

VILLAGE BOARD OF TRUSTEES  
MEETING MINUTES  
November 18, 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, Chris Siudyla, Nate Patrick, Donna Scales, and Phil Tibbs. Also present were Village Administrator, Julie Miller, Chief of Police, Adam Skundberg, Director of Public Works, Chad Reynolds, Parks and Recreation Director, Tiffany Wilson, Event Coordinator, Tiffany Streibich, Village Treasurer, Corey McKenzie, and Village Clerk, Dawn Reynolds. Wendy Kernan was absent.

Pledge of Allegiance

Public Forum: Two (2) people were present.

Attorney Ed Flynn informed the Board of his retirement. Attorney Flynn recommended Ross Munsterman as the Village's full time counsel.

Consent Agenda: A motion was made by Trustee Scales to approve the Consent Agenda as presented, seconded by Trustee Siudyla. A breakdown of Fund Warrants for the period ending November 18, 2024 is as follows: General Fund - \$141,389.40, Motor Fuel Tax - \$21,261.35, Rt. 121 TIF District II - \$1,813.50, 2024 G.O. Capital Project - \$274,088.93, 2024 G.O. B/I Repayment - \$230,635.60, 2009 Fletcher/TIF B/I Repay - \$172,960.50, Cannabis Regulation Fund - \$5,000.00, Water Revenue Fund - \$139,813.94, and Sewer Revenue Fund - \$31,846.81. A roll call vote was taken: Doty-yea, Siudyla-yea, Patrick-yea, Scales-yea, and Tibbs-yea. Motion carried 5-yea, 0-nay, 1-absent.

Consideration and action on the Mayoral Appointment of Robert Kistenfeger to the Board of Fire and Police Commissioners: Mayor Williams presented for consideration the re-appointment of Robert Kistenfeger to the Board of Fire and Police Commissioners. Robert Kistenfeger's term will expire December 31, 2027.

A motion was made by Trustee Siudyla to approve and confirm Robert Kistenfeger to the Board of Fire and Police Commissioners as presented, seconded by Trustee Patrick. A roll call vote was taken: Doty-yea, Siudyla-yea, Patrick-yea, Scales-yea, and Tibbs-yea. Motion carried 5-yea, 0-nay, 1-absent.

Consideration and action on Change Order No. 1 and Final Pay Estimate – Southlake Roadway Improvements Phase I: Administrator Miller presented for consideration the Final Pay Estimate and Change Order No. 1 for the Southlake Roadway Improvements Phase I project. The change order is an increase of \$4,256.04 after all deductions and additions for quantity changes and extra base repairs. The final total project cost was \$359,494.59. The project is being funded with bond proceeds for capital projects.

A motion was made by Trustee Siudyla to approve Change Order No. 1 in the amount of \$4,256.04 and the Final Pay Estimate and adjusted contract price of \$359,494.59 with Dunn Co. as presented, seconded by Trustee Patrick. A roll call vote was taken: Doty-yea, Siudyla-yea, Patrick-yea, Scales-yea, and Tibbs-yea. Motion carried 5-yea, 0-nay, 1-absent.

Consideration and action on Change Order No. 1 and Final Pay Estimate – 2024 Resurfacing Projects: Administrator Miller presented for consideration the Final Pay Estimate and Change Order No. 1 for the 2024 Resurfacing Projects that included Powers Court, Southbrooke Entrance and the trail between Sundance Drive and Southbrooke Drive. The change order is an increase of \$20,745.60 after all deductions and additions for quantity changes and extra base repairs. The final total project cost was \$254,832.00. The project is being funded with bond proceeds for capital projects.

A motion was made by Trustee Siudyla to approve Change Order No. 1 in the amount of \$20,745.60 and the Final Pay Estimate and adjusted contract price of \$254,832.00 with Dunn Co. as presented, seconded by Trustee Doty. A roll call vote was taken: Doty-yea, Siudyla-yea, Patrick-yea, Scales-yea, and Tibbs-yea. Motion carried 5-yea, 0-nay, 1-absent.

