

VILLAGE BOARD OF TRUSTEES
MEETING MINUTES
June 17, 2024
5:15 p.m.

Mayor Williams 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: Randy Doty, Nate Patrick, Donna Scales, Wendy Kernan, and Phil Tibbs. Also present were Village Administrator, Julie Miller, Director of Public Works, Chad Reynolds, Police Lieutenant, Mike Foster, Parks and Recreation Director, Tiffany Wilson, Event Coordinator, Tiffany Streibich, Village Treasurer, Corey McKenzie, and Village Clerk, Dawn Reynolds. Trustee Chris Siudyla arrived at 5:22 p.m.

Pledge of Allegiance

Public Forum: Four (4) people were present.

Cody Buckley addressed the Board as a Village resident regarding item no. 2 on the agenda. Mr. Buckley gave a history of the Mt. Zion Park Foundation Board. He asked the Mayor and trustees to table the item until the Mt. Zion Baseball/Softball Board can get more information as to why they no longer have a seat on the board.

Consent Agenda: A motion was made by Trustee Doty to approve the Consent Agenda as presented, seconded by Trustee Patrick. A breakdown of Fund Warrants for the period ending June 17, 2024 is as follows: General Fund - \$107,450.49, Motor Fuel Tax - \$23,054.66, Rt. 121 TIF District II - \$513.00, Water Revenue Fund - \$114,662.67, and Sewer Revenue Fund - \$30,989.53. A roll call vote was taken: Doty-yea, Patrick-yea, Scales-yea, Kernan-yea, and Tibbs-yea. Motion carried 5-yea, 0-nay, 1-absent.

Presentation of FY 2023 Financial Statements – McGuire, Yuhas, Huffman & Buckley, P.C.: Cody Buckley of McGuire, Yuhas, Huffman & Buckley, P.C. presented the Annual Financial Report for Fiscal Year 2023. The Annual Financial Report complies with the Governmental Accounting Standards Board (GASB) requirements. The Annual Treasurer's Report will be published in the Record Herald News and recorded with the County Treasurer as required by State Statutes.

Mr. Buckley gave kudos to the staff and the Board for a job well done.

Consideration and action on Mayoral Appointment to the Mt. Zion Park Foundation Board:

Administrator Miller addressed Cody Buckley's concern of the Mt. Zion Park Foundation Board. Miller was contacted by Jon Thomas 3 weeks prior regarding the Park Foundation's by-law change. The Foundation requested that the Village appoint a representative to their board. Mayor Williams submitted Julie Miller as the representative for the Village.

A motion was made by Trustee Patrick to table the appointment, seconded by Trustee Kernan. A roll call vote was taken: Doty-yea, Siudyla-nay, Patrick-yea, Scales-yea, Kernan-yea, and Tibbs-yea. Motion carried 5-yea, 1-nay, 0-absent.

Consideration and action on Ordinance No. 2024-16 An Ordinance to Amend Chapter 4, Sec 4-8(a) of the Mt. Zion Code of Ordinances – Alcoholic Liquor: Administrator Miller presented for consideration an ordinance amending Chapter 4 – Alcoholic Liquor increasing the number of available Class A liquor licenses. The Mt. Zion Liquor Commission met on June 3, 2024 and unanimously recommended to the Village Board the creation of three (3) Class A liquor licenses, increasing the total number of Class A licenses available for issuance to five (5).

A motion was made by Trustee Siudyla to approve Ordinance 2024-16 Amending Chapter 4, Sec 4-8(a) of the Mt. Zion Code of Ordinances as presented, seconded by Trustee Doty. A roll call vote was taken: Doty-yea, Siudyla-yea, Patrick-yea, Scales-yea, Kernan-yea, and Tibbs-yea. Motion carried 6-yea, 0-nay, 0-absent.

Consideration and action on Ordinance No. 2024-17 An Ordinance Approving and Authorizing the Execution of a Redevelopment Agreement by and between the Village of Mt. Zion, Macon County, Illinois, and 121 Real Estate Holdings, LLC and Ryan M. Beavers, and T. Matthew Beavers: Administrator Miller presented an ordinance approving a redevelopment agreement with Ryan and Matt Beavers for the redevelopment of 205 W. Debby Drive. The new owners plan to open a restaurant style pub named Bevo's.

Discussion was held regarding the type of business, menu, parking and location of the business.

A motion was made by Trustee Kernan to approve Ordinance No. 2024-12 Approving and Authorizing the Execution of a Redevelopment Agreement by and between the Village of Mt. Zion and 121 Real Estate Holdings, LLC and Ryan M. Beavers and T. Matthew Beavers as presented, seconded by Trustee Doty. A roll call vote was taken: Doty-yea, Siudyla-yea, Patrick-abstain, Scales-abstain, Kernan-yea, and Tibbs-yea. Motion carried 4-yea, 0-nay, 0-absent, 2-abstain.

Consideration and action on Ordinance No. 2024-18 An Ordinance Approving and Authorizing the Execution of a Redevelopment Agreement by and between the Village of Mt. Zion, Macon County, Illinois and 1918 Garage, LLC and Ryan M. Beavers: Administrator Miller presented an ordinance approving a redevelopment agreement with Ryan Beavers for the redevelopment of 445 & 455 W. Main Street which previously housed Precision Tool & Die. The property is 2 lots and 2 buildings. The new owner plans to rehabilitate the buildings and make them available for lease.

A motion was made by Trustee Doty to approve Ordinance No. 2024-18 Approving and Authorizing the Execution of a Redevelopment Agreement by and between the Village of Mt. Zion and 1918 Garage, LLC and Ryan M. Beavers as presented, seconded by Trustee Tibbs. A roll call vote was taken: Doty-yea, Siudyla-yea, Patrick-abstain, Scales-yea, Kernan-yea, and Tibbs-yea. Motion carried 5-yea, 0-nay, 0-absent, 1-abstain.

Administrator & Staff Items:

Treasurer McKenzie explained the audit letter in more detail to the Board.

Lieutenant Foster informed the Board that employment applications were being accepted through July 12th to fill a vacancy and create a police officer eligibility list.

Director Reynolds reported that asphalt patches were made ahead of Dunn Company and the oil and chip project was complete.

Administrator Miller informed the Board of various property ordinance violations that were sent to the Village Attorney and July 3rd is the Blue Ribbon Day event at Fletcher Park.

Mayor & Trustee Items:

Trustee Doty inquired about the property ordinance violations.

Trustee Siudyla thanked staff for a successful audit and other trustees followed.

Trustee Patrick shared that there is a baseball tournament in town this weekend and asked for volunteers.

Adjournment: A motion was made by Trustee Doty to adjourn the June 17, 2024 Village Board meeting, seconded by Trustee Patrick. A voice vote was unanimous; motion carried. The meeting was adjourned at 6:06 p.m.

Respectfully submitted,

Dawn Reynolds
Village Clerk

