

President Brolley called the meeting to order at 7:12 p.m. followed by the Pledge of Allegiance.

Roll Call

Trustee Sperling	Yea	Trustee Jungermann	Yea
Trustee Lee	Yea	Trustee Marecek	Yea
Trustee Heinz	Yea	Trustee Bond	Yea

Also present: Attorney Laura Julien, Village Administrator Jeff Zoepfel, Chief of Police Daniel Meyers, Deputy Chief Armando Sanders, Director of Public Works Todd Hoppenstedt, Director of Finance Justin VanVooren, Director of Community Development Rich Young, Engineer Peter Wallers, Deputy Clerk Debbie Buchanan, Members of the Press and others.

Public Participation

A. Public Comments (Two Minute Opportunity).

There were no public comments this evening.

B. Proclamation Designating National Night Out.

President Brolley read the proclamation declaring August 2, 2016 to be National Night Out in Montgomery.

It was moved by Trustee Heinz and seconded by Trustee Jungermann to **approve the Proclamation Designating National Night Out.**

6 Yea. 0 No. Motion carried. Trustee Heinz, Trustee Jungermann, Trustee Marecek, Trustee Bond, Trustee Sperling, Trustee Lee voting yea.

Consent Agenda

- A. Minutes of the Village Board Meeting of July 11, 2016.
- B. Executive Session Minutes of June 13, 2016.
- C. Accounts Payable through July 21, 2016 in the Amount of \$1,251,072.98.
- D. Accounts Receivable Report for June 2016.
- E. Ordinance 1730 Creating a Class G Liquor License Request for Pig Dog Pub (Waiver of First and Passage on Second Reading).
- F. Ordinance 1731 Text Amendment to Section 13.0 of the Village Ordinance (Off Street Parking) (Second Reading).
- G. Ordinance 1732 Sign Ordinance Update Sections 12.01, 12.02, 12.03, 12.04, 12.09, 12.10 and 12.11 (Second Reading).

Trustee Marecek **moved to approve items A-G on the Consent Agenda.** Trustee Bond seconded this motion.

6 Yea. 0 No. Motion carried. Trustee Marecek, Trustee Bond, Trustee Sperling, Trustee Lee, Trustee Heinz, Trustee Jungermann voting yea.

Items for Separate Action

A. Resolution 2016-007 Authorizing the Execution of Agreements with the Illinois Commerce Commission for the Light Road Railroad Crossing.

Engineer Wallers explained that they have been working with property owners to acquire right of way and haven't completed that, so they need to request an extension of time. This is funded 100% by the ICC, with no Village funds involved.

Trustee Bond moved to approve Resolution 2016-007 Authorizing the Execution of Agreements with the Illinois Commerce Commission for the Light Road Railroad Crossing. Trustee Jungermann seconded this motion.

6 Yea. 0 No. Motion carried. Trustee Bond, Trustee Sperling, Trustee Lee, Trustee Heinz, Trustee Jungermann, Trustee Marecek voting yea.

B. Professional Services Agreement with Engineering Enterprises, Inc. for Design Engineering for the 2017 MFT and Infrastructure Road Program in the Amount of \$244,000.00.

Director Hoppenstedt stated that the 2017 road program has been expanded due to funds available from the non-home rule sales tax and less salt ordered for the upcoming winter. The 2017 program will include approximately 7.7 miles of road rehabilitation and will also include crack sealing and patching at locations throughout the Village. This item is a Professional Services Agreement for Design Engineering so that the plans and specifications for the project can be prepared and go out to bid in early 2017. The cost for design engineering is \$244,000.00, with construction engineering to be presented at a later date.

Trustee Marecek asked about new sidewalk on the west side of Orchard Road. Engineer Wallers explained there is no sidewalk currently there. They want to consider putting sidewalk there, but the final decision will be made as part of the design process and will come back before the board again.

Trustee Lee asked if the current new construction there includes sidewalks, and Engineer Wallers confirmed that is the case, although there will still be a gap when those are done.

Trustee Marecek moved to approve Professional Services Agreement with Engineering Enterprises, Inc. for Design Engineering for the 2017 MFT and Infrastructure Road Program in the Amount of \$244,000.00.

Trustee Lee seconded this motion.

6 Yea. 0 No. Motion carried. Trustee Marecek, Trustee Bond, Trustee Sperling, Trustee Lee, Trustee Heinz, Trustee Jungermann voting yea.

President Brolley added that this is a full year ahead of the timing of how we used to do our road program, and we have saved a lot of money by starting early. Engineer Wallers agreed the timing was perfect and allows the work to be completed before Montgomery Fest.

C. Ordinance 1734 Authorizing the Execution of the Sales Tax Incentive Agreement with Inland National Development Corporation (First Reading).

Director Young reviewed that at the last meeting David Howat from Inland presented a proposal to convert the former Office Depot into a Binny's Beverage Depot. Staff has worked with Inland to come up with a 15-year agreement instead of the 20-year that was originally proposed. Director Young summarized the agreement.

There is a cap of \$1.5 million. The agreement pulls out the former Office Depot site from the original Ogden Hill agreement and also the 5-unit building so they will be included within the overall agreement.

Trustee Jungermann asked if the Village will still get the 1% sales tax for infrastructure, and Director Young said yes. Trustee Jungermann asked how quickly Binny's wants to move forward. David Howat said Binny's wants to proceed immediately. Director Young said Binny's has already submitted plans for renovation of the building and those are under review. They would like to be operational by Thanksgiving.

Trustee Jungermann asked when they will break ground on the multi-tenant building. Mr. Howat said he will get back to the Board quickly on that. Trustee Bond asked if there is a way to protect the Village's share of state shared tax revenue. Attorney Julian said they can review that and work out the language.

