>4. Approval of Payroll for period ending January 29, 2021 in the amount of \$806,475.84.</li><li>5. Approval of Bills for the period ending February 15, 2021 in the amount of \$1,668,713.51.</li></ol> <p>It was moved by Trustee O'Brien, seconded by Trustee Thorstenson to approve the Consent Agenda for an omnibus vote as read.</p> <p><b><u>Roll call,</u></b> <b>AYE: 4- O'Brien, Hood, Thorstenson, Ross</b> <b>NAY: 0- None</b> <b>ABSENT: 2- Garner, Balmes</b> <b>Motion Carried.</b></p>
<b><u>C. PETITIONS AND COMMUNICATIONS</u></b>	<p>Mayor Kovarik said that there were no discussion topics on the agenda for the February 22nd Committee of the Whole meeting and asked the Trustees if they would like to cancel the meeting.</p> <p>It was moved by Trustee Thorstenson, seconded by Trustee Ross to cancel the Committee of the Whole meeting for February 22, 2021.</p> <p><b>Voice Vote: ALL AYE: Motion Carried.</b></p>
<b><u>D. REPORTS</u></b>	None.
<b><u>E. OLD BUSINESS</u></b>	None.

**F. NEW BUSINESS**

1. Approval of Ord. 2021 – 09 authorizing the waiver of certain building permit fees for the construction of AZ Polymers LLC at 5675 Centerpoint Court, Gurnee.

Economic Development Director Ellen Dean reviewed the following PowerPoint presentation with the Board.

**AZ Polymers, Polycarbonate Manufacturing Facility**

- United Plastics –30 Years, Based in Gurnee
- AZ Polymers – New Company - Production of High Grade Polycarbonate Sheets (Coated, High Optics)
  - Motorcycle/ATV Windshields, Heavy Equipment, Aerospace, Security
- Precise Extrusion Equipment, Clean Manufacturing Environment
- Competitive Site Search – Illinois, Wisconsin
- Settled on 5675 Centerpoint Court Site – 4.8 Acres
- New Construction 89,752 Square Feet
- \$5 Million Construction Value + \$8 Million Equipment
- 17 Initial Fulltime Positions
- Phased Growth

**Project Benefits**

Employment

One-Time Revenue

- Building Permits – (Recommended 50% Waiver up to \$30,000)
  - Estimated Net to Village: \$25-\$30,000
- Impact Fee – CenterPoint Planned Unit Development
  - Estimated to Village @\$ .55 per square foot: \$49-50,000
- Sewer/Water Connection Fees to be determined

Ongoing Revenue

- Property Tax to Governmental Partners
  - Estimated at \$100,000+ Annually

**Recommendation**

Building Permit Waiver of 50% up to Maximum \$30,000 which would secure an estimated:

- \$75,000+ One-Time Revenue to Village of Gurnee
- \$100,000+ Annual Revenue to Governmental Partners
- \$13 Million Investment in Construction & Equipment
- 17-25 Fulltime Positions

Mayor Kovarik said this business is a local success story as the owner attended Warren Township High School and has been working at Untied Plastics, which is his family’s business. She stated she is pleased they are bringing new jobs to the area.

Mr. Aggarwal, owner of AZ Polymers, said he is happy to stay in Gurnee and is excited about the future. He continued to state he is thankful for the support and looks forward to growing his business in the community.

It was moved by Trustee Ross, seconded by Trustee Thorstenson to approve of Ord. 2021 – 09 authorizing the waiver of certain building permit fees for the construction of AZ Polymers LLC at 5675 Centerpoint Court, Gurnee.

**Roll call,**

**AYE: 4- O’Brien, Hood, Thorstenson, Ross**

**NAY: 0- None**

**ABSENT: 2- Garner, Balmes**

**Motion Carried.**

2. Approval of Ord. 2021 – 10 authorizing execution of a Professional Services Agreement with IMEG for Engineering Services for the 2021 construction season.

Administrator Muetz said the Village uses outside engineering consultants to assist with roadway rehabilitation oversight. The 2021 roadway project consists of the improvements to 2.3 miles of village

roadways. While this is a reduced program compared to 2020, it is important to remember that the Engineering Division had two employees retire within the last 4 months that were very tenured. The engineering services contract will provide for oversight and construction inspection to complement the Gurnee staff. The IMEG staff proposed in the engineering services agreement proposal has local experience and has assisted Village staff with previous projects of this scope. Staff estimates that the 2021 program will have a 20-week duration (May through October) at a total cost of approximately \$130,000 for a dedicated contract employee. The proposal represents an hourly rate of \$130.00/hour, which is line with previous expenditures for engineering services of similar nature. The FY 21/22 Proposed Budget includes \$150,000 for engineering consultant assistance. He ended by stating it is important to note we only pay for the hours we use.

Mayor Kovarik asked how long we've been using the firm. Staff stated since 2016.

It was moved by Trustee O'Brien, seconded by Trustee Hood to approve of Ord. 2021 – 10 authorizing execution of a Professional Services Agreement with IMEG for Engineering Services for the 2021 construction season.

**Roll call,**

**AYE: 4- O'Brien, Hood, Thorstenson, Ross**

**NAY: 0- None**

**ABSENT: 2- Garner, Balmes**

**Motion Carried.**

3. Approval of Engineering Division's recommendation to award certain portions of the 2021 Bridge Deck Repair Project to MYS, Inc. at a cost not to exceed \$75,000.00.

Administrator Muetz said as was noted in the January 25th Board Notes, Village is required by the Illinois Department of Transportation (IDOT) to have certain bridges inspected every two years. The Village has three bridges that fall under this requirement. During the most recent inspection of these bridges some needed repairs were identified. In order to get a better handle on the actual cost, staff requested proposals from capable firms. The Village received six bids which were opened on January 26th. The bids ranged from \$127,050 to \$217,821. All of the bids exceeded the revised Engineer's Estimate of \$118,000. Fortunately, staff developed the RFP to allow the Village to pick and choose certain repairs based on priorities, price and available resources. Given the bid results, staff would like to take advantage of this built-in flexibility and is requesting \$75,000 (FY 2021 available funding) in order to repair both of the Leonard Drive bridges which will cost roughly \$60,000 and repair the Cunningham Court Bridge joints which will roughly cost \$8,000. The remaining \$7,000 balance will be for any unforeseen issues when repairing the bridges. As a reminder, none of the needed repairs are structural in nature, and therefore there is no danger to the motoring public.

Mayor Kovarik asked about the age and condition of the Cunningham Court Bridge.

Assistant Engineer Leach stated repairs are needed to the concrete bridge decking as it is starting to spall.

Trustee O'Brien stated last year Leonard Drive was resurfaced and asked if the repairs were related to the structure verses the roadway surface.

Assistant Engineer Leach stated that is correct, the repairs to these bridges relate to the substructure and not the road surface.

It was moved by Trustee O'Brien, seconded by Trustee Hood to approve of Engineering Division's recommendation to award certain portions of the 2021 Bridge Deck Repair Project to MYS, Inc. at a cost not to exceed \$75,000.00.

**Roll call,**

**AYE:** 4- O'Brien, Hood, Thorstenson, Ross

**NAY:** 0- None

**ABSENT:** 2- Garner, Balmes

**Motion Carried.**

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**G. PUBLIC  
COMMENT**

None.

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**Closing Comments**

None.

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**Adjournment**

It was moved by Trustee O'Brien, seconded by Trustee Thorstenson to adjourn the meeting.

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

Mayor Kovarik adjourned the meeting at 7:20 p.m.

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**Andrew Harris,  
Village Clerk**