

President Brolley called the meeting to order at 7:00 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 Brandon Rissman, Director of Public Works Mark Wolf, Director of Finance Justin VanVooren, Director of Community Development Sonya Abt, Village Engineer Peter Wallers, Engineer Jeffrey Freeman, Chief of Police Phillip Smith, Communications Manager Kristina Nemetz, Members of the Press and others.

Public Participation

A. Public Comments.

Willie Miller, 200 Pine Ridge Lane, reported that his streetlight is out and also requested a trash can at the pond in Arbor Ridge. President Brolley requested that Mr. Miller coordinate with Director Wolf on these items.

B. Bid Opening for Sale of 310 N. River Street.

Administrator Zoepfel advised that no bids were received for this project.

Consent Agenda

- A. Minutes of the Village Board Meeting of September 27, 2021.**
- B. Executive Session Minutes of September 27, 2021.**
- C. Building Report for September 2021.**
- D. Accounts Receivable Report for September 2021.**
- E. Water Production Report for September 2021.**
- F. Accounts Payable through October 7, 2021 in the Amount of \$2,032,750,14.**

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

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

Items for Separate Action

A. Recommendation of the Planning & Zoning Commission on PZC 2021-014 Text Amendments to Various Sections of the Village's Unified Development Ordinance.

President Brolley noted that Items A and B would be discussed together but voted on separately. Director Abt explained that the Village adopted the new UDO on March 8th and staff has come across a few areas where clarification would be useful; also the Board directed that fence heights in residential districts be adjusted to 6'. The proposed text amendments contain those items along with other corrections and clarifications. The Planning Commission recommended approval on October 7th. One resident spoke at the Planning Commission meeting in favor of the increase in fence height.

Trustee Sperling **moved to approve the Recommendation of the Planning & Zoning Commission on PZC 2021-014 Text Amendments to Various Sections of the Village's Unified Development Ordinance.** Trustee Marecek seconded this motion.

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

B. Ordinance 1929 Approving a text amendment to the UDO (Waiver of First and Passage on Second Reading).

President Brolley stated this is the enacting ordinance related to Item A.

Trustee Sperling **moved to approve Ordinance 1929 Approving a text amendment to the UDO (Waiver of First and Passage on Second Reading).** Trustee Marecek seconded this motion.

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

C. Recommendation of the Planning and Zoning Commission on 2021-012 Special Use and PUD Amendment for Strickland Brothers Oil and Lube.

President Brolley noted this is related to Item D which is First Reading of the enacting ordinance.

Director Abt summarized that Strickland Brothers is requesting both Special Use for Motor Vehicle Repair as well as an amendment to the Special Use for the Orchard Crossings PUD. They are going to be locating in the vacant lot between the bank and the Burger King. That is zoned B-2 and motor vehicle service is a special use in the B-2. In addition, the PUD only allows for the existing motor vehicle service so an amendment would be required to allow an additional use. The owner of Mike's came to the Planning Commission meeting and had questions about access, and seems satisfied that the cross access will help with traffic flow out there once the new lot is developed. The Planning & Zoning Commission recommended approval with conditions of the Special Use 4-2 and the amendment to the PUD 5-1.

Trustee Marecek **moved to approve the Recommendation of the Planning and Zoning Commission on 2021-012 Special Use and PUD Amendment for Strickland Brothers Oil and Lube.** 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.

D. Ordinance 1930 Granting a Special Use and Amendment to a Planned Unit Development (Strickland Brothers Oil and Lube – Lot 10 Orchard Crossings) (First Reading).

President Brolley stated this is First Reading and will be on the agenda for Separate Action at a future meeting.

Items for Discussion

A. Caterpillar Drive TIF District (TIF #3) Eligibility Study Update.

Director Abt summarized that Teska Associates was hired to study the area of the former Caterpillar facility to see if it meets the State requirements for establishing a TIF District.

Pete Iosue from Teska explained that the former CAT facility does qualify based on the TIF Act. This area hits five of the TIF eligibility criteria thresholds. They started with a larger area that included some surrounding properties, but it was difficult to qualify including those farmlands so the TIF plan includes just the CAT property. Future steps include holding a joint review board with the affected taxing districts, holding a public hearing, then approval by the Village Board. It's best to approve at the beginning of a calendar year so we are at a good time to do this.

