

VILLAGE BOARD OF TRUSTEES
MEETING MINUTES
September 15, 2025
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, Jack Vance, Evan West, and Phil Tibbs. Also present were Village Administrator, Julie Miller, Director of Public Works, Chad Reynolds, Chief of Police, Adam Skundberg, Parks and Recreation Director, Tiffany Wilson, Event Coordinator, Tiffany Streibich, Village Treasurer, Corey McKenzie, and Village Clerk, Dawn Reynolds. Chris Siudyla was absent.

Pledge of Allegiance

Public Forum: Five (5) people were present.

Ryan Eggers of 1625 Ridgewood Court addressed the Board regarding his unfinished driveway. Mr. Eggers gave the Mayor and Trustees each a paper copy of a statement stating a house fire in November 2023 resulting in a rebuild. Eggers has not finished his driveway due to the allocated funds being used to hydroseed his yard. Eggers is requesting an extension through Spring of 2026. Mayor Williams declined the extension and requested a driveway permit be obtained by the end of the month.

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 September 15, 2025 is as follows: General Fund - \$263,033.26, Motor Fuel Tax - \$475,973.32, BDD - \$7,873.63, Convention Center B & I Repay - \$113,608.77, Water Revenue Fund - \$113,858.70, and Sewer Revenue Fund - \$38,473.66. A roll call vote was taken: Doty-yea, Patrick-yea, Vance-yea, West-yea, and Tibbs-yea. Motion carried 5-yea, 0-nay, 1-absent.

Consideration and action on Ordinance No. 2025-14 An Ordinance Adding Territory to the Enterprise Zone and Approving the Amendment of the Enacting Ordinance and Intergovernmental Agreement – 1645 N. State Highway 121: Administrator Miller presented for consideration an ordinance adding territory to the Enterprise Zone for 1645 N. State Highway 121. 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 2025-14 Adding Territory to the Enterprise Zone and Approving the Amendment of the Enacting Ordinance and Intergovernmental Agreement for 1645 N. State Highway 121 as presented, seconded by Trustee Vance. A roll call vote was taken: Doty-yea, Patrick-yea, Vance-yea, West-yea, and Tibbs-yea. Motion carried 5-yea, 0-nay, 1-absent.

Consideration and action on Ordinance No. 2025-15 An Ordinance Approving and Authorizing the Execution of a Redevelopment Agreement by and between the Village of Mt. Zion, Macon County, Illinois and Sams & Sullivan Properties, LLC and Agility Properties, LLC and Dr. Jacob D. Sams, M.D. and Dr. Donald N. Sullivan M.D.: Administrator Miller presented for consideration an ordinance approving a redevelopment agreement with Dr. Sams and Dr. Sullivan for property located at 1645 N. State Highway 121, formally Town and Country Bank. Dr. Sams and Dr. Sullivan have requested incentives from the Village to potentially construct an outpatient surgery center.

A motion was made by Trustee Doty to approve Ordinance 2025-15 Approving and Authorizing the Execution of a Redevelopment Agreement by and between the Village of Mt. Zion, Macon County, Illinois and Sams & Sullivan Properties, LLC and Agility Properties, LLC and Dr. Jacob D. Sams, M.D. and Dr. Donald N. Sullivan, M.D. as presented, seconded by Trustee Tibbs. A roll call vote was taken: Doty-yea, Patrick-abstain, Vance-yea, West-yea, and Tibbs-yea. Motion carried 4-yea, 0-nay, 1-absent, 1-abstain.

Consideration and action on Ordinance No. 2025-16 An Ordinance Approving and Authorizing the Execution of the Third Amendment to the Redevelopment Agreement by and between the Village of Mt. Zion, Macon County, Illinois and Lewis Property Development, LLC and Lewis Rental Properties, LLC: Administrator Miller presented for consideration an ordinance approving an amendment to a redevelopment agreement with Lewis Property Development, LLC to add additional property owned by the developer. The agreement allows the increment generated by the properties upon development to reimburse the developer for previously approved TIF eligible expenses. The agreement also sets a maximum sale price for each lot to help reduce the development cost to potential buyers and hopefully speed up development.

A motion was made by Trustee Doty to approve Ordinance 2025-16 Approving and Authorizing the Execution of a Third Amendment to the Redevelopment Agreement by and between the Village of Mt. Zion, Macon County, Illinois and Lewis Property Development, LLC and Lewis Rental Properties, LLC as presented, seconded by Trustee West. A roll call vote was taken: Doty-yea, Patrick-abstain, Vance-yea, West-yea, and Tibbs-yea. Motion carried 4-yea, 0-nay, 1-absent, 1-abstain.

Presentation of the FY 2024 Motor Fuel Tax Compliance Report: Treasurer McKenzie shared the Village's Motor Fuel Tax Compliance Review Certificate for the period of January 1 through December 31, 2024. No major findings were found during IDOT's review.

Consideration and action on Ordinance No. 2025-17 An Ordinance to Amend Chapter 103, Sec. 103-7 of the Mt. Zion Code of Ordinances: Administrator Miller presented for consideration an ordinance amending the Village's Code of Ordinances to require all driveways be constructed of either concrete or asphalt. The Village's current ordinance already requires the driveway entrance from the curb to the property line to be constructed of concrete or asphalt. Properties with non-conforming driveways constructed prior to the ordinance being adopted will not be in violation of the ordinance.

