

President Brolley called the meeting to order at 7:04 p.m. and led the Pledge of Allegiance after Roll Call was taken.

**Roll Call**

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

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

President Brolley advised that the Board Meeting was being held both remotely and in person. He shared this was in accordance with the Governor's Executive Order allowing for remote meetings due to the ongoing pandemic. Engineer Wallers, Director Young and Attorney Julien were present for the meeting via video conference.

**Public Participation**

**A. Public Comments.**

President Brolley inquired and Administrator Zoepfel confirmed that no Public Comments were shared for the meeting.

**B. MEDC Update.**

MEDC Executive Director Coulombe-Fiore recapped new businesses, investments and improvements in the Village that had taken place since June and would produce tax revenue and new jobs for the community. She noted the Caterpillar property had been purchased last year and the new owner had secured two new leases and was entertaining other prospects for the property. She also shared that numerous building investments and purchases were finalized in the Aucutt Road corridor and other new businesses had or would be opening soon (Baba's Famous Steak and Lemonade, McAlister's Deli and Purity Nail Garden). Director Coulombe-Fiore advised that the La Chiquita retail building construction was nearing completion, a sandwich shop was lined up as a tenant and the owner was seeking other businesses to fill the remaining retail spaces. She also noted plans for the Wurst Kitchen and property improvements for Gray's Mill Estate were underway in the Downtown Mill District and the Montgomery Place Apartments had begun leasing space in their first completed building.

Director Coulombe-Fiore complimented the Community Development Department for working on a Unified Development Code which would help her to plan, market and secure businesses on the available land, manufacturing and mixed retail space in the Village. She summarized a new job resource tab available on the MEDC website which could help local businesses connect with residents seeking employment. She also noted the MEDC's Montgomery to Go Facebook page highlighted and shared information about local businesses in the area. Director Coulombe-Fiore additionally shared how innovative virtual property tours were being provided to prospective businesses to connect them with available properties and hopefully get them occupied. She concluded noting that only two Montgomery businesses had closed during the pandemic and advised that local businesses were doing much better than expected, despite the difficult circumstances experienced during the pandemic.

Trustees Jungermann and Sperling inquired and Director Coulombe-Fiore described the location, leasing terms and benefits of the outdoor truck parking tenant on the Caterpillar property. She noted this business could be relocated if a new manufacturing business opportunity was secured for the building space. She further advised that other tenants for the McAlister's retail strip mall and open outlots in the Ogden Hill Shopping Center had not yet been secured due pandemic conditions, but she hoped development in these areas would increase as the outlots were subdivided and she worked with the Community Development Department to market these properties to potential retail, medical or hotel uses. Trustee Jungermann asked and Director Coulombe-Fiore addressed how the VVF property on Aucutt Road was being utilized for soap manufacturing again and noted whether there had been any redevelopment interest in this property. She explained the age and layout challenges that were present for this site but noted the rail spur access on the property was a benefit for potential users.

Trustee Marecek thanked Director Coulombe-Fiore for her hard work in advocating for local businesses during the pandemic and helping them to secure Paycheck Protection Program loans. He also thanked her for organizing the MEDC Golf Outing, which was a collaborative fundraising success for the community, despite being held during the pandemic. Director Coulombe-Fiore thanked Trustees Marecek, Jungermann and Gier for their participation and assistance with making the event a success. Trustee Jungermann

asked and Director Coulombe-Fiore provided an update on the leasing commitment and potential time frame expected for new steel company manufacturing operations to begin. Trustee Jungermann further inquired and Director Young shared an update, timeline and the next expected steps for the annexation process, draft agreement and public hearing that would apply to the Caterpillar property. President Brolley and the Board thanked Director Coulombe-Fiore for her MEDC presentation and update.

**Consent Agenda**

- A. Minutes of the Village Board Training Meeting on December 14, 2020.**
- B. Minutes of the Village Board Meeting of January 11, 2021.**
- C. Accounts Payable through January 21, 2021 in the Amount of \$351,232.74.**
- D. Reappointment by the Village President of Mildred McNeal-James, 1880 Windette Drive, to the Plan Commission through January 31, 2026.**
- E. Reappointment by the Village President of Mildred McNeal-James, 1880 Windette Drive, to the Zoning Board of Appeals through January 31, 2026.**
- F. COVID-19 Sick Leave Policy.**

Trustee Lee **moved to approve Items A-F on the Consent Agenda.** Trustee Marecek seconded this motion.

