



Village Board Meeting Minutes
January 12, 2026
200 N. River Street, Montgomery, IL, 60538

I. In the absence of President Brolley, President Pro Tem Sperling called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance.

II. **Roll Call**

| | | | |
|-------------------------------|-----|--------------------------|--------|
| Trustee Matt Bauman | Yes | Trustee Steve Jungermann | Yea |
| Trustee Ben Brzoska | Yea | Trustee Doug Marecek | Yea |
| Trustee Dan Gier | Yea | Trustee Theresa Sperling | Yea |
| Village Clerk Debbie Buchanan | Yea | President Matt Brolley | Absent |

Also present: Village Administrator Jeff Zoephel, Assistant Administrator Meghan Ostreko, Attorney Brandy Quance, Engineer Chris Ott, Director of Community Development Sonya Abt, Director of Public Works Mark Wolf, Director of Finance Chris Minick, Chief of Police Phil Smith, Communications Manager Kristina Nemetz, Manager Patrick Burke, and guests.

III. **Public Participation**

A. **Swearing In of Officer Isaiah Rodriguez** – Chief of Police Phil Smith introduced Isaiah Rodriguez, who was one of the first Community Service Officers hired. He has completed police officer training and was sworn in as a Police Officer by President Pro Tem Sperling.

B. **Merry & Bright Festival of Trees Awards** – Rosie Boeing reviewed this year's Festival of Trees and thanked all participants. 2025 winners were: 3rd place Lakewood Creek Girl Scout Troop 212; 2nd place Montgomery Countryside Fire Protection District; 1st Place Orchard Road Animal Hospital. The Chamber Choice award for outdoor tree went to CASA of Kendall County.

C. **Public Comment** – None.

IV. **Consent Agenda**

- A. Minutes of the December 8, 2025 Village Board Meeting
- B. Accounts Payable Summary Report for December 31, 2025 & January 12, 2026
- C. CD Monthly Report for December 2025
- D. Refuse Report for November 2025
- E. Water Production Report for December 2025
- F. Resolution 2026-001 Authorizing the Release of the Bond (Karis Center for Commerce)
- G. Resolution 2026-002 Authorizing the Release of the Bond for 321-323 Clinton
- H. Resolution 2026-003 Approving a Plat of Vacation and Grant of Easement (Wintrust)

Trustee Brzoska moved to approve Items A-H of the Consent Agenda, seconded by Trustee Bauman.

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

V. **Items for Separate Action**

- A. DuPage Water Commission - West Metering Station Easement Agreement (Galena Road)

Engineer Ott said as part of the ongoing transition to Lake Michigan water, the DuPage Water Commission needs to construct a metering station to meter the water being delivered to the Village. This will be built on land owned by the Village, so the Village needs to grant them an easement on each site.

Trustee Jungermann moved to approve DuPage Water Commission - West Metering Station Easement Agreement (Galena Road), seconded by Trustee Brzoska.

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

B. DuPage Water Commission - East Metering Station Easement Agreement (Hill Avenue)
Engineer Ott explained this is similar to Item A, except that this site requires an access easement as well.

Trustee Gier moved to approve DuPage Water Commission - East Metering Station Easement Agreement (Hill Avenue), seconded by Trustee Marecek.

5 Yea. 1 No. Motion carried. Trustee Marecek, Trustee Brzoska, Trustee Gier, Trustee Sperling and Trustee Bauman voting yea. Trustee Jungermann voting no. Trustee Jungermann explained that he voted no because he doesn't like the location of this site as it impedes the homes near there.

C. Ordinance 2162 Amending Code - 9ers Grill Liquor License Decrease Class "G" (Waiver of First and Passage on Second Reading)

Administrator Zoephel stated that 9ers Grill determined that their amount of liquor sales didn't justify the expense of having a liquor license, so they opted not to renew their license for 2026. The number of available liquor licenses is being reduced accordingly.

Trustee Jungermann moved to approve Ordinance 2162 Amending Code - 9ers Grill Liquor License Decrease Class "G" (Waiver of First and Passage on Second Reading), seconded by Trustee Brzoska.

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

D. Recommendation of the Planning and Zoning Commission on PZC 2025-020; Amerco Real Estate - Special Use for Self-Service Storage

Director Abt reviewed this request to use the storefront next to Dollar Tree as an indoor self-storage facility. Trustee Gier noted the ordinance says it permits outdoor storage of materials; Director Abt said that will be removed for Second Reading. Trustee Sperling asked about size and was told it is 18,489 sf. Trustee Sperling asked about marketing efforts and was told they have tried to market the space for retail use, but there has been little interest. There are two vacancies in addition to this one. Trustee Jungermann noted U-Haul had agreed to use only the space on the far south and to aggressively market the empty spaces for retail uses. He is concerned that if U-Haul keeps filling in the northern spaces it will become more desolate for businesses to move into that area.

Trustee Marecek moved to approve Recommendation of the Planning and Zoning Commission on PZC 2025-020; Amerco Real Estate - Special Use for Self-Service Storage, seconded by Trustee Jungermann.

