

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

**GURNEE VILLAGE HALL
JUNE 7, 2021**

Call to Order

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

Other Officials in Attendance

Patrick Muetz, Village Administrator; David Ziegler, Community Development Director; Bryan Winter, Village Attorney; Heather Galan, Acting Public Works Director/Village Engineer; Brian Gosnell, Finance Director; Christine Palmieri, Director of Human Resources; John Kavanagh, Fire Chief; Brian Smith, Police Chief; Jack Linehan, Assistant to the Administrator

Roll Call

PRESENT: 6- Balmes, Thorstenson, Woodside, Ross, Garner, O'Brien
ABSENT: 0- None

Pledge of Allegiance

Scout Troop 627 led the Pledge of Allegiance.

A. APPROVAL OF CONSENT AGENDA

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

Roll call,

AYE: 6- Balmes, Thorstenson, Woodside, Ross, Garner, O'Brien
NAY: 0- None
ABSENT: 0- None
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 17, 2021 meeting.
2. Approval and public release of minutes from Executive (Closed) Session meeting on May 18, 2020.
3. Approval of Ord. 2021-36 authorizing execution of a new Employment Contract with the Village Administrator.
4. Approval of Ord. 2021-37 executing a one-year contract with the Mad Bomber Fireworks Productions for fireworks display services (2021 Gurnee Days Fireworks).
5. Approval of Ord. 2021-38 accepting the Final Plat of Grand and Brookside Shopping Center Resubdivision.
6. Approval of Ord. 202-39 accepting the Final Plat of Grand Avenue Subdivision.
7. Approval of Engineering Division's recommendation to award 2021 Cracksealing Program to Patriot Pavement Maintenance at a cost not to exceed \$50,000.00 (Lake County Municipal League Cooperative Purchasing Program).
8. Approval of setting bid date of June 28, 2021 for Old Grand Avenue Floodplain Property Demolition Project (4609 4611, 4617 and 4625 Old Grand Avenue).
9. Approval of Payroll for period ending May 21, 2021 in the amount of \$841,870.61.
10. Approval of Bills for the period ending June 7, 2021 in the amount of \$1,606,484.34.

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

Roll call,

AYE: 6- Balmes, Thorstenson, Woodside, Ross, Garner, O'Brien

NAY: 0- None

ABSENT: 0- None

Motion Carried.

C. PETITIONS AND COMMUNICATIONS

1. Approval of a Proclamation designating Saturday, June 19, 2021 as Juneteenth Day.

It was moved by Trustee O'Brien, seconded by Trustee Thorstenson to approve of a Proclamation designating Saturday, June 19, 2021 as Juneteenth Day in the Village of Gurnee.

Voice Vote: ALL AYE: Motion Carried.

2. Recognition of Eagle Scout recipients:

Mayor Hood recognized the following Eagle Scouts who shared details of their project:

- Jakob Hildebrandt - Blanding's Turtle Pond Project located at the Old McClure Farm in Antioch.
- Evan S. Lundtveit - St. Mark's Lutheran Church Landscape Beautification Project. Evan led 15 scouts and adults for the beautification project.
- Riley T. Sinclair - Remodeled a classroom in Zion Church of Christ. Riley led a team of 13 helpers.

3. Status update on Gurnee Days 2021.

Village Administrator Muetz gave an update stating the 2021 Gurnee Days event would be held August 7th and 8th at Viking Park and be scaled back to include a Saturday evening concert and fireworks, Sunday parade, car show, food booths and the Exchange Club of Gurnee Ribfest.

D. REPORTS

1. Presentation by Cathy Ralston – General Manager Bittersweet Golf Course: Bittersweet Golf Course Update.

Village Administrator Muetz introduced General Manager Ralston who give a 2020 year-end review of Bittersweet Golf Course and how 2021 is starting off.

General Manager Ralston stated that Bittersweet is celebrating their twenty-fifth anniversary and is using the tag line, "Bittersweet is better than ever" as they celebrate. Recap is as follows:

2020 Recap

Although the 2020 pandemic presented enormous challenges and unprecedented opportunities for the golf industry, those opportunities, along with extraordinary weather stoked a demand for golf at levels unlike anything seen in recent years. In addition to the Governor's order to close the course entirely for the last 10 days of March and the entire month of April and the course operating at just 25-30% of capacity May 1st-May 29, Bittersweet broke rounds records and revenue records every month from July through November except October. Year-end financials show Bittersweet total revenues for 2020 \$173,000 above 2019.