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

**Items for Separate Action**

**A. Professional Services Agreement with Engineering Enterprises, Inc. for the EPA-Required Risk & Resilience Assessment and Emergency Response Plan.**

Director Wolf shared that this plan was required per the American Water Infrastructure Act of 2018. He outlined the fee structure and expected timeline for this plan and noted that staff recommended approval of this Professional Services Agreement with Engineering Enterprises, Inc. Trustee Sperling asked and Director Wolf discussed how this plan related to the previously conducted Vulnerability Study. Engineer Wallers shared this agreement was more focused on natural disaster events like floods, tornados and ice storms but also included terrorism. He noted the program would be designed to address and best respond to natural hazards and probable threats with the highest impact on the community's water supply.

Trustee Marecek **moved to approve the Professional Services Agreement with Engineering Enterprises, Inc. for the EPA-Required Risk & Resilience Assessment and Emergency Response Plan.** Trustee Gier seconded this motion.

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

**B. Waiver of Bids and Award of a Contract to Layne-Christensen for Water Well No. 14 Rehabilitation in the Amount of \$243,480.50.**

Director Wolf noted staff recommended approval of this contract to rehabilitate Well No. 14 with Layne-Christensen, and requested Board approval for this item. He explained the cost for this contract and noted the appropriate discounts and alternate bid items that might apply once the well maintenance was assessed. Trustee Jungermann asked and Director Wolf advised that proactive well maintenance was scheduled for this location to address capacity concerns and prevent against a well failure.

Director Wolf also noted this contract came in higher than the engineer's estimate due to the unique maintenance requirements of this Byron Jackson motor with a mercury seal. He further shared that neighboring communities had also experienced price increases for this specific type of equipment maintenance and repair. Trustee Lee inquired and Director Wolf discussed how this well maintenance related to previous work on Well 15 and the Fairfield Treatment Center. Trustees Gier and Sperling asked and Director Wolf noted whether the depth for this pump would be lowered after the equipment was analyzed and whether the intent would be to rehabilitate versus replace this pump and motor equipment.

Trustee Jungermann **moved to approve the Waiver of Bids and Award of a Contract to Layne-Christensen for Water Well No. 14 Rehabilitation in the Amount of \$243,480.50.** 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.

**C. Construction Manager Agreement with Camosy Construction.**

Director VanVooren summarized this agreement with Camosy for the construction of a new Public Works Building. He advised an RFP was sent out, a mandatory pre-proposal meeting and site visit had been conducted, sixteen construction management firms had attended and twelve bid proposals were received for this project. He shared three management firms were interviewed for the project and Camosy Construction was selected to oversee the construction due to their favorable pricing, professional presentation and the experienced team they offered. He clarified what the construction phase fee and total agreement costs were and noted the agreement included a guaranteed maximum price and general conditions contract.

President Brolley asked and Director Wolf noted that Camosy Construction had overseen the construction of the Lake County Department of Transportation and Gurnee Public Works buildings. Director VanVooren advised that he, Administrator Zoepfel, Director Wolf, Engineer Wallers and Williams Architects, Mark Bushhouse and Marc Rhode were present for the construction manager interviews. Trustee Jungermann asked and Director VanVooren addressed concerns with contract specs being followed to the letter and ensuring that change order documentation was carefully monitored by staff, Williams Architects and Camosy Construction to ensure that the overall project cost did not drastically increase. He further shared that the construction manager would have a construction superintendent on site to supervise the project. Attorney Julien noted the contract wording addressed the stringent process that would apply when change orders were brought forward.

Trustee Gier inquired and Director VanVooren noted that Camosy Construction was working with Williams Architects and looking at value engineering to provide an accurate building estimate and finalized schematic design. President Brolley asked and Director VanVooren advised the finalized schematics and updated cost estimates should be available to be shared with the Board at the next Board Meeting. Director VanVooren clarified that the construction manager's fee was based off a percentage of the total building cost and the combined bond and insurance costs could not exceed one percent. He further noted that the general conditions and length of time to construct the building were addressed in the second document for the Board to approve.