B. Alternate Water Source Study Presentation.

President Brolley introduced Jeff Freeman of Engineering Enterprises and invited Board members to ask questions during the presentation. Engineer Freeman said the water source study was first begun in 2015-16 and has looked at many alternatives. Tonight six alternatives will be presented in depth with the hope of making a selection by the end of the year.

To begin, Engineer Freeman presented an overview of the Village's existing water system and capacity. Sustainability of the current system is at risk as aquifer levels are dropping and communities are pumping from it beyond a sustainable yield, so communities are looking at moving off of the aquifer and deep wells. By 2050 at least some of the wells will not be able to produce water.

Potential water sources are the Fox River, which already provides water to Elgin and Aurora, and Lake Michigan, which provides water to much of the Chicagoland area. Further discussion ensued on water flow, these various water sources and the likelihood of retaining some of the Village's existing wells as backup sources. Within the Lake Michigan water supply there might be rare water interruptions, but there have not been many for DuPage and Engineer Freeman said he expects Joliet would be similar. Past studies have done modeling based on population/demand projections, the possibility of joining with Oswego and Yorkville for a regional solution, joining the DuPage Water Commission, and joining the proposed Joliet Water Commission. The current study projects out to 2050, with the population of Montgomery projected at 42,000 and the three communities together at 143,000.

Costs would be distributed based on population. The two main costs are supply and treatment (including buy-in and connection fees, capital costs to construct water lines, the costs of water, and ongoing maintenance) plus storage, distribution and controls costs (including capital costs and operational/maintenance costs). These costs plus risks must be considered for each alternative. Water quality is another key consideration that can vary based on the treatment system, water intake location, seasonal variations and regulatory compliance responsibility. Other considerations are management/staffing; control/governance; and sustainability/quantity.

There are three Fox River alternatives: Village of Montgomery alone, Waterlink sub-regional system with Oswego & Yorkville; and City of Aurora. Specifics for each of these alternatives were discussed in detail, along with costs, improvements and other considerations for each.

There are also three Lake Michigan alternatives: DuPage Water Commission; Joliet Area Water Commission; and the Illinois Lake Water Company in Plainfield. Water costs, storage requirements, system improvements and other considerations for each were discussed. In order to get water from Lake Michigan, Montgomery would be required to get Non-Revenue Water (NRW) below 10%. For 2016-2020 NRW (unbilled consumption and water losses) was approximately 27.5%, so a NRW Reduction Plan would be needed to reduce that below 10% at a proposed cost of \$34,170,000 over an approximate 9-year period in addition to the Lake Michigan cost options. Current and proposed water loss reduction options were further discussed.

Total costs for each of the six options including NRW reduction costs and capital costs were presented. Taking into account the function options, construction year and interest, the inflated costs at construction year varied significantly. The Net Present Value cost summary of each option was also presented to include operations, maintenance and repairs. Projected customer water bills in 2030 were also presented for each option, which also include employee costs. The existing system is less expensive than any of the alternatives, so every year the Village delays implementation of the new water source results in cost savings to the consumers. If using Lake Michigan water, the most cost effective option is for all three communities to use the same system, but it is still possible for the communities to select different options.

Key considerations for each of the six options were summarized and discussed. A weighted decision matrix was proposed that would assign values to each consideration to see how each option scores to help make a decision between the six options. The board requested getting it prior to the November workshop. Next step is an open house for Montgomery residents on November 3rd, then a workshop for the Board on November 13th. The Joliet Water Commission needs a decision by the end of December/early January.

New or Unfinished Business

Trustee Marecek reported that the Halloween Safety Event was Sunday and everyone did a fantastic job. Trustee Bauman reported that the stop signs went up on Concord and it has been a great addition to that intersection.

Future Meetings

- A. Beautification Committee – Wednesday, October 13, 2021 at 6:00 p.m.
- B. Beautification Committee – Wednesday, October 20, 2021 -- Halloween Decorations Contest Judging at 5:00 p.m.
- C. Historic Preservation Commission – Monday, October 18, 2021 at 6:30 p.m. (Canceled)
- D. Committee of the Whole Meeting – Tuesday, October 19, 2021 at 7:00 p.m. (Canceled)
- E. Intergovernmental Committee Meeting—Monday, October 25, 2021 at 6:00 p.m. (Canceled)
- F. Village Board Meeting—Monday, October 25, 2021 at 7:00 p.m.

Executive Session

Adjournment: 9:58 p.m.

Seeking no further business to come before the Board, it was moved by Trustee Jungermann and seconded by Trustee Bauman 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,

Debbie Buchanan
Deputy Village Clerk