

President Brolley called the meeting to order at 7:00 p.m.

Roll Call

Trustee Gier	Yea	Trustee Betsinger	Yea
Trustee Sperling	Yea	Trustee Jungermann	Yea
Trustee Lee	Yes	Trustee Marecek	Yea

Also present: Administrator Jeff Zoepfel, Attorney Laura Julien, Director of Community Development Rich Young, Senior Planner Jerad Chipman, Director of Public Works Mark Wolf, Director of Finance Justin VanVooren, Engineer Peter Wallers, Chief of Police Phillip Smith, Clerk Penny Fitzpatrick, Members of the Press and others. **Trustee Lee joined the meeting at 7:10 p.m.**

President Brolley advised that the Board Meeting was being held remotely via video conference in accordance with the Governor's Emergency Order and in response to the Covid-19 pandemic circumstances.

Public Participation

A. Public Comments.

President Brolley inquired and Administrator Zoepfel advised that no Public Comments were received for the meeting.

Consent Agenda

- A. Minutes of the Village Board Meeting of December 14, 2020.
- B. Building Report for December 2020.
- C. Year-End Building Report for 2020.
- D. Refuse Report for November 2020.
- E. Water Production Report for December 2020.
- F. Accounts Payable through December 28, 2020 in the Amount of \$931,810.08.
- G. Accounts Payable through January 9, 2021 in the Amount of \$330,426.04.
- H. Cancellation of the January Committee of the Whole Meeting.
- I. Proclamation for Realtor Association 100 Year Anniversary.

Trustee Jungermann **moved to approve Items A-I on the Consent Agenda.** Trustee Betsinger seconded this motion.

5 Yea. 0 No. Motion carried. Trustee Jungermann, Trustee Marecek, Trustee Betsinger, Trustee Gier and Trustee Sperling voting yea.

Items for Separate Action

A. Recommendation of the Plan Commission on PC 2021-001 Annexation and Rezoning at 745 Montgomery Road – John Mercado.

President Brolley noted Items for Separate Action A. and B. would be discussed together and voted on separately. Director Young summarized this request to add Village water service to the single family, unincorporated lot at 745 Montgomery Road, which was needed as the well at this location had failed. He noted the Plan Commission and staff had recommended approval of this residential annexation and rezoning use request. Trustee Jungermann inquired and Director Young and Senior Planner Chipman advised what the connection tap fee and meter costs were for this request and clarified that the homeowner had secured a permit for this work, subject to annexation and zoning approval.

Trustee Marecek **moved to accept the Recommendation of the Plan Commission on PC 2021-001 Annexation and Rezoning at 745 Montgomery Road – John Mercado.** Trustee Sperling seconded this motion.

5 Yea. 0 No. Motion carried. Trustee Marecek, Trustee Betsinger, Trustee Gier, Trustee Sperling and Trustee Jungermann voting yea.

B. Ordinance 1902 Annexing and Rezoning Property (745 Montgomery Road) (Waiver of First and Passage on Second Reading).

Attorney Julien and Director Young clarified that Ordinance 1902 was being brought forward as Waiver of First and Passage on the Second Reading. President Brolley requested a motion to approve this ordinance.

Trustee Marecek **moved to approve Ordinance 1902 Annexing and Rezoning Property (745 Montgomery Road) (Waiver of First and Passage on Second Reading)**. Trustee Jungermann seconded this motion.

5 Yea. 0 No. Motion carried. Trustee Marecek, Trustee Betsinger, Trustee Gier, Trustee Sperling and Trustee Jungermann voting yea.

C. Resolution 2021-002 Appointing the Members of the Planning Commission/Zoning Board of Appeals to Serve as the Village's Zoning Commission for Purposes of Adopting a Zoning Map and Unified Development Ordinance.

Director Young shared this resolution was needed to establish a Zoning Commission, which once formed would recommend and request Board approval to adopt a new Zoning Map and Unified Development Ordinance. He noted staff suggested appointing the Planning Commission and Zoning Board of Appeal members to this Commission for this purpose. Trustee Jungermann asked and Attorney Julien noted creation of the Zoning Commission was required by statute to address and take action on these items.

Trustee Marecek **moved to approve Resolution 2021-002 Appointing the Members of the Planning Commission/Zoning Board of Appeals to Serve as the Village's Zoning Commission for Purposes of Adopting a Zoning Map and Unified Development Ordinance**. Trustee Betsinger seconded this motion.

5 Yea. 0 No. Motion carried. Trustee Marecek, Trustee Betsinger, Trustee Gier, Trustee Sperling and Trustee Jungermann voting yea.

D. Resolution 2021-001 Approving a Conditional Grant Agreement with Gray's Mill Partners, LLC Pursuant to the Village's Downtown Mill District Restaurant Incentive Program.

Attorney Julien noted this resolution addressed the first of the two conditional grants with Gray's Mill Partners, LLC for the Downtown Mill District Restaurant Incentive Program. She clarified that the second grant would come back for Board discussion and action at a future meeting. Attorney Julien further noted this agreement had been amended to request grant disbursement at the time of building permit issuance, instead of when the certificate of occupancy was provided. She noted the motion for this item would need to be made including the amended timing of the grant dispersal terms and subject to attorney review.

