

President Brolley called the meeting to order at 7:02 p.m. followed by the Pledge of Allegiance.

Roll Call

Trustee Gier	Yea	Trustee Betsinger	Yea
Trustee Sperling	Yea	Trustee Jungermann	Yea
Trustee Bauman	Yea	Trustee Marecek	Yea

Also present: Administrator Jeff Zoepfel, Attorney Laura Julien, Director of Public Works Mark Wolf, Director of Community Development Sonya Abt, Director of Finance Justin VanVooren, Engineer Peter Wallers, Chief of Police Phillip Smith, Deputy Chief of Police Armando Sanders, Communications Manager Kristina Nemetz, Clerk Penny Fitzpatrick, Members of the Press and others.

Public Participation

A. Public Comments.

President Brolley read an email comment from area resident Teresa Ridolphi regarding the proposed Gas and Wash development on the corner of Orchard and Jericho Road. She and Aurora resident Dianne Giammarino of The Lindens neighborhood cited opposition to this gas station use being built adjacent to a residential neighborhood, park, church and sports complex and shared concerns with traffic, health, safety and parking for this development. They questioned the need for this proposed use, what the impact on existing businesses would be and whether a hotel was planned for the site. President Brolley advised the special use for this property had been approved for the former applicant and the amendment before the Board related to changes to the previous site plan. He inquired and Director Abt advised that a liquor license request had not been submitted for this location.

B. Swearing In of Officer Bradley Jasutis.

Chief Smith introduced Officer Bradley Jasutis, shared information regarding his education and work history and noted he was the first lateral transfer police officer to join the Montgomery Police Department. President Brolley swore in Officer Jasutis, the Board welcomed him to staff and Chief Smith presented him with a plaque. Officer Jasutis had his badge pinned on by his family and took a group photo with President Brolley, Chief Smith, Deputy Chief Sanders and his family.

C. MEDC Update.

Executive Director Charlene Coulombe provided a recap of Montgomery Economic Development Corporation updates, changes and new opportunities experienced over the last six months. She discussed new businesses and leasing successes with the Lyon Metal project and CenterPoint Property, renovations and upcoming opening of Danny Boy's Speakeasy at The Gray's Mill Estate and new construction and leasing for the La Chiquita Retail Building on Douglas Road. She noted continued efforts would be made to market, advertise, improve and lease the Grid site and other existing land and properties available within the Village. This would be achieved by utilizing an expanded website, social media coverage and regional advertising to help to connect with brokers and industrial forums to secure new businesses, share advertising resources and attract employees to local businesses hiring at this time.

Director Coulombe also provided updates on the retirement of Scott Vickers and addition of new MEDC Board members Trustee Steve Jungermann, Will Garcia from Old Second National Bank, Joel Pyle II from The International Brotherhood of Electrical Workers and Kim Zubrickas from Carl Buddig and Company. She noted monthly communication, updates and collaboration between staff, the Village Board and MEDC were important to share resources, network changes and secure business opportunities. She also shared the annual MEDC Golf Outing was planned for Thursday, September 9, 2021. President Brolley thanked Director Coulombe for her presentation.

Trustee Bauman inquired and Director Coulombe clarified the business ledger advertisement she utilized was regional and helped to locate new businesses and focus on site selection for building and land opportunities. She further explained IBEW Local 461 had asked to help to educate local school district students on building trades as an option for employment after graduation. Trustee Marecek thanked Director Coulombe for her dedication and impact on recruiting, marketing, and networking Montgomery businesses and positively impacting MEDC membership.

Consent Agenda

A. Minutes of the Village Board Meeting of June 28, 2021

B. Building Report for June 2021.

C. Accounts Receivable Report for June 2021.

D. Water Production Report for June 2021.

E. Refuse Report for May 2021.

F. Accounts Payable through July 8, 2021 in the Amount of \$551,176.64.

G. Request for Waiver of Fee for Temporary Liquor License Fee for Dickson Murst Farm.

Trustee Jungermann moved to approve Items A-G of the Consent Agenda. Trustee Marecek seconded this motion.

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

Items for Separate Action

A. Recommendation of the Planning and Zoning Commission on 2021-008 Amendment to a Special Use for a Planned Unit Development for the Jericho/Orchard Planned Unit Development – Gas N Wash.

