

VILLAGE BOARD OF TRUSTEES
MEETING MINUTES
May 19, 2025
5:15 p.m.

Mayor Pro-Tem Chris Siudyla called the Meeting of the Mt. Zion Village Board of Trustees to order at 5:15 p.m. in the Village Hall Board Room. Clerk Reynolds administered an Oath of Office to newly appointed Trustee Evan West. New seat was taken and the following Board Members were present for roll call: Randy Doty, Nate Patrick, Jack Vance, and Phil Tibbs. Also present were Village Administrator, Julie Miller, Director of Public Works, Chad Reynolds, Chief of Police, Adam Skundberg, Event Coordinator, Tiffany Streibich, Village Treasurer, Corey McKenzie, Village Attorney, Ross Munsterman, and Village Clerk, Dawn Reynolds. Mayor Williams was absent.

Pledge of Allegiance

Public Forum: Three (3) people were present. No one wished to address the Board at this time.

Consent Agenda: A motion was made by Trustee Doty to approve the Consent Agenda as presented, seconded by Trustee Vance. A breakdown of Fund Warrants for the period ending May 19, 2025 is as follows: General Fund - \$135,336.99, Motor Fuel Tax - \$21,363.52, BDD - \$13,786.77, Rt. 121 TIF District II - \$555.00, 2024 G.O. B/I Repay - \$14,413.95, Water Revenue Fund - \$93,884.78, and Sewer Revenue Fund - \$32,753.51. A roll call vote was taken: Doty-yea, Siudyla-yea, Patrick-yea, Vance-yea, West-yea, and Tibbs-yea. Motion carried 6-yea, 0-nay, 0-absent.

Consideration and action on Resolution 2025-8 A Resolution Approving and Authorizing the Execution of a Project Development Agreement by and between the Village of Mt. Zion and Tick Tock Energy: Administrator Miller presented for consideration a resolution approving a Project Development Agreement with Tick Tock Energy for the engineering, utility approvals, and permitting to install solar equipment for the Village of Mt. Zion. Eric Pals and James Mathews of Tick Tock Energy gave a solar energy presentation. Mr. Pals and Mr. Mathews answered several questions from the Board regarding incentive availability, savings, and installation.

A motion was made by Trustee Patrick to approve Resolution 2025-8 A Resolution Approving and Authorizing the Execution of a Project Development Agreement Between Tick Tock Energy and the Village of Mt. Zion, Macon County, Illinois as presented, seconded by Trustee Vance. A roll call vote was taken: Doty-yea, Siudyla-yea, Patrick-yea, Vance-yea, West-yea, and Tibbs-yea. Motion carried 6-yea, 0-nay, 0-absent.

Consideration and action on Ordinance No. 2025-8 An Ordinance Permitting a Variance for Certain Property Located at 1515 Greenwood Court within the Village of Mt. Zion, Macon County, Illinois: Administrator Miller presented for consideration an ordinance permitting a variance for 1515 Greenwood Court to allow the home owner to construct a driveway with a width of approximately 27 feet and construct an accessory structure that would encroach 3 feet on the required setback, leaving 0 feet between the proposed accessory structure and the side property line. A public hearing was held on May 6, 2025 with no objections. The Planning Commission and Zoning Board of Appeals unanimously recommended approval of the variance as requested.

A motion was made by Trustee Doty to approve Ordinance 2025-8 An Ordinance Permitting a Variance for Certain Property Located at 1515 Greenwood Court within the Village of Mt. Zion, Macon County, Illinois as presented, seconded by Trustee Tibbs. A roll call vote was taken: Doty-yea, Siudyla-yea, Patrick-yea, Vance-yea, West-yea, and Tibbs-yea. Motion carried 6-yea, 0-nay, 0-absent.

Consideration and action on Ordinance No. 2025-9 An Ordinance Approving and Authorizing the Execution of the First Amendment to the Redevelopment Agreement by and between the Village of Mt. Zion, Macon County, Illinois and 1918 Garage, LLC and Ryan M. Beavers: Administrator Miller presented for consideration an ordinance approving an amendment to the redevelopment agreement dated June 17, 2024, with Ryan Beavers for the redevelopment of 445 & 455 W. Main Street.

Under the first agreement, once a tenant was secured, the new owner could submit proper required documentation to receive a \$10,000 forgivable TIF loan and a \$6,000 BDD grant. The loan was structured over 5 years at a rate of 3%. Each year leased, 20% of the principal and interest is forgiven. The maximum benefit under the agreement is \$16,000. Since the last agreement, the owner has secured two additional tenants and is renovating the rest of the building for the new tenants. The attached agreement amends the incentives to reimburse the owner 75% of the net real estate increment generated up to a maximum of \$88,000. The exact annual reimbursement will be determined based on future assessments. If assessments do not increase significantly, the owner will receive minimal reimbursements. If the assessments increase substantially based on the building rehabilitation, the owner will be eligible for the incentive above.

