

In the absence of President Brolley, President Pro Tem Doug Marecek 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	Absent	Trustee Jungermann	Yea
Trustee Bauman	Yea	Trustee Marecek	Yea

Also present: Administrator Jeff Zoephel, Director of Public Works Mark Wolf, Director of Finance Justin VanVooren, Director of Community Development Sonya Abt, Village Engineer Peter Wallers, Chief of Police Phillip Smith, Deputy Clerk Debbie Buchanan, Members of the Press and others. Village Attorney Laura Julien and Communications Manager Kristina Nemetz were present via Zoom.

Public Participation

A. Public Comments.

There were no public comments.

B. Presentation of Festival of Trees Winners.

President Pro Tem Marecek thanked all participants in the Festival of Trees and presented awards to the winners. Bauman Funeral Homes received the Chamber's Choice Award. First Place went to Orchard Road Animal Hospital, second place to Oswegoland Park District and third place to Oswego Public Library District.

C. Public Hearing on an Annexation Agreement between the Village of Montgomery and 325 S. Route 31 LLC Regarding Annexation and Development of the GRID (former Caterpillar Plant site).

President Pro Tem Marecek opened the public hearing at 7:06 p.m. Hearing no comments, the public hearing was closed at 7:07 p.m.

Consent Agenda

- A. Minutes of the Village Board Meeting of December 13, 2021.
- B. Executive Session Minutes of December 13, 2021.
- C. Building Report for December 2021.
- D. Year End Building Report for 2021.
- E. Water Production Report for December 2021.
- F. Refuse Report for November 2021.
- G. Accounts Payable through December 27, 2021 in the Amount of \$1,814,740.51.
- H. Accounts Payable through January 6, 2022 in the Amount of \$334,687.73.
- I. Clarke Environmental Annual Report for 2021.
- J. Ordinance 1947 Amending Sections 3-1 and 3-7 of the Village Code (Creation of a New Class S Liquor License for a Craft Distillery) (Second Reading).

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

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

Items for Separate Action

A. Recommendation of the Montgomery Development Fund Committee – HH Shufeldt Whiskey Co. Application.

Director Abt said that the Montgomery Development Fund Committee held a meeting to discuss the application. The petitioner has requested \$55,000 for buildout of the space out of \$171,000 total investment. A copy of the application is provided in the agenda packet. The MDF Committee recommended approval; staff recommends release of funds at time of building permit. The petitioner, Bob Many, participated in the meeting via Zoom. He said there will only be one phase of construction, and this grant will help him get the buildout done. Director Abt clarified that the property owner will erect the silo, then Mr. Many will build out the space. The owner of silo is Gray's Mill and Mr. Many will be the tenant after the silo is constructed.

Trustee Gier **moved to approve the Recommendation of the Montgomery Development Fund Committee – HH Shufeldt Whiskey Co. Application.** Trustee Jungermann seconded this motion.

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

B. Ordinance 1941 Authorizing the Execution of an Annexation Agreement Between the Village of Montgomery and 325 S. Route 31, LLC (The GRID – 325 S. Route 31) (Second Reading).

Director Abt stated that First Reading was December 13th and the Public Hearing was tonight. A few minor changes have been made to the Annexation Agreement per discussion at the last meeting. This ordinance will approve the Annexation Agreement, and subsequent ordinances will annex the property, zone it, approve the PUD and others. Screening and lighting has been addressed for any new development on Lot 3. Painting of the water tower has been addressed to allow it to be repainted to incorporate The Grid logo.

President Pro Tem Marecek asked if Director Abt had talked to the Scheurings, and she said yes. Mr. Scheuring said it addressed his concerns and the owner of The Grid is good with the compromise.

Trustee Gier **moved to approve Ordinance 1941 Authorizing the Execution of an Annexation Agreement Between the Village of Montgomery and 325 S. Route 31, LLC (The GRID – 325 S. Route 31) (Second Reading).** Trustee Bauman seconded this motion.

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

C. Ordinance 1943 Annexing Property (325 S. Route 31) (Second Reading).

Trustee Jungermann **moved to approve Ordinance 1943 Annexing Property (325 S. Route 31) (Second Reading).** Trustee Bauman seconded this motion.

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

D. Ordinance 1944 Rezoning Property (325 S. Route 31) (Second Reading).

Trustee Jungermann **moved to approve Ordinance 1944 Rezoning Property (325 S. Route 31) (Second Reading).** Trustee Gier seconded this motion.