Ms. Ralston said that their financials tell only part of the story and stated they deployed public health measures throughout the year that allowed them to create an environment where customers felt safe, kept their staff healthy and avoided hosting any "super-spreader" events.

Facility Improvements Fall, 2020 Through Spring, 2021

Some of the record revenues were used for facility improvements during the Fall, 2020 through Spring, 2021. They include:

- Restoration of 10,000 linear feet of cart path including regrading

- and resurfacing with a fresh 2-3" of CA-6 aggregate stone
- Buckthorn mitigation in native areas to promote wildflower bloom, native ground cover growth and better penetration of sunlight to forest floor.
- Unexpected clubhouse east wall repair.
- Clubhouse aesthetic updates.
- Spring buckthorn clearing.
- Fresh bunker sand, comprehensive divot dressing, edging of all sprinklers and yardage marks.
- Small stump grinding and select tree removal.

2021 To Date

Ms. Ralston stated communication from the National Golf Foundation support their observation that the revitalized interest in golf and higher levels of play than they have seen in years is sustainable. Both April and May have been two consecutive record-revenue and record-round months in 2021.

2021 Outlook

As Bittersweet remains a great value for the cost and after much deliberation, membership prices and daily fee rates for 2021 have gone up. Cost of membership increased by \$200, which will carry Bittersweet through the next three to five years. As for daily-fee golf, weekday rates went up \$2/round and weekend rates \$3/round. Many of the facility improvements throughout the golf course and in the clubhouse substantiate the nominally higher price point. Customers observe the raised prices but know that Bittersweet remains a value at its rack rates.

Currently there are 12 sizable outings on the calendar and LED lights will soon be installed at the driving range allowing the range to stay open until 10 p.m. nightly.

Ms. Ralston concluded her comments recognizing the great team at Bittersweet including operations manager, Rich Koenig, food; beverage manager, Hannah Fristrom; and Brad Anderson, superintendent, as well as the tremendous support they have received from GolfVisions corporate.

E. OLD BUSINESS

None.

F. NEW BUSINESS

1. Approval of staff and advisory board appointments as recommended by Mayor Hood:

Mayor Hood read the following into record:

Village Staff:

Village Administrator..... Patrick Muetz
 Budget Officer..... Patrick Muetz
 Treasurer Patrick Muetz
 Finance Director Brian Gosnell
 IMRF Agent Brian Gosnell
 Village Engineer Heather Galan
 Public Works Director Heather Galan
 Police Chief Brian Smith
 Fire Chief/ ESDA Director..... John Kavanagh
 Community Development Director David Ziegler
 Village Attorney Bryan Winter
 Deputy Village Clerk Donna Dallas

Village Board:

Vice Chair – Term Expiring 4/30/22Quin O’Brien

Planning and Zoning Board:

Board Member – Term Expiring 4/30/23 Todd Campbell
 Board Member – Term Expiring 4/30/23 David Nordentoft
 Board Member – Term Expiring 4/30/23 Josh Pejsach
 Board Member – Term Expiring 4/30/23 Tim Garrity

Civil Service Commission:

Commissioner – Term Expiring 4/30/23 Vacant
 Commissioner – Term Expiring 4/30/24 Ty Bonds

Environmental Sustainability Committee:

Member – Term Expiring 4/30/22..... Kaitlyn Salgado

Police Pension Board:

Board Member – Term Expiring 4/30/23 John Moenter

Fire Pension Board:

Board Member – Term Expiring 4/30/23 Mary Jo Kollross

PSEBA Hearing Officer:

Term Expiring 4/30/22 Jason Guisinger

Administrative Hearing Officer:

Term Expiring 4/30/22Yolanda Torrez

It was moved by Trustee Garner, seconded by Trustee Balmes to approve the staff and advisory board appointments as recommended by Mayor Hood.

Roll call,

AYE: 6- Balmes, Thorstenson, Woodside, Ross, Garner, O’Brien

NAY: 0- None

ABSENT: 0- None

Motion Carried.

- 2. Approval of Res. 2021–08 approving the engagement letter with Fuqua Winter Ltd.