Discussion was held regarding subdivision covenants, Eggers driveway, and variances for driveways.

A motion was made by Trustee Vance to approve Ordinance 2025-17 An Ordinance to Amend Chapter 103, Section 103-7 of the Mt. Zion Code of Ordinances as presented, seconded by Trustee Doty. A roll call vote was taken: Doty-yea, Patrick-yea, Vance-yea, West-yea, and Tibbs-yea. Motion carried 5-yea, 0-nay, 1-absent.

Consideration and action on Ordinance No. 2025-18 An Ordinance Authorizing the Sale of Surplus Equipment: Administrator Miller presented for consideration an ordinance authorizing the sale of surplus equipment. The equipment is four tasers not being utilized by the Police Department due to the purchase of newer equipment. The older equipment still has useful life, and staff does not recommend selling these devices on an auction site. Richland Community College and their security staff could use the tasers to protect the students and staff on their campus of which many are Mt. Zion residents.

A motion was made by Trustee Patrick to approve Ordinance 2025-18 Authorizing the Sale of Surplus Equipment as presented, seconded by Trustee Vance. A roll call vote was taken: Doty-yea, Patrick-yea, Vance-yea, West-yea, and Tibbs-yea. Motion carried 5-yea, 0-nay, 1-absent.

Consideration and action on Ordinance No. 2025-19 An Ordinance Approving and Authorizing the Execution of a Business Development District No. 1 Redevelopment Agreement by and between the Village of Mt. Zion, Macon County, Illinois and Capelli's Studio & Spa, LLC and Nichole R. Garner – 1339 N. State Highway 121: Administrator Miller presented for consideration an ordinance approving a redevelopment agreement for 1339 N. State Highway 121. Nichole Garner was present. Capelli's Salon & Spa is due to open October 15, 2025 after major renovations estimated over \$180,000. The agreement provides for a five (5) year forgivable loan with Promissory Note, not to exceed 25% of costs or \$45,000. As long as the business opens and continues to operate at this location, each year 20% of the loan and interest are forgiven. Payment will be made from BDD Funds once all required documentation and proof of all expenditures has been received and verified by the Village and its consultant.

A motion was made by Trustee Doty to approve Ordinance 2025-19 Approving and Authorizing the Execution of a Redevelopment Agreement by and between the Village of Mt. Zion, Macon County, Illinois and Capelli's Studio & Spa, LLC and Nichole R. Garner – 1339 N. State Highway 121 as presented, seconded by Trustee Patrick. A roll call vote was taken: Doty-yea, Patrick-yea, Vance-yea, West-yea, and Tibbs-yea. Motion carried 5-yea, 0-nay, 1-absent.

Consideration and action on Ordinance No. 2025-20 An Ordinance Approving and Authorizing the Execution of a Business Development District No. 1 Redevelopment Agreement by and between the Village of Mt. Zion, Macon County, Illinois and 1335 MTZ Building, LLC and John Doolin and Gregg Meisenhelter and Nichole R. Garner – 1335 N. State Highway 121: Administrator Miller presented for consideration an ordinance approving a redevelopment agreement for 1335 N. State Highway 121. The redevelopment will include Rt. 121 Coffee, Emily's and additional space available for rent upon completion. The building and parking lot required major renovations estimated over \$1,000,000. The agreement provides for a five (5) year forgivable loan with Promissory Note, not to exceed 25% of costs or \$45,000 and 50% of BDD revenue generated by the property payable as annual pay-as-you-go reimbursements not to exceed an additional \$100,000. Total cumulative reimbursement not to exceed \$145,000. As long as the businesses open and continue to operate at this location, each year 20% of the loan and interest are forgiven. Payment will be made from BDD Funds once all required documentation and proof of all expenditures has been received and verified by the Village and its consultant.

A motion was made by Trustee Tibbs to approve Ordinance 2025-20 Approving and Authorizing the Execution of a Redevelopment Agreement by and between the Village of Mt. Zion, Macon County, Illinois and 1335 MTZ Building, LLC and John Doolin and Gregg Meisenhelter and Nichole R. Garner – 1335 N. State Highway 121 as presented, seconded by Trustee West. A roll call vote was taken: Doty-yea, Patrick-yea, Vance-abstain, West-yea, and Tibbs-yea. Motion carried 4-yea, 0-nay, 1-absent, 1-abstain.

Administrator & Staff Items:

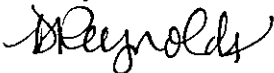
Administrator Miller announced Treasurer McKenzie had a baby. Miller also gave a traffic signal update and informed the Board of sidewalk repairs due to trips and falls. Miller also updated the board on the solar projects and announced the Splash Pad is closed for the season. Miller will be out of the office until September 29th due to a family emergency.

Mayor & Trustee Items:

Trustee Doty informed the Board and staff of a burn ban in Macon County.

Adjournment: A motion was made by Trustee Patrick to adjourn the September 15, 2025 Village Board meeting, seconded by Trustee Vance. A voice vote was unanimous; motion carried. The meeting was adjourned at 5:52 p.m.

Respectfully submitted,



Dawn Reynolds
Village Clerk