President Brolley noted Items for Discussion A. and B. would be discussed together and acted on separately. Director Abt shared the Board previously approved a Planned Unit Development Use for Ricky Rockets Gas Station and Car Wash at the corner of Jericho and Orchard Road. She noted it had not been developed and a new applicant, Gas N Wash, came forward with an amendment to the special use for a gas station, car wash, convenience store and Dunkin Donuts drive through. Director Abt summarized the signage, elevation, parking lot, sidewalk, landscaping and illumination deviations to the PUD for this site and shared the Planning and Zoning Commission had unanimously recommended approval of this item, subject to a final plat of subdivision, Engineering, Board and KDOT plan approval and additional pine tree landscape screening.

Trustees Jungermann and Sperling asked and Director Abt discussed whether an easement area was being reserved for a Montgomery gateway stone monument sign, whether the petitioner would be placing additional evergreen landscaping along Jericho and Orchard Roads to help buffer the residential property nearby and whether the additional overhead parking lot lights would be shielded and directed downwards to reduce light pollution for neighboring residents. Trustee Jungermann and President Brolley noted dense landscaping with full screening was already present along the existing residential neighborhood adjacent from the site and this corner property in question had always been designated for commercial use.

President Brolley and Trustees Bauman and Jungermann asked and Director Abt discussed whether a traffic signal, crosswalk, sidewalk and right in entrance/right out exit were warranted and planned by KDOT at the Summerhill Drive and Jericho Road intersection, where the residential neighborhood aligned with the proposed development. Architect Christian Kalischefski from WT Group, LLC, representing Gas N Wash, discussed whether any curb cuts changes were planned and clarified their proposal was less dense than what was previously proposed by the former applicant Ricky Rockets. President Brolley and Trustee Jungermann asked and Architect Kalischefski and Director Abt noted whether KDOT had requested the crosswalk plans and whether a sidewalk was necessary for this particular development.

Trustees Bauman and Betsinger asked and Architect Kalischefski and Director Abt clarified the size and location of the canopy sign, monuments signs for the convenience store, car wash signs facing Orchard and Jericho Roads and noted what the existing allowable sign height was. Architect Kalischefski summarized the signage deviation was to increase the number of smaller signs to advertise the four business uses on the property for the car wash, gas station, Dunkin Donuts and convenience store. He also shared the elevation planned for more conservative and higher quality masonry building design materials with tower accents and architectural style shingles for a more residential appearance. He summarized all the deviations to the plan met the intent of the code, provided better and smaller signage and more landscaping than was previously provided. He requested Board approval for the amendment to a special use PUD request. President Brolley asked that sidewalks be considered to address foot traffic from the other side of the road to the site.

Trustee Jungermann moved to accept the Recommendation of the Planning and Zoning Commission on 2021-008 Amendment to a Special Use for a Planned Unit Development for the Jericho/Orchard Planned Unit Development – Gas N Wash. Trustee Gier seconded this motion.

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

B. Ordinance 1921 Granting an Amendment to a Special Use/Planned Unit Development (Jericho/Orchard Planned Unit Development) (First Reading).

President Brolley noted this was First Reading for Ordinance 1921 – Granting an Amendment to a Special Use/Planned Unit Development. He asked and received Board approval to place this item on the Consent Agenda for a future meeting.

C. Ordinance 1922 Amending the Village Code Section 3-9 to Create a Class A Liquor License for Debbie's Video Gaming at 1240 Ogden Avenue (Waiver of First and Passage on Second Reading).

Administrator Zoepfel noted Ordinance 1922 was discussed previously and the petitioner, Debbie's Video Gaming, was requesting a Class A Liquor License. Trustee Marecek questioned and Administrator Zoepfel and Attorney Julien discussed the parameters of the Class A - Tavern License and whether food sales were incorporated into this license.

Trustee Marecek **moved to approve Ordinance 1922 Amending the Village Code Section 3-9 to Create a Class A Liquor License for Debbie's Video Gaming at 1240 Ogden Avenue (Waiver of First and Passage on Second Reading)**. Trustee Gier seconded this motion.

5 Yea. 1 No. Motion carried. Trustee Marecek, Trustee Betsinger, Trustee Gier, Trustee Bauman and Trustee Jungermann voting yea. Trustee Sperling voting no.