Administrator Zoepfel added that Binny's will be getting possibly two liquor licenses, one for the sale of liquor and one for liquor tastings.

This was First Reading and will come back before the Board at the next meeting.

Items for Discussion

A. Liquor License Request from Cardinal Liquor Depot.

Chief Meyers introduced Amar and Adel Shiekah. They are interested in opening a Cardinal Liquor Depot in the former Aldi store.

Amar Shiekah spoke regarding Cardinal Liquor Depot and their business plan. Cardinal is a franchise of 40 stores, and they have been with Cardinal since the 1990's. Their main store is in Joliet right now. They have a diverse inventory and would like to bring that here to Montgomery. They want to purchase the former Aldi building on Douglas and are requesting a liquor license.

President Brolley said he is impressed by the business plan, but noted that the Village has had a lot of requests for liquor stores on Douglas that they have denied. Several trustees expressed the opinion that they like the plan but not the location, and encouraged them to look at a location on the west side of town.

B. TIF #1 Projects.

Director VanVooren stated that the budget for TIF #1 (near Farm and Fleet) included three projects for a total of \$420,000. He is looking for direction from the Board on three items: 1) authorizing the projects as TIF eligible; 2) authorizing money for the Pearl Street storm sewer; and 3) authorizing the issuance of debt certificates that would allow the projects to proceed and then be reimbursed from the TIF funds.

Administrator Zoepfel clarified that the debt will be repaid by TIF funds the Village will receive in the future. Trustee Marecek asked how much the TIF brings in each year; Director VanVooren said about \$40,000 per year. They will be 10-year debt certificates but they can be paid off any time.

Engineer Wallers explained that the first project is to add equipment to monitor water levels in Waubonsie Creek. The second project is for stabilizing the former Spatz property that is part of the TIF. The third is to install a lining on the storm sewer on Pearl Street. That sewer was originally installed in 1913 and lining it will protect that investment and avoid a possible repair problem.

C. Water Works System Master Plan.

Engineer Wallers provided a recap of the Water Works System Master Plan and stated that in the near future they would like to know which option the Board would like to pursue so EEI can complete the study.

He reviewed the various options for obtaining water, and reviewed why the Fox River is the only viable option for long-term water supply that would be cost effective and feasible. This necessitates a surface water treatment plant, either alone or with Oswego and Yorkville. However, a backup supply is still needed. Water usage management will be key as it can delay the point where we have to extend capacity. Current water usage is 90 gallons per person per day which could be reduced through education and conservation measures.

Since the deep aquifers are being depleted, the Village must begin planning for an alternate supply source, and it will be advantageous to apply for a permit sooner rather than later. We have the option to explore our own facility or a joint facility with the option to switch back to our own facility if we don't like how the joint plan develops. Yorkville is in favor of a joint subregional facility, and Oswego is still discussing the idea. Cost sharing would be based on a percentage prorated on maximum daily water use. Montgomery's share would be 20% and the others make up the other 80%. Engineer Wallers presented numbers showing that for Montgomery, it would be cheaper up front to go it alone, but over time it would be cheaper to have a subregional treatment plant.

Trustee Lee asked for information on algae in the water. Engineer Wallers said we would have our deep aquifer to switch back to if there is a drought or algae outbreak. That's why we need an alternative supply. As long as we don't dewater our deep aquifer, that will be a reliable long-term backup supply. Various other water supply issues were discussed, including commercial usage, water conservation, costs, and water loss in the system.

Engineer Wallers explained that a subregional water treatment plant would operate as a separate entity, similar to a Joint Action Water Agency, that would be funded by water sales and the three communities would all have a say in how it operates. Until design engineering is begun, there is an ability to get out of the agreement. The governance review would provide a framework for this to occur, and if the other communities withdraw Montgomery can build a plant alone.

Director Hoppenstedt said that water is essential, and while cost is an issue, it's necessary for the survival of the community. Water is the #1 service that we provide.

President Brolley agreed and said the aquifer is not sustainable. The Fox River is Montgomery's best option, whether we do it alone or with other communities. Moving forward in exploring this alternative is not a final decision. The first several stages are planning and exploring that will lead to a final decision. He suggested that we finalize the report so we can move on to the next steps.

New or Unfinished Business

Trustee Sperling commented on the façade improvements in the Settlers Landing. They are going to paint and upgrade the façade all the way across.

Trustee Jungermann reported that the streetlight is out across from his house.

Engineer Wallers displayed the footprint stencil for painting the Montgomery in Motion on River Street. The work was delayed due to hot weather but will be done on Saturday, July 30th at 10 a.m.

Engineer Wallers showed a video of permeable pavement in the alleys, demonstrating how water is absorbed right through the pavement and is very effective during a storm.

Future Meetings

- A. Plan Commission – Thursday, August 4, 2016 at 7:00 p.m.
- B. Village Board Meeting – Monday, August 8, 2016 at 7:00 p.m.
- C. Committee of the Whole Meeting – Tuesday, August 16, 2016 at 7:00 p.m.
- D. Beautification Committee – Wednesday, August 17, 2016 at 6:00 p.m.
- E. Village Board Meeting – Monday, August 22, 2016 at 7:00 p.m.
- F. Historic Preservation Commission – Monday, September 19, 2016 at 6:30 p.m.

Executive Session – No Executive Session

Adjournment: 8:52 p.m.

Seeking no further business to come before the Board, it was moved by Trustee Heinz and seconded by Trustee Jungermann to **adjourn the meeting.**

6 Yea. 0 No. Motion carried. Trustee Heinz, Trustee Jungermann, Trustee Marecek, Trustee Bond, Trustee Sperling, Trustee Lee voting yea.

Respectfully submitted,

Debbie Buchanan
Deputy Village Clerk