

VILLAGE BOARD OF TRUSTEES
MEETING MINUTES
April 17, 2017

Mayor Wells called the Meeting of the Mt. Zion Village Board of Trustees to order at 5:15 p.m. in the Village Hall Board Room. The following Board Members were present for roll call: Ron Johnson, Shane Mendenhall, Donna Scales, Vickie Marshall, and Kevin Fritzsche. Also present were Village Administrator, Julie Miller, Director of Public Works, Chad Reynolds, Chief of Police, Adam Skundberg, Director of Parks and Recreation, Judy Roessler, and Village Clerk, Dawn Reynolds. Mike Mose was absent.

Pledge of Allegiance

Public Forum: Fourteen (14) people were present. No one wished to address the Board at this time.

Consent Agenda: A motion was made by Trustee Scales to approve the Consent Agenda as presented, seconded by Trustee Fritzsche. A breakdown of Fund Warrants for the period ending April 3 & April 17, 2017 is as follows: General Fund - \$69,721.46, Convention Center - \$5,266.92, Motor Fuel Tax Fund - \$5,389.15, Water Revenue Fund - \$82,833.84, and Sewer Revenue Fund - \$23,393.32. A roll call vote was taken: Johnson-yea, Mendenhall-yea, Scales-yea, Marshall-yea, and Fritzsche-present. Motion carried 5-yea, 0-nay, 1-absent.

Discussion and Approval of Mt. Zion Lions Club Candy Days – Solicitation Request: Administrator Miller presented a solicitation request from the Mt. Zion Lions Club to allow for donations at their Annual Candy Days at the intersection of Main Street and Bell Street (Post Office) on Friday, May 5th from 9:00 a.m. to 4:00 p.m. and on Saturday, May 6th from 8:00 a.m. to 3:00 p.m. This is an annual request during the fall with spring being added this year.

A motion was made by Trustee Johnson to approve the request by the Mt. Zion Lions Club to solicit donations for their Annual Candy Days as presented, seconded by Trustee Marshall. A roll call vote was taken: Johnson-yea, Mendenhall-yea, Scales-yea, Marshall-yea, and Fritzsche-yea. Motion carried 5-yea, 0-nay, 1-absent.

Discussion and Approval of Preferred Caterer – Mt. Zion Convention Center – The Gin Mill: Administrator Miller presented for consideration the application of The Gin Mill (From the Farm LLC) to be a Preferred Caterer for the Convention Center. The Convention Center currently has four preferred caterers: The Beach House, Nelson's Catering, Angelos & Doris Yoder's Kitchen. The Gin Mill is locally owned, has been open for 3 years and has catered Chamber of Commerce events. Owner Josh Irby plans to apply for a caterer's liquor license. Mr. Irby was present for questions.

A motion was made by Trustee Fritzsche to approve The Gin Mill as a Preferred Caterer for the Village of Mt. Zion contingent on proof of all appropriate insurances, licenses and permits as required under the Preferred Caterer Application and Agreement, seconded by Trustee Johnson. A roll call vote was taken: Johnson-yea, Mendenhall-yea, Scales-yea, Marshall-yea and Fritzsche-yea. Motion carried 5-yea, 0-nay, 1-absent.

Discussion and Approval of an Ordinance Rezoning Certain Property Commonly Known as 240, 244 & 318 Woodland Lane from VR-1 Suburban Residential to VO-1 Apartment: Administrator Miller presented a Rezoning request for 240, 244 & 318 Woodland Lane from VR-1 Suburban Residential to VO-1 Apartment to allow for the construction of duplexes for income restricted seniors 55+. The Mt. Zion Planning Commission and Zoning Board of Appeals conducted a public hearing on Tuesday, April 4, 2017 on the petition of Four Corners Development, LLC. No objectors were present and no objections were received from adjacent property owners. The Mt. Zion Planning Commission and Zoning Board of Appeals unanimously recommended approval of the zoning request as presented.

Adam Horton of Four Corners Development, LLC was present and spoke of the company and the projected plans to construct 25 duplexes, 50 units with a mix of 1 and 2 bedroom units for income restricted seniors 55+. All units will be rentals per State funding requirements. There will be a full time on-site manager, as well as a part time on-site maintenance person with annual inspections performed by the State. The annual income restriction is \$25,000. Rules are strictly enforced for overnight visitors not to exceed 7 days.

The rezoning request is in alignment with the Village's long range plan for development of the area.

A motion was made by Trustee Johnson to approve the attached Ordinance Rezoning Certain Property Commonly Known as 240, 244 & 318 Woodland Lane from VR-1 Suburban Residential to VO-1 Apartment as presented, seconded by Trustee Fritzsche. A roll call vote was taken: Johnson-yea, Mendenhall-yea, Scales-yea, Marshall-yea and Fritzsche-yea. Motion carried 5-yea, 0-nay, 1-absent.

Discussion and Approval of a Variance for Certain Property Located at 505 W. Wildwood Drive - Fence: Administrator Miller presented a Variance request to allow a fence in the front yard and to encroach 30 feet on a required 30 foot setback to place a fence on the east side property line of 505 W. Wildwood Drive. The Mt. Zion Planning Commission and Zoning Board of Appeals conducted a public hearing on Tuesday, April 4, 2017 on the petition of Jason & Heather Martin. No objectors were present and no objections were received from adjacent property owners. The Mt. Zion Planning Commission and Zoning Board of Appeals unanimously recommended approval of the variance request as presented.