D. Waiver of Bid and Approval of Water Meter Replacement Program/ Meter and Supplies Purchase in the Amount of \$370,500.00.

Director Wolf discussed this planned equipment purchase to install new water meters and transponders for residential water customers. He noted the amount of equipment planned for purchase, explained the installation schedule and noted the purchase timing to avoid production delays and supply chain equipment shortages caused by the pandemic. Director Wolf noted staff recommended this waiver of bid and equipment purchase utilizing a sole source provider from the Core and Main Company. Trustee Jungermann asked and Director Wolf discussed whether the remaining budget dollars would be spent on new construction development, meter replacement or for the purchase and installation of collectors. President Brolley and Trustee Betsinger asked and Director Wolf noted whether price increases for the meters and transponders had been experienced and whether storage of the equipment for this multiyear project would be an issue once it was received.

Trustee Gier **moved to approve Waiver of Bid and Approval of Water Meter Replacement Program/ Meter and Supplies Purchase in the Amount of \$370,500.00**. Trustee Marecek seconded this motion.

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

Items for Discussion

A. Alternate Water Source Update.

Engineer Wallers provided an update and overview of the Alternate Water Source Study and sustainability options, decision considerations and projected scheduling details for discussion. He shared the reasons why the deep sandstone aquifers would not be a long-term water source option in the future and explained the three Lake Michigan and three Fox River water source alternatives available to choose from. He noted the many variables to consider in choosing an alternate water source and noted Engineering Enterprises, Inc. would provide the Board with a decision matrix to help choose which alternate water source option was best for the Village. He advised variables to consider for each source option would include the buy in, connection, distribution, supply and governance costs and the operations, maintenance, management, staffing, treatment, storage and repair costs.

Engineer Wallers noted further variables to take into consideration would be the long-term design and permitting, construction, capacity expansion, financial costs, water quality, treatment system, intake location, seasonal quality and State regulatory compliance requirements that would apply to each source. He additionally discussed sustainability concerns, seasonal flow restrictions, low flow requirements and back up flow from the aquifer wells would need to be addressed. Engineer Wallers explained the timeline and schedule for when this topic would be presented to the Board, when public meetings, open houses, Board workshops and an alternate water source selection would need to take place by December 2021. He shared this timing would be coordinated so the Village could join the newly forming Joliet Water Commission in January 2022, if desired, and noted staff would provide updates on this topic at future meetings throughout the Fall of 2021.

President Brolley advised this topic was a critically important decision for the Village Board to decide on behalf of the community. He noted staff, consultants, members of the Village Board and representatives from the Joliet Water Commission and Villages of Oswego and Yorkville were meeting monthly to make an informed decision on what would be the best overall alternate water source option for the Montgomery by the end of the year. Trustee Bauman inquired and Engineer Wallers discussed what would be necessary to join the Joliet Water Commission and gain access to a permanent water pipeline from Chicago to our region with the necessary permitting, design, construction and distribution to the area. He shared planning and evaluations for route assessments were being determined to know what land, streets and public rights of way would be impacted by the water pipeline to bring water to Montgomery. President Brolley asked and Engineer Wallers noted special legislation was being worked on to address and create the Joliet Area Water Commission, which was unique and would span multiple counties with its twelve possible member communities.

New or Unfinished Business

There was no New or Unfinished Business shared.

Future Meetings

- A. Beautification Committee – Wednesday, July 14, 2021 at 6:00 p.m. (Canceled).**
- B. Historic Preservation Commission – Monday, July 19, 2021 at 6:30 p.m.**
- C. Committee of the Whole Meeting – Tuesday, July 20, 2021 at 7:00 p.m. (Canceled).**
- D. Intergovernmental Committee Meeting—Monday, July 26, 2021 at 6:00 p.m. (Canceled).**
- E. Village Board Meeting—Monday, July 26, 2021 at 7:00 p.m.**

President Brolley clarified three meeting cancelations and requested a motion to approve the Future Meetings Schedule.

Trustee Marecek **moved to approve the Future Meetings Schedule.** Trustee Bauman seconded this motion.

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

Executive Session: None

Adjournment: 8:40 p.m.

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

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

Respectfully submitted,

Penny Fitzpatrick
Village Clerk