Administrator Muetz gave a review stating with the reappointment of Attorney Winter, it is appropriate to have an Engagement Letter on file outlining his responsibilities and pricing. Attorney Winter is not proposing to adjust his rate, which he has held flat for the past three years. This is a very favorable rate for the Village compared to other firms.

Mayor Hood further stated that in his experience, Mr. Winters is a man of integrity and someone the Village can rely upon.

It was moved by Trustee Ross, seconded by Trustee Woodside to approve engagement letter with Fuqua Winter Ltd.

Roll call,

AYE: 6- Balmes, Thorstenson, Woodside, Ross, Garner, O’Brien

NAY: 0- None

ABSENT: 0- None

Motion Carried.

- 3. Approval of Ord. 2021-40 granting the Third Amendment to a Planned Unit Development (PUD) for approximately 83-acres located at the southwest corner of Grand Avenue and Hunt Club Road (commonly known as the Grand-Hunt Center), subject to the petition of GWV Gurnee, LLC.

Administrator Muetz gave the following review regarding the Third Amendment, as well as the Special Use Permit for the additional wall signs at 6593 Route 132.

- 1) Major Modification to the Grand Hunt Center PUD/Final PUD approval to increase the amount of developable outlots in the Grand Hunt Center from 7 to 8, with no more than 6 being located along either Grand Avenue or Hunt Club Road, amend the sign regulations to be consistent with the Gurnee Zoning Ordinance for the subject site and allow a ground sign to be shared between the two newly subdivided lots.

Administrator Muetz explained that the Grand-Hunt PUD limits the number of developable outlots. While the Zoning Ordinance would allow Popeye’s and US Bank to develop without the need for amending the PUD, the petitioner wants to subdivide the lot. As such, staff is using this as an opportunity to increase the number of developable outlots in the PUD above what was proposed for this development. Since a modification of the PUD was being processed for the number of developable lots, staff is

recommending to memorialize that the sign standards for the two newly created lots would be the underlying Sign Ordinance by writing that language into the PUD amendment. Administrator Muetz stated the Major Modification also allows the continued use of the existing sign until such time as individual ground signs are requested by either of the businesses.

- 2) Special Use Permit to allow two (2) additional wall signs for the proposed Popeye's restaurant.

Administrator Muetz stated the Grand Hunt Center PUD allows a maximum of two 60 sq. ft. wall signs. However, per the PUD amendment noted above Popeye's would be allowed three channel letter wall signs that would total 274.2 sq. ft. The applicant is requesting a total of five signs, two more than allowed by code, but totaling 177 sq. ft. The Planning & Zoning Board felt that the request was appropriate give that the total square footage of the proposed signage was under what would be allowed by right.

- 3) Subdivision Plat approval to divide the lot into two separate lots for each business.

Administrator Muetz stated the petitioner wants to subdivide the property into two lots to simplify lease agreement or make it easier to sell the lots in the future. This request will be before the Board at a future meeting.

The requests were reviewed by the Planning & Zoning Board on May 5, 2021 and received unanimous favorable recommendation (6-0).

It was moved by Trustee Garner, seconded by Trustee Thorstenson grant the Third Amendment to a Planned Unit Development (PUD) for approximately 83-acres located at the southwest corner of Grand Avenue and Hunt Club Road (commonly known as the Grand-Hunt Center), subject to the petition of GWV Gurnee, LLC.

Roll call,

AYE: 6- Balmes, Thorstenson, Woodside, Ross, Garner, O'Brien

NAY: 0- None

ABSENT: 0- None

Motion Carried.

4. Approval of Ord. 2021-41 granting a Special Use Permit, pursuant to the Gurnee Zoning Ordinance, for two additional wall signs at 6593 Route 132.

Per Administrator Muetz this request was summarized under New Business Item #3. .

It was moved by Trustee O'Brien, seconded by Trustee Thorstenson to grant a Special Use Permit, pursuant to the Gurnee Zoning Ordinance, for two additional wall signs at 6593 Route 132.

Roll call,

AYE: 6- Balmes, Thorstenson, Woodside, Ross, Garner, O'Brien

NAY: 0- None

ABSENT: 0- None

Motion Carried.

5. Approval of Ord. 2021-42 amending Chapter 66, Section 66-37, of the Gurnee Municipal Code by creating additional regulations pertaining to food trucks within the Village of Gurnee.