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

E. Ordinance 1945 Approving a Planned Unit Development at 325 S. Route 31 (The GRID) (Second Reading).

Trustee Bauman **moved to approve Ordinance 1945 Approving a Planned Unit Development at 325 S. Route 31 (The GRID) (Second Reading).** Trustee Gier seconded this motion.

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

F. Ordinance 1946 Approving a Preliminary Plat for the Development Located at 325 S. Route 31 (The GRID) (Second Reading).

Trustee Gier **moved to approve Ordinance 1946 Approving a Preliminary Plat for the Development Located at 325 S. Route 31 (The GRID) (Second Reading).** Trustee Jungermann seconded this motion.

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

G. Ordinance 1948 Approving the Caterpillar Drive Tax Increment Financing District Redevelopment Project Area Redevelopment Plan and Program (Waiver of First and Passage on Second Reading).

Trustee Jungermann **moved to approve Ordinance 1948 Approving the Caterpillar Drive Tax Increment Financing District Redevelopment Project Area Redevelopment Plan and Program (Waiver of First and Passage on Second Reading).** Trustee Bauman seconded this motion.

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

H. Ordinance 1949 Designating the Proposed Caterpillar Drive TIF Redevelopment Project Area, A Redevelopment Project Area Pursuant to The Tax Increment Allocation Redevelopment Act (Waiver of First and Passage on Second Reading).

Trustee Bauman **moved to approve Ordinance 1949 Designating the Proposed Caterpillar Drive TIF Redevelopment Project Area, A Redevelopment Project Area Pursuant to The Tax Increment Allocation Redevelopment Act (Waiver of First and Passage on Second Reading)**. Trustee Jungermann seconded this motion.

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

I. Ordinance 1950 Adopting Tax Increment Allocation Financing for the Caterpillar Drive Redevelopment Project Area (Waiver of First and Passage on Second Reading).

Trustee Jungermann **moved to approve Ordinance 1950 Adopting Tax Increment Allocation Financing for the Caterpillar Drive Redevelopment Project Area (Waiver of First and Passage on Second Reading)**. Trustee Gier seconded this motion.

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

J. Ordinance 1951 Approving a Redevelopment Agreement by and between the Village of Montgomery, Illinois and 325 S. Route 31, LLC (Waiver of First and Passage on Second Reading).

Trustee Gier **moved to approve Ordinance 1951 Approving a Redevelopment Agreement by and between the Village of Montgomery, Illinois and 325 S. Route 31, LLC (Waiver of First and Passage on Second Reading)**. Trustee Bauman seconded this motion.

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

Trustee Gier thanked Director Abt and everyone involved who put this project and all the ordinances together. Trustee Jungermann said the Board breezed through the ordinances but it has been months of work and took cooperation from everyone involved.

Attorney Bernie Citron thanked everyone on behalf of The Grid and said they look forward to a long occupancy and look forward to returning the property back to its glory. President Pro Tem Marecek thanked Attorney Julien for all her work and said the Village looks forward to many great years working together with The Grid.

K. Professional Services Agreement with Engineering Enterprises, Inc. for Lake Michigan Water Allocation Permit Technical Assistance in the Amount of \$88,800.00.

Director Wolf said the Board gave staff direction to move forward with a water source through DuPage, and in order to do that we need a permit through IDNR. This agreement is for Engineering Enterprises to assist the Village in obtaining a water permit and submit an application.

Trustee Bauman **moved to approve a Professional Services Agreement with Engineering Enterprises, Inc. for Lake Michigan Water Allocation Permit Technical Assistance in the Amount of \$88,800.00.** Trustee Gier seconded this motion.

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

Trustee Jungermann said the Board spent 8-1/2 years talking about this topic, and thanked everyone for their hard work.

L. Rejection of Bids for Landscape Maintenance Services.

Director Wolf said there is a memo in the agenda packet explaining that there were typographical errors in the bid packet, so staff recommends rejecting the bid received and then rebidding once those adjustments are made.

Trustee Gier **moved to Reject Bids for Landscape Maintenance Services.** Trustee Jungermann seconded this motion.

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

Items for Discussion

New or Unfinished Business

Future Meetings

Village Board Meeting

January 10, 2022

Page 4 of 4

- B. Committee of the Whole Meeting – Tuesday, January 18, 2022 at 7:00 p.m. (To Be Canceled)
- C. Intergovernmental Committee – Monday, January 24, 2022 at 6:30 p.m.
- D. Village Board Meeting—Monday, January 24, 2022 at 7:00 p.m.

Executive Session

Adjournment: 7:29 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.**

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

Respectfully submitted,

Debbie Buchanan
Acting Village Clerk