Consideration and action on Ordinance No. 2024-26 An Ordinance Approving the Final Plat for the Mt. Zion Village East 5<sup>th</sup> Addition a Subdivision Located within the Village of Mt. Zion, Illinois: Administrator Miller presented for consideration an ordinance approving the final plat for the Mt. Zion Village East 5<sup>th</sup> Addition Subdivision. The subdivision consists of five (5) lots. Two (2) lots will remain commercial and three (3) lots will become residential. The developer plans to construct three homes to add to the August Hill neighborhood.

A public hearing was held at the Planning Commission and Zoning Board of Appeals meeting on Tuesday, November 5, 2024. Public notice was given and all adjacent property owners were notified. No objections have been received and the Planning Commission and Zoning Board of Appeals unanimously recommended approval of the final plat for the subdivision as requested.

A motion was made by Trustee Patrick to approve Ordinance No. 2024-26 Approving the Final Plat of Subdivision known as Mt. Zion Village East 5<sup>th</sup> Addition Located 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, Scales-yea, and Tibbs-yea. Motion carried 5-yea, 0-nay, 1-absent.

Consideration and action on Ordinance No. 2024-27 An Ordinance Authorizing the Sale of Surplus Equipment: Treasurer McKenzie presented for consideration an ordinance authorizing the sale of surplus equipment. The Village will sell the equipment via sealed bid or by using an online auction site.

A motion was made by Trustee Tibbs to approve Ordinance No. 2024-27 Authorizing the Sale of Surplus Equipment By Sealed Bid or By Using An Online Auction Site as presented, seconded by Trustee Siudyla. A roll call vote was taken: Doty-yea, Siudyla-yea, Patrick-yea, Scales-yea, and Tibbs-yea. Motion carried 5-yea, 0-nay, 1-absent.

Consideration and action on Ordinance No. 2024-28 An Ordinance Approving and Authorizing the Execution of a Redevelopment Agreement by and between the Village of Mt. Zion and 12C Properties, LLC and Matthew W. Crawford and Hilary L. Crawford – 100-190 W. Debby Drive: Administrator Miller presented for consideration an ordinance approving a redevelopment agreement with 12C Properties, LLC for rehab and repairs to an existing strip center located at 100-190 W. Debby Drive. The owners plan to replace the roof, siding, doors and windows at an estimated cost of \$113,316.00. They have requested assistance from the TIF District and Business Development District.

A motion was made by Trustee Doty to approve Ordinance No. 2024-28 Approving and Authorizing the Execution of a Redevelopment Agreement by and between the Village of Mt. Zion and 12C Properties, LLC and Matthew W. Crawford and Hilary L. Crawford as presented, seconded by Trustee Tibbs. A roll call vote was taken: Doty-yea, Siudyla-abstain, Patrick-abstain, Scales-yea, Tibbs-yea, and Williams-yea. Motion carried 4-yea, 0-nay, 1-absent, 2-abstain.

Presentation of the Proposed FY 2025 Budget – Discussion Only: Administrator Miller presented a power point of the proposed budget for fiscal year 2025. The public notice will be published in the Record Herald and posted on the Village website along with a copy of the budget. Administrator Miller also informed the Board of a Public Transit Opportunity with the City of Decatur for microtransit and paratransit transportation. Discussion was held regarding the Village obligation, future maintenance, and specifics entering in to the IGA. Administrator Miller updated the Board on Grocery sales tax revenue and will bring an ordinance to the next board meeting.

Administrator & Staff Items:

Clerk Reynolds informed the Board that today was the last day to file petitions for the Village Board Trustee seats and only 1 petition was received by Chris Siudyla.

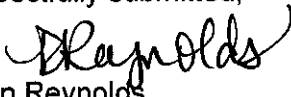
Director Wilson shared the upcoming Christmas events, and all are listed on the Village website.

Mayor & Trustee Items:

Trustee Doty asked Director Reynolds if the parts ever came in for the SplashPad. Reynolds stated that the SplashPad has been fixed.

Adjournment: A motion was made by Trustee Patrick to adjourn the November 18, 2024 Village Board meeting, seconded by Trustee Scales. A voice vote was unanimous; motion carried. The meeting was adjourned at 6:09 p.m.

Respectfully submitted,



Dawn Reynolds  
Village Clerk