Administrator Muetz stated the Lake County Health Department recently approached the Community Development Department to discuss issues with mobile food trucks that are occurring in neighboring communities. The Health Department indicated that during recent months food trucks are setting up in residential areas and advertising their location through social media. This results in non-residents congregating to the area and impacting traffic flow. There are currently no restrictions in the Municipal Code or Zoning Ordinance to prevent this. As such, staff is recommending an amendment to the Municipal Code which prohibits food trucks from

selling prepared foods on residentially zoned streets, except for those associated with a permitted block party or those associated with a permitted Ice Cream vendor.

Questions/Comments

Trustee O'Brien asked for clarification regarding ice cream vendors, lemonade stands, and food trucks. Community Development Director Ziegler clarified stating that the ice cream vendors are individually licensed per the Municipal Code but because it's sold through a mobile truck, it's noted as an exception to the regulation. Regarding lemonade stands, the regulation is targeted toward commercial vendors, not the local lemonade stands. Food trucks are permitted by the Lake County Health Department, not locally to avoid duplication.

Trustee Thorstenson thanked Community Development Director Ziegler for his clarification and noted, in some cases, social media posts indicating a food truck being on her street and food not being available for the residents due to advanced orders. She believes the amendment works well within the existing code.

It was moved by Trustee Balmes, seconded by Trustee Woodside to amend Chapter 66, Section 66-37, of the Gurnee Municipal Code by creating additional regulations pertaining to food trucks within the Village of Gurnee

Roll call,

AYE: 6- Balmes, Thorstenson, Woodside, Ross, Garner, O'Brien

NAY: 0- None

ABSENT: 0- None

Motion Carried.

G. PUBLIC COMMENT

Miriam Argueta
7013 Hamilton Drive
Gurnee, IL

Ms. Argueta said she is not happy with the service she has received from the Gurnee Police Department. She stated she has reached out to numerous individuals at the Department and is still not satisfied. Ms. Argueta continued to state she would also like to speak with Mayor Hood regarding her concerns. Mayor Hood stated he would call Ms. Argueta tomorrow at a mutually agreed upon time.

H. EXECUTIVE SESSION

Adjournment to Executive Session

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

5 ILCS 120/2 (c) (2) which states: Collective negotiating matters between the public body and its employees or their representatives, or deliberations concerning salary schedules for one or more classes of employees.

It was moved by Trustee Ross, seconded by Trustee Garner to adjourn the meeting into Executive Session.

Roll call,

AYE: 6- Balmes, Thorstenson, Woodside, Ross, Garner, O'Brien

NAY: 0- None

ABSENT: 0- None

Motion Carried.

Mayor Hood adjourned the meeting into Executive Session at 7:40 p.m.

Recall to Order

Mayor Hood recalled the meeting to order at 7:53 p.m.

Roll call,

AYE: 6- Balmes, Thorstenson, Woodside, Ross, Garner, O'Brien

NAY: 0- None

ABSENT: 0- None

Motion Carried.

1. Approval of Ord. 2021-43 approving the Collective Bargaining Agreement between the International Union of Operating Engineers, Local 150 – Administrative Unit and the Village of Gurnee for the term beginning May 1, 2021 through April 30, 2025.

Village Administrator Muetz gave a review stating the highlights include the following:

- Wages: final tentative agreement:
 - 5-1-21 - 4.5% (inclusive of waived cola from 2020) without retroactive pay – consistent with other employee groups and included in the Adopted Budget.
 - 5-1-22 - 2.75%
 - 5-1-23 - 2.5%
 - 5-1-24 - 2.5%
- Adjustment to health insurance premiums; added third tier to account for single + 1 versus full family premium for typically employee/spouse coverage; future increases subject to 10% cap, with any increase greater than 7% triggering a wage reopener for that year
- 4 year term - May 1, 2021 through April 30 2025
- Other miscellaneous clean up and non-substantive modifications of language included at the request of the Village.

It was moved by Trustee Woodside, seconded by Trustee Ross to approval of Ord. 2021-43 approving the Collective Bargaining Agreement between the International Union of Operating Engineers, Local 150 – Administrative Unit and the Village of Gurnee for the term beginning May 1, 2021 through April 30, 2025.

Roll call,

AYE: 6- Balmes, Thorstenson, Woodside, Ross, Garner, O'Brien

NAY: 0- None

ABSENT: 0- None

Motion Carried.

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 8:00 p.m.

**Donna Dallas,
Deputy Village Clerk**