President Brolley asked and Director VanVooren discussed when the estimated bid dates for structural steel, precast concrete walls and civil engineering site work would be expected next spring. President Brolley and Trustee Marecek noted that a dramatic increase in housing and shipping costs were being seen in the marketplace and they hoped those factors did not affect the pricing of this project. Director VanVooren asked that this item be approved subject to attorney review and President Brolley requested that any amendments to this contract be shared with the Board on an ongoing basis.

Trustee Marecek **moved to approve the Construction Manager Agreement with Camosy Construction, Subject to Attorney Review.** Trustee Jungermann **seconded this motion.**

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

<b>Items for Discussion</b>
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**A. Liquor License Request from Hacienda El Dorado.**

Administrator Zoepfel asked for Board direction on whether there was support for this request or if additional information was needed regarding this item. The applicant, Sergio Dorado of Hacienda El Dorado, requested the ability to sell wine, beer and margaritas to improve his sales, expand his business and overcome challenges caused by the pandemic. President Brolley asked and the applicant indicated he expected no issues with meeting the Class G Liquor License requirements, which stipulated that 50% of his revenues needed to be produced by food sales.

Trustees Lee and Sperling asked and Mr. Dorado advised that he had been in business for three years and he did not hold a liquor license at any other location. He further shared that he did not initially plan to add gaming machines, but he did hope to expand his menu service to this location. Trustee Jungermann asked and Chief Smith advised that no issues had been experienced at this location. President Brolley summarized that this request was consistent with other restaurants in the area and he noted Board support was indicated for this liquor license request. He directed staff to move forward with the clearance and documentation procedures appropriate for this request and noted this item would come back to the Board for approval at a future meeting.

**B. Beautification Banner Designs.**

Trustee Gier noted the Beautification Committee's Banner Program was being redesigned and expanded to be installed throughout the Village. Director Wolf noted that two seasonal banner designs would be utilized annually to minimize the wear, replacement needs and budget requirements for the program. He advised the banners would continue to be displayed on Douglas Road, in Downtown

Montgomery and additionally on Gordon Road, Concord Drive and Goodwin Drive. He requested Board feedback and approval to move forward with these program design changes.

Trustees Lee and Marecek inquired and Director Wolf shared that the banners would be slightly smaller in size and would be displayed in a staggered pattern according to the appropriate season. President Brolley and Trustees Jungermann and Marecek expressed approval for these design revisions and the expanded distribution of banners on the west side of town. Trustee Sperling thanked the Beautification Committee for their work on this updated program.

**New or Unfinished Business**

Trustee Jungermann noted there was a visibility issue at the Deerpoint and Concord Drive intersection. He and Trustee Marecek agreed that juniper bushes on the corner of this intersection created a blind spot that blocked the view of oncoming traffic.

Trustee Jungermann separately asked and Administrator Zoepfel clarified that the traffic control discussion would be coming back to the Board for discussion at an upcoming meeting. Trustee Marecek expressed that it was good to have Trustee Sperling and the entire Board present and together in person again for the meeting.

**Future Meetings**

- A. Plan Commission/Zoning Commission Meeting – Thursday, February 4, 2021 at 7:00 p.m.
- B. Intergovernmental Committee Meeting – Monday, February 8, 2021 at 6:00 p.m. (To be held in the Board Room)
- C. Village Board Meeting – Monday, February 8, 2021 at 7:00 p.m.
- D. Beautification Committee – Wednesday, February 10, 2021 at 6:00 p.m.
- E. Committee of the Whole Meeting – Tuesday, February 16, 2021 at 7:00 p.m. – (To Be Canceled)
- F. Village Board Meeting – Monday, February 22, 2021 at 7:00 p.m.

**Adjourn to Executive Session: 8:18 – 9:07 p.m.**

**A. To Discuss the Employment of an Employee Pursuant to 5 ILCS 120/2 (c)(1).**

President Brolley requested a motion to Adjourn into Executive Session to discuss this item and clarified that the Board would not be reconvening after Executive Session concluded.

Trustee Jungermann **moved to Adjourn to Executive Session To Discuss the Employment of an Employee Pursuant to 5 ILCS 120/2 (c)(1)**. Trustee Marecek seconded this motion.

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

With no further business to come before the Board, the meeting adjourned at 8:18 p.m.

Respectfully submitted,

Penny Fitzpatrick  
Village Clerk