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

E. Ordinance 2163 Granting Special Use - Amerco Real Estate (First Reading)

F. Recommendation of the Planning and Zoning Commission on PZC 2025-030; BM Motors – Special Use for Motor Vehicle Sales

Director Abt said this request pertains to the location behind Dunkin Donuts. They currently have a location in Joliet and intend to occupy a couple of units behind Dunkin Donuts and park a maximum of 30 vehicles for sale on the site. She noted there is no frontage on a public road and no plans for additional lighting at this time. Trustee Sperling asked and the petitioner stated deliveries of vehicles would take place in front of the building about once a week. In response to Trustee Jungermann's questions, the petitioner said the cars are marketed online, but the actual sales are usually made in person.

Trustee Marecek moved to approve Recommendation of the Planning and Zoning Commission on PZC 2025-030; BM Motors – Special Use for Motor Vehicle Sales, seconded by Trustee Brzoska.

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

G. Ordinance 2164 Approving Special Use – BM Motors (First Reading)

H. TIF #2 Rebate

Director Minick explained that the Village annually rebates incremental revenue generated to taxing districts in the TIF District. For levy year 2024, the Orchard Road TIF generated over \$2 million in incremental revenue with a proposed rebate amount of \$660,053. The Village would retain the remainder for use in the TIF District on authorized projects. Trustee Gier asked about a breakdown to the various districts, but Director Minick explained that it depends on property valuations and will be determined by the County Treasurer.

Trustee Gier moved to approve TIF #2 Rebate and waive the 14-day period, seconded by Trustee Marecek.

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

I. Ordinance 2165 Authorizing the Issuance of Waterworks Revenue Bonds of the Village of Montgomery, Kane and Kendall Counties, Illinois, in an Aggregate Principal Amount Not to Exceed \$3,905,000, For the Purpose of Improving the Waterworks System of the Village (Waiver of First and Passage on Second Reading)

Director Minick said this ordinance would authorize the issuance of bonds for water infrastructure improvements through the State's low-interest loan program. The funds would be used towards replacing watermains in the downtown area. The interest rate is currently 1.62%. If the Village doesn't get the loan, the Village would defer the projects and reapply during the next funding cycle.

Trustee Gier moved to approve Ordinance 2165 Authorizing the Issuance of Waterworks Revenue Bonds of the Village of Montgomery, Kane and Kendall Counties, Illinois, in an Aggregate Principal Amount Not to Exceed \$3,905,000, For the Purpose of Improving the Waterworks System of the Village (Waiver of First and Passage on Second Reading), seconded by Trustee Bauman.

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

J. Ordinance 2166 authorizing the issuance of Waterworks Revenue Bonds of the Village of Montgomery, Kane and Kendall Counties, Illinois, in an aggregate principal amount not to exceed

\$35,000,000 or, in lieu thereof, General Obligation Bonds (Alternate Revenue Source) in an aggregate principal amount not to exceed \$35,000,000 for the purpose of paying the costs of improving the waterworks system of the Village, to pay other costs related to the improvement of the System, and to pay interim financing costs related to such improvements and related costs.

(Waiver of First and Passage on Second Reading)

Director Minick said these are general obligation bonds for up to \$35 million to be used for water system improvements and refinancing other bonds previously obtained for short-term financing of the WaterLink project

Trustee Jungermann moved to approve Ordinance 2166 authorizing the issuance of Waterworks Revenue Bonds of the Village of Montgomery, Kane and Kendall Counties, Illinois, in an aggregate principal amount not to exceed \$35,000,000 or, in lieu thereof, General Obligation Bonds (Alternate Revenue Source) in an aggregate principal amount not to exceed \$35,000,000 for the purpose of paying the costs of improving the waterworks system of the Village, to pay other costs related to the improvement of the System, and to pay interim financing costs related to such improvements and related costs. (Waiver of First and Passage on Second Reading), seconded by Trustee Gier.

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

VI. Items for Discussion

VII. New or Unfinished Business

Trustee Brzoska thanked everyone for participating in the holiday decorations contest; 103 houses received awards. Trustee Marecek thanked the Police Department and sponsors of Shop with a Cop and said it was a spectacular event.

Trustee Sperling asked Director Abt about a change in food trucks on Douglas Road. Director Abt said the owner of the hot dog truck sold it to a new person. It has been repainted with new signage, but is not operating. The new owner is aware he needs to apply for a license in order to operate. Trustee Sperling asked for an update on bollards in front of businesses and Administrator Zoephel said that will be discussed on January 26th. She also asked about plans to recognize the 250th anniversary of our country, and Manager Nemetz said she will provide an update at Intergovernmental Committee on January 26th.

VIII. Future Meeting Schedule

- A. Committee of the Whole - Tuesday, January 20, 2026 (Canceled)
- B. Intergovernmental Committee Meeting - January 26, 2026, at 6P
- C. Village Board Meeting - January 26, 2026

IX. Executive Session

Trustee Jungermann made a motion to adjourn the meeting, seconded by Trustee Brzoska.

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

X. Adjournment: 7:46 p.m.

Respectfully Submitted,

Debbie Buchanan
Village Clerk