The property is a corner lot and by Village Ordinance has two front yards. The Martin's would like to construct a fence along their east property line to accommodate the installation of a swimming pool. Staff has investigated and no site safety issues were present. Heather Martin was present for questions.

A motion was made by Trustee Marshall to approve the attached Ordinance Permitting a Variance for Certain Property Located at 505 W. Wildwood Drive as presented, seconded by Trustee Mendenhall. A roll call vote was taken: Johnson-yea, Mendenhall-yea, Scales-yea, Marshall-yea and Fritzsche-yea. Motion carried 5-yea, 0-nay, 1-absent.

Discussion and Approval of a Variance for Certain Property Located at 155 W. Main Street - Fence: Administrator Miller presented a Variance request to allow a fence in the front yard and to encroach 30 feet on a required 30 foot setback to place a fence on the north and west side property line of 155 W. Main Street. The Mt. Zion Planning Commission and Zoning Board of Appeals conducted a public hearing on Tuesday, April 4, 2017 on the petition of Amber Cowger-Sheets. No objectors were present and no objections were received from adjacent property owners. The Mt. Zion Planning Commission and Zoning Board of Appeals unanimously recommended denial of the variance request as presented.

The property is a corner lot and by Village Ordinance has two front yards. Mrs. Cowger-Sheets would like to construct a fence along the north and west property line to allow for better supervision of their dog. Mr. & Mrs. Sheets were present for questions.

The Variance request was modified to construct the fence no closer to N. Main Street than the west property line and no closer to W. Main Street than the front edge of the attached porch and the fence shall not be on any utility easement.

Trustee Johnson asked if the Village had ever granted a variance request for a fence in the actual front yard. Administrator Miller was unaware of any such variances being granted.

A motion was made by Trustee Fritzsche to approve the attached Ordinance Permitting a Variance for Certain Property Located at 155 W. Main Street as presented, seconded by Trustee Marshall. A roll call vote was taken: Johnson-yea, Mendenhall-yea, Scales-yea, Marshall-yea and Fritzsche-yea. Motion carried 5-yea, 0-nay, 1-absent.

Discussion and Approval to Abate 2.5% Water Rate Increase: Administrator Miller presented for consideration the abatement of this year's 2.5% water rate increase. Staff has looked at the current water rates and evaluated anticipated expenses including annual increases from the City of Decatur. Both the City of Decatur's ordinance and the Village's ordinance have an annual automatic rate increase of 2.5%. The Village's ordinance states that the increase goes into effect June 1st of each year. The current Water Fund balance is approximately \$868,000.00. Based on last year's annual consumption and charges, the 2.5% increase was approximately \$17,941.00. Staff is anticipating spending a portion (approximately \$500,000.00) of the fund balance on the water tower project to lower the amount borrowed from the IEPA.

On the same note, the Sewer Fund ordinance also has an annual increase to maintain necessary balances. The sewer rate increase is scheduled to go into effect January 1st. The Village's ordinance states that the increase goes into effect at the beginning of the fiscal year which we changed this year. This year the Decatur Sanitary District increase notification reflects an increase of 1.45% for the Village of Mt. Zion which is significantly lower than in previous years. The sewer rate is broken down to 3 different parts. A portion of the rate (Basic User Charge) automatically goes up 1.3% for inflation. The net effect of the increase is \$0.05 per 1,000 gallons for residential and \$0.09 per 1,000 gallons for commercial users.

A motion was made by Trustee Scales to abate the 2.5% water rate increase scheduled for June 1, 2017 as presented, seconded by Trustee Marshall. A roll call vote was taken: Johnson-yea, Mendenhall-yea, Scales-yea, Marshall-yea and Fritzsche-yea. Motion carried 5-yea, 0-nay, 1-absent.

Administrator & Staff Items:

Chief Skundberg reported the plans of a Macon County Dispatch Center. There will be an intergovernmental agreement come to the Board at a later date.

Director Reynolds reported that Public Works is finished with the 12" water main to the tower site. Dunn Company paved the end of Burgener Drive which was a major improvement. Also, mowing season has begun and weeds are being sprayed.

Mayor & Trustee Items:

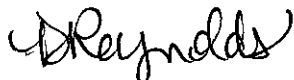
Trustee Mendenhall reported to Chief Skundberg the issue of traffic speeding through the Sundance Subdivision.

Trustee Marshall questioned the recycle bins progress. Administrator Miller is awaiting information from Ron Houser. Marshall also commented on the property tax freeze. Miller sent an email to Chapin Rose. Marshall thanked everyone for their support and hard work while she served on the Village Board and brought homemade cookies to share.

Mayor Wells thanked Trustee Marshall for her time and congratulated Trustee Mendenhall and Trustee Scales on their reelection, welcoming them back for 4 more years.

Adjournment: A motion was made by Trustee Fritzsche to adjourn the April 17, 2017 Village Board meeting, seconded by Trustee Mendenhall. A voice vote was unanimous; motion carried. The meeting was adjourned at 6:02 p.m.

Respectfully submitted,



Dawn Reynolds
Village Clerk