Trustee Jungermann asked and Director Young clarified that the applicant's construction timeline had been amended and the two development phases and improvements would no longer be handled at separate times. He shared the second grant distribution would be addressed and approved later in the redevelopment process. Director Young noted this resolution addressed amendment of and approval of the first grant agreement and there was no change in the previously discussed two grant amounts. Trustee Sperling asked and Director Young clarified that architectural plans were expected to be submitted for review and consideration by staff and building permit issuance of the first phase was expected to be granted this month. Trustees Marecek and Jungermann showed support for the amended agreement request for the first phase but suggested the second grant should still be issued at the time of occupancy. President Brolley agreed and thanked the developers for their investment and redevelopment of this historical building in downtown Montgomery.

Trustee Gier **moved to approve Resolution 2021-001 Approving a Conditional Grant Agreement with Gray's Mill Partners, LLC Pursuant to the Village's Downtown Mill District Restaurant Incentive Program, Amended with Grant Issuance at the Time of the Building Permit and Subject to Attorney Review**. Trustee Marecek seconded this motion.

4 Yea. 2 No. Motion carried. Trustee Gier, Trustee Lee, Trustee Jungermann and Trustee Marecek voting yea. Trustee Sperling and Trustee Betsinger voting no.

E. Intergovernmental Agreement with the Village of Oswego and United City of Yorkville for Federal Lobbyist Services.

President Brolley summarized that he and Administrator Zoepfel had been working with the mayors and administrators from Oswego, Yorkville and Kendall County to engage federal lobbyist services. This was being done to secure grants or loans to fund the Village's future alternate water supply and the Kendall County Metra project. Administrator Zoepfel noted that Oswego had approved their contract with the lobbyist and noted Yorkville and Kendall County would be considering this joint agreement for approval this week. President Brolley asked and Administrator Zoepfel shared the monthly lobbyist fees shown would be split between Oswego, Montgomery, Yorkville and the County for a one-year contract that could be reassessed for future action next year.

Trustee Sperling inquired and Administrator Zoepfel explained that the lobbyist would be simultaneously seeking funding sources for both projects. Trustee Betsinger asked and Administrator Zoepfel addressed whether the lobbyist fee would be split equally, if the other governmental entities opted out of this agreement. He noted this item would come back to the Board for further discussion and

alternate action if that scenario took place. President Brolley asked staff to update the Board on any activity or success the state and federal lobbyists were able to achieve regarding securing funding for these two projects.

Trustee Jungermann **moved to approve the Intergovernmental Agreement with the Village of Oswego and United City of Yorkville for Federal Lobbyist Services.** Trustee Gier seconded this motion.

6 Yea. 0 No. Motion carried. Trustee Jungermann, Trustee Marecek, Trustee Betsinger, Trustee Gier, Trustee Sperling and Trustee Lee voting yea.

Items for Discussion

A. COVID-19 Sick Leave Policy.

Administrator Zoepfel summarized the COVID-19 Sick Leave Policy, which provided expanded emergency sick leave for employees who tested positive or were exposed to the virus. He requested Board direction on whether to extend the program in its current form or revert to using previous sick time leave policies. Trustee Lee inquired and Administrator Zoepfel addressed whether any employees had utilized these benefits to date and whether a doctor's note was required to document a positive COVID-19 test result. He clarified that some employees had been asked to stay home and quarantine for two weeks after a positive test result was received or if exposure to COVID-19 was suspected. Trustee Jungermann inquired and Administrator Zoepfel noted this benefit program only applied to Covid-19 sick leave circumstances and addressed quarantining stay at home expectations for employees.

Trustee Sperling suggested extending this sick leave policy through the end of the fiscal year on April 30th and revisiting this policy decision again for future action. Trustees Gier, Jungermann and Marecek agreed with extending the program as suggested. Trustee Gier inquired and Administrator Zoepfel noted required employee reporting communication with their Department Heads during sick leave absences could be further addressed in the policy wording. He summarized Board direction was given to extend the sick leave policy until the end of the fiscal year and noted Board approval was granted to add this item to the Consent Agenda at a future meeting.

New or Unfinished Business

Trustee Gier commended Director Young and the Building Department for their hard work and success with conducting increased business in 2020. Trustees Lee and Marecek congratulated Director Young on receiving the 2020 Planner of the Year Award from the Kane County Planners for his extensive and distinguished service.

Future Meetings

- A. Beautification Committee – Wednesday, January 13, 2021 at 6:00 p.m.
- B. Committee of the Whole Meeting – Tuesday, January 19, 2021 at 7:00 p.m. – (Canceled)
- C. Village Board Meeting—Monday, January 25, 2021 at 7:00 p.m.

Executive Session: None

Adjournment: 7:34 p.m.

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

6 Yea. 0 No. Motion carried. Trustee Jungermann, Trustee Marecek, Trustee Betsinger, Trustee Gier, Trustee Sperling and Trustee Lee voting yea.

Respectfully submitted,

Penny Fitzpatrick
Village Clerk