

President Matt Brolley called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance.

### Roll Call

Trustee Gier	Yea	Trustee Betsinger	Absent
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, Chief of Police Phillip Smith, Director of Community Development Sonya Abt, Director of Finance Justin VanVooren, Communications Manager Kristina Nemetz, Deputy Clerk Debbie Buchanan, Members of the Press and others.

President Bolley advised the meeting was being conducted both in person and remotely for virtual public access.

### Public Participation

#### A. Public Comments.

Resident Rob Van Het Hof addressed the Board via Zoom regarding the Mayfield Drive closure. He requested as much police presence as possible because quite a few cars are not heeding the closure signs.

Resident Megan Kelley emailed her comment expressing concerns about the road closure. She stated that traffic volume and speeding have dropped but that many people go through the barrier each day.

President Brolley commented that this is a process. The Village spent a lot of time to set this up and the police have a plan on how to enforce the closure while meeting the needs of the entire Village.

President Brolley noted the recent passing of Dale Van Duser, who operated the video cameras for the Board Meetings for many years. A moment of silence was observed in his honor.

### Consent Agenda

- A. Minutes of the Village Board Meeting of August 9, 2021.
- B. Accounts Payable through August 19, 2021 in the Amount of \$1,087,764.04.
- C. Request for Waiver of Temporary Liquor License Fee for VFW Rolling Thunder Event.
- D. Request for Waiver of Temporary Use Fee for VFW Rolling Thunder Event.
- E. Ordinance 1925 Amending the Village Code Section 3-9 (Speedway – 2110 Orchard Road) (Waiver of First and Passage on Second Reading).

Trustee Marecek **moved to approve Items A-E of the Consent Agenda.** Trustee Gier seconded this motion.

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

### Items for Separate Action

#### A. Planning and Zoning Commission Recommendation on Fence Heights in Residential Districts.

Director Abt stated the Planning and Zoning Commission had discussed language to allow 6-foot fences in all residential districts, to include corner setbacks for safety and aesthetics. The next step is to move forward with a Public Hearing in October, which is required, then bring an ordinance to the Board for adoption in October. At the same time they would handle some cleanup items in the Unified Development Code.

Trustee Marecek asked how the Village can communicate to be sure residents understand this potential ordinance change does not supersede any HOA rules, etc. Director Abt explained the Building Division has a list of regulations by subdivision and lets people know what is allowed in their subdivision when they apply for a permit. It was asked if the approval process can be moved along faster; however, Director Abt explained that a notice in the newspaper is required 15-30 days prior to the hearing. President Brolley noted that approving on First Reading could speed up the process.

Trustee Sperling **moved to approve the Planning and Zoning Commission Recommendation on Fence Heights in Residential Districts.** Trustee Betsinger seconded this motion.

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

**B. Ordinance 1924 Approving a Final Plat of Ricky Rocket's Subdivision (Bluestone Single Tenant Properties Midwest, LLC) (Waiver of First and Passage on Second Reading).**

Director Abt noted for the record that the Final Plat being approved is not actually being built as Ricky Rocket's, but that was the name of the subdivision when first approved. This Final Plat is in compliance with the originally approved Preliminary Plat subject to certain conditions, which are included on the Final Plat.

Trustee Jungermann **moved to approve Ordinance 1924 Approving a Final Plat of Ricky Rocket's Subdivision (Bluestone Single Tenant Properties Midwest, LLC) (Waiver of First and Passage on Second Reading).** Trustee Marecek seconded this motion.

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

**C. Ordinance 1926 Authorizing a Study of the Feasibility of Establishing Tax Increment Allocation Financing to Stimulate New Economic Development Around Blackberry Creek (Montgomery TIF District #4) (Waiver of First and Passage on Second Reading).**

Director Abt explained that owners of property on the west side of Orchard Road between Aucutt and Route 30 have petitioned for annexation and have requested a TIF incentive, so the Village must do a study to determine if the area is eligible for a TIF. In 2012 the Village did an RFP for a TIF consultant and selected Teska, so staff is recommending using them for this study since the Village has a relationship with them. There is a not-to-exceed fee of \$18,000 for this study. The process would include notifying the taxing districts by certified mail. Approval of this ordinance would require a supermajority vote of the Village Board.

Trustee Jungermann mentioned that a TIF affects other taxing bodies like Fire Districts, and if new development means the Fire District needs new equipment, the Village needs to be sure they can get that, maybe by making the equipment TIF-eligible. Trustee Bauman asked about the proposed use, and Director Abt said there is the potential for some attached/multi-family use on the west half of the property. Trustee Bauman said he would not support new residential alongside an unincorporated area that burns and produces smoke, otherwise he would be in favor.

Trustee Bauman **moved to approve Ordinance 1926 Authorizing a Study of the Feasibility of Establishing Tax Increment Allocation Financing to Stimulate New Economic Development Around Blackberry Creek (Montgomery TIF District #4) (Waiver of First and Passage on Second Reading).** Trustee Marecek seconded this motion.

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

**D. Award of Contract to United Meters for Water Meter Replacement - Labor to Install – in the Amount of \$596,800.00.**

Director Wolf advised that staff did an RFP for water meter installation that will be done in four phases over the next four years, and United Meters is the apparent low bidder. Phase 1 would take place this year and would be in Boulder Hill. The cost is \$140 per home to install. Meter cost is \$120 per meter and \$120-\$125 per transponder/MXU. The estimate was off by almost 9% due to current labor constraints.