A motion was made by Trustee Doty to approve Ordinance 2025-9 Approving and Authorizing the Execution of the First Amendment to the Redevelopment Agreement by and between the Village of Mt. Zion and 1918 Garage, LLC and Ryan M. Beavers as presented, seconded by Trustee West. A roll call vote was taken: Doty-yea, Siudyla-yea, Patrick-abstain, Vance-yea, West-yea, and Tibbs-yea. Motion carried 5-yea, 0-nay, 0-absent, 1-abstain.

Consideration and action on Ordinance 2025-10 An Ordinance Adding Territory to the Enterprise Zone and Approving the Amendment of the Enacting Ordinance and Intergovernmental Agreement – 12C Properties, LLC: Administrator Miller presented for consideration an ordinance adding territory to the Enterprise Zone for 12C Properties, LLC in Forsyth. The Decatur Macon County Enterprise Zone Board has approved the request for the boundary amendment to include the additional parcel into the Decatur Macon County Enterprise Zone.

A motion was made by Trustee Patrick to approve Ordinance 2025-10 Adding Territory to the Enterprise Zone and Approving the Amendment of the Enacting Ordinance and Intergovernmental Agreement for 12C Properties, LLC as presented, seconded by Trustee Tibbs. A roll call vote was taken: Doty-yea, Siudyla-yea, Patrick-yea, Vance-yea, West-yea, and Tibbs-yea. Motion carried 6-yea, 0-nay, 0-absent.

Consideration and action on Resolution 2025-9 A Resolution Establishing and Approving a Fee Schedule for the Village of Mt. Zion, Macon County, Illinois: Administrator Miller presented for consideration a resolution establishing a fee schedule for all fees charged by the Village for various permits, licenses, and other services including water and sewer rates.

The Village recently received its annual rate notice from the Decatur Sanitary District. They have increased their residential rates by 6% beginning in June. They did not raise their commercial rates. Their rate is a portion of the Village rate. With their increase and our annual inflation increase of 3% to our portion of the Village's total rate, the end result is an overall increase of 4% to residential rates and a 1% increase to commercial rates for the upcoming year beginning June 1st. This year the City of Decatur will raise water rates 2.5%. The attached fee schedule raises the Village's water rate 2.5%. In addition to the City of Decatur's increase, the Village has seen increases in almost all water related expenses including construction and pipe prices, chemical prices, IEPA mandates that require additional testing and reporting, and labor costs. Staff is not recommending any other changes to the fee schedule.

A motion was made by Trustee Vance to approve Resolution 2025-9 Establishing and Approving a Fee Schedule for the Village of Mt. Zion as presented, seconded by Trustee Doty. A roll call vote was taken: Doty-yea, Siudyla-yea, Patrick-yea, Vance-yea, West-yea, and Tibbs-yea. Motion carried 6-yea, 0-nay, 0-absent.

Consideration and action on Ordinance 2025-11 An Ordinance Amending Chapter 103: Building Code of the Village of Mt. Zion, Illinois Code of Ordinances: Administrator Miller presented for consideration an ordinance amending the Building Code for the Village of Mt. Zion. The proposed codes are consistent with the City of Decatur and Village of Forsyth's adopted codes. Macon County is expected to make similar updates in 2025.

In March, an ordinance was presented based on the codes listed on the City of Decatur's website. After adoption, it was discovered the City of Decatur's website was incorrect. Municipalities in Illinois are required to adopt the 2021 Illinois Energy Conservation Code, not the 2021 International Energy Conservation Code. Illinois' code is more restrictive than the International Energy Conservation Code.

A motion was made by Trustee Patrick to approve Ordinance 2025-11 An Ordinance Amending Chapter 103: Building Code of the Village of Mt. Zion, Illinois Code of Ordinances as presented, seconded by Trustee Vance. A roll call vote was taken: Doty-yea, Siudyla-yea, Patrick-yea, Vance-yea, West-yea, and Tibbs-yea. Motion carried 6-yea, 0-nay, 0-absent.

Administrator & Staff Items:

Coordinator Streibich reported for Director Wilson that the summer park programs are on the Village website.

Mayor & Trustee Items:

Trustee Doty welcomed the new Trustees.

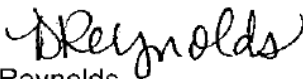
Trustee Patrick thanked staff for the flowers and spring improvements.

Executive Session – Section 2(c)(2) – Collective Bargaining: A motion was made by Trustee Patrick to enter Executive Session at 6:17 p.m., seconded by Trustee Tibbs. A voice vote was unanimous, motion carried.

A motion was made by Trustee Patrick to exit Executive Session at 6:51 p.m., seconded by Trustee Doty. A voice vote was unanimous, motion carried.

Adjournment: A motion was made by Trustee Patrick to adjourn the May 19, 2025 Village Board meeting, seconded by Trustee Vance. A voice vote was unanimous; motion carried. The meeting was adjourned at 6:52 p.m.

Respectfully submitted,



Dawn Reynolds
Village Clerk