Trustee Gier asked when installation will begin. Director Wolf said once documents are signed and meter supplies are received. Staff will begin the education process, background checks, etc. and he estimated about a month before the work will begin. The installation company will contact residents and set the appointments. They will install 4,100 meters over four years, with some

additional installations being done by Public Works staff. All old meters will be returned to Public Works. They test those for meter discrepancies and accuracy, and sell them for scrap iron. The additional bid items are optional items that may be needed during the work and would need staff approval before incurring those expenses.

Trustee Jungermann questioned if it would make sense to add an additional Public Works employee to do the work rather than hiring an outside company. Director Wolf explained that employee would also need a vehicle, benefits, etc. and they would need more than one employee to accomplish the project within the timeline, so it is more effective to hire this company.

Trustee Marecek **moved to approve Award of Contract to United Meters for Water Meter Replacement - Labor to Install – in the Amount of \$596,800.00.** Trustee Gier seconded this motion.

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

**E. Resolution 2021-013 Authorizing the Application for and Use of American Rescue Plan Act Coronavirus State and Local Fiscal Recovery Funds.**

Attorney Julien explained this is a housekeeping item. This resolution is required in order for Montgomery to be eligible to receive funds for COVID-related expenses based on population.

Trustee Jungermann **moved to approve Resolution 2021-013 Authorizing the Application for and Use of American Rescue Plan Act Coronavirus State and Local Fiscal Recovery Funds.** Trustee Gier seconded this motion.

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

**Items for Discussion**

**A. Property Tax Rebate.**

Director VanVooren said staff is streamlining the application process this year and moving the majority of submittals online. The October and December newsletters will refer residents to the Village website to apply for the rebate, and the deadline will move to December 31<sup>st</sup>. Hard copies of the application will also be available at Village Hall and staff will be available to assist residents by phone or in person to complete their applications.

This process will be more user friendly and easier to match to the tax bill. It will save staff time and streamline the process, and also save money on mailing. There will also be an option to receive a credit on the water bill instead of a paper check.

Trustee Bauman suggested just giving everyone a credit on their water bill, but President Brolley stated it always been an opt-in program. Trustee Jungermann suggested increasing the rebate amount. President Brolley said the Village puts taxpayer dollars to good use and the Board will revisit the numbers in the spring to see how well this new method works.

**New or Unfinished Business**

At this point in the meeting President Brolley conducted a brief Facebook Live event. He explained that the Village Board has been doing some big projects and he encouraged residents to read the Village newsletter and stay informed. The August newsletter contained an item telling readers to enter to win a \$100 gift card to Atrevete pastry shop near the Village Hall if they read the entire newsletter. President Brolley drew Carla Hanson as the winning name and said he hopes she will put the gift card to good use.

President Brolley announced that Village Engineer Pete Wallers has been honored as Engineer of the Year for 2021. He is a very accomplished engineer and has been a great advocate for the Village of Montgomery. He was also selected as Water Professional of the Year at WaterCon. President Brolley congratulated Engineer Wallers on these awards.

President Brolley stated that in recent months Village officials had asked state representative Keith Wheeler to contact IDOT on our behalf to request improvements to Orchard Road/Route 30 and to request reduced speed limits on Route 30. Both requests were denied, but President Brolley said it is important to keep reminding them of the urgent need. The good news is that there are “pre-final” plans for the interim improvements to add a couple of turn lanes and pedestrian walkways. Engineer Wallers said the letting will be in January 2022 and he will report back on when the work could begin. President Brolley said this is a big step toward making this a safer intersection for everyone.

Trustee Marecek announced that the Cemetery Walk is in dire need of actors and invited people to volunteer.

Trustee Marecek thanked everyone who helped with Montgomery Fest. He said it took countless hours to make it happen. The new configuration was very successful and everything went very well. He asked staff to send out an RFP to see what the options are for a carnival in future years.

Trustee Sperling asked when the next street sweeping is. Director Wolf said he believes there will be one in September and another in October. He will confirm and send her the information.

Trustee Jungermann said Oswego has created an ordinance regulating off-road vehicles and he’d like to adopt that in Montgomery as there have been issues here also. He would also like to look into making the intersection of Lakewood Creek Drive and Concord a 3-way stop. He said the paths and crosswalks there are confusing and it is a main point for kids to cross. Trustee Bauman agreed. They asked for a study to see if stop signs there are warranted. Trustee Jungermann also announced that his wife is taking the oath of citizenship tomorrow.

**Future Meetings**

- A. Planning and Zoning Commission – Thursday, September 2, 2021 at 7:00 p.m.
- B. Beautification Committee – Wednesday, September 8, 2021 at 6:00 p.m.
- C. Village Board Meeting—Monday, September 13, 2021 at 7:00 p.m.
- D. Historic Preservation Commission – Monday, September 20, 2021 at 6:30 p.m.
- E. Committee of the Whole Meeting – Tuesday, September 21, 2021 at 7:00 p.m.
- F. Intergovernmental Committee Meeting—Monday, September 27, 2021 at 6:00 p.m.
- G. Village Board Meeting—Monday, September 27, 2021 at 7:00 p.m.

**Executive Session: None**

**Adjournment: 8:06 p.m.**

Seeking no further business to come before the Board, it was moved by Trustee Jungermann to **adjourn the meeting**. All were in favor and none were opposed to adjourning the meeting.

Respectfully submitted,

Debbie Buchanan  
Deputy Village Clerk