

VILLAGE BOARD OF TRUSTEES  
MEETING MINUTES  
March 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, Nate Patrick, Wendy Kernan, Donna Scales, and Phil Tibbs. Also present were Village Administrator, Julie Miller, Director of Public Works, Chad Reynolds, Chief of Police, Adam Skundberg, Village Attorney, Ed Flynn, Village Treasurer, Corey McKenzie, and Village Clerk, Dawn Reynolds. Chris Siudyla was absent.

Pledge of Allegiance

Public Forum: Six (6) 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 Patrick. A breakdown of Fund Warrants for the period ending March 18, 2024 is as follows: General Fund - \$136,596.88, Audit - \$13,000.00, Motor Fuel Tax - \$725.72, BDD - \$15,000.00, Rt. 121 TIF District II - \$1,950.00, Bond Interest - \$12,089.05, Water Revenue Fund - \$96,465.72, and Sewer Revenue Fund - \$44,763.82. 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.

Consideration and action on Ordinance No. 2024-7 An Ordinance to Direct the Sale of Vacant Residential Property, Baltimore Avenue, Mt. Zion, Macon County, Illinois: Mayor Williams requested to table the item.

Consideration and action on Ordinance No. 2024-8 An Ordinance Approving and Authorizing the Execution of a Redevelopment Agreement By and Between the Village of Mt. Zion, Macon County, Illinois and JCG Midwest, Inc.: Administrator Miller presented for consideration an ordinance approving a TIF and BDD redevelopment agreement between the Village of Mt. Zion and JCG Midwest, Inc. JCG Midwest recently acquired two vacant properties on Green Valley Drive. They have made updates to the buildings and created yard storage with future plans for an addition. The estimated eligible project costs are \$1,575,750 as determined by TIF Illinois. Under the agreement, the developer will be reimbursed 75% of the Net Real Estate Tax Increment and 50% of the BDD Sales Tax generated by the project. The agreement expires when all eligible costs have been reimbursed or at the end of the TIF and BDD in 2045, whichever comes first.

A motion was made by Trustee Scales to approve Ordinance No. 2024-8 Approving and Authorizing the Execution of a Redevelopment Agreement By and Between the Village of Mt. Zion, Illinois and JCG Midwest, Inc. as presented, seconded by Trustee Kernan. A roll call vote was taken: Doty-yea, Patrick-abstain, Scales-yea, Kernan-yea, and Tibbs-yea. Motion carried 4-yea, 0-nay, 1-absent, 1-abstain.

Consideration and action on Ordinance No. 2024-9 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 Doty to approve Ordinance No. 2024-9 Authorizing the Sale of Surplus Equipment By Sealed Bid or By Using An Online Auction Site as presented, seconded by Trustee Tibbs. 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.

Consideration and action on Resolution No. 2024-6 A Resolution Approving a Dedication of Right of Way for "Magnolia Way" Within the Village of Mt. Zion, Macon County, Illinois: Administrator Miller presented for consideration a resolution approving a dedication of right of way between Hucks and the Decatur Earthmover Credit Union ATM off of Spitler Park Drive. Decatur Earthmover Credit Union approached the Village about adding this piece of property to the Village's transportation inventory. The street was recently repaired with all new asphalt to Village specifications.

A motion was made by Trustee Patrick to approve Resolution No. 2024-6 Approving a Dedication of Right of Way for "Magnolia Way" Within the Village as presented, seconded by Trustee Doty. 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.

Consideration and action on Ordinance No. 2024-10 An Ordinance Adding Territory to Enterprise Zone and Approving the Amendment of the Enacting Ordinance and Intergovernmental Agreement – Industrial Corridor Additions: Administrator Miller presented an ordinance amending the Enterprise Enacting Ordinance and Intergovernmental Agreement. The Decatur Macon County Enterprise Zone Board has approved the requests for three boundary amendments to include additional parcels into the Decatur Macon County Enterprise Zone. The next step is to receive approval from the respective County Boards, Village Boards, and City Councils to amend the designating ordinance and resolution to include the parcels.

A motion was made by Trustee Kernan to approve Ordinance No. 2024-10 Adding Territory to Enterprise Zone and Approving the Amendment of the Enacting Ordinance and Intergovernmental Agreement – Industrial Corridor Additions as presented, seconded by Trustee Patrick. 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.

Consideration and action on Ordinance No. 2024-11 An Ordinance Adding Territory to Enterprise Zone and Approving the Amendment of the Enacting Ordinance and Intergovernmental Agreement – Main Place Properties: A motion was made by Trustee Kernan to approve Ordinance No. 2024-11 Adding Territory to Enterprise Zone and Approving the Amendment of the Enacting Ordinance and Intergovernmental Agreement – Main Place Properties as presented, seconded by Trustee Patrick. 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.

Consideration and action on Ordinance No. 2024-7 An Ordinance to Direct the Sale of Vacant Residential Property, Baltimore Avenue, Mt. Zion, Macon County, Illinois: Attorney Flynn asked that the item be brought back to the table on a motion by Trustee Scales, seconded by Trustee Patrick.

Administrator Miller presented for consideration an ordinance directing the sale of a parcel of unused land on Kays Court adjacent to Baltimore Avenue. The property was originally dedicated as parkland when the area was subdivided. The Village does not have use for the piece of property. Proper notice was published in the newspaper as required.

Mayor Williams opened and read aloud the one sealed bid received for \$1,000.00 by Daniel and Stephanie Kee. Trustee Patrick informed the public that the property was only 0.14 acre.

A motion was made by Trustee Scales to accept the bid by Daniel and Stephanie Kee in the amount of \$1,000.00 and approve Ordinance No. 2024-7 to Direct the Sale of Vacant Residential Property, Baltimore Avenue, Mt. Zion, Macon County, Illinois as presented, seconded by Trustee Kernan. 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.

Attorney Flynn asked for a motion to authorize Administrator Miller to direct the sale of said property. A motion was made by Trustee Patrick, seconded by Trustee Doty. 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.

Administrator & Staff Items:

Clerk Reynolds reminded the Board to submit their Statement of Economic Interest forms.

Treasurer McKenzie reported for Director Wilson that April 2<sup>nd</sup> is the tennis courts rededication, April 25-27 is the Village wide rummage sales, and May 4<sup>th</sup> is the Sparkle & Shine event.

Administrator Miller reported that Tiffany Ivey had a boy named Atlas and Tiffany Wilson is taking care of everything while she is on maternity leave. Miller also reported issues with the US Postal Service delivering water bills. Bills will be mailed out one day earlier than scheduled in March.

Mayor & Trustee Items:

Trustee Patrick reminded everyone to get out and vote.

Executive Session – Section 2(c)(1) – Litigation: A motion was made by Trustee Scales to enter Executive Session at 5:36 p.m., seconded by Trustee Doty. A voice vote was unanimous, motion carried.

A motion was made by Trustee Patrick to exit Executive Session at 5:42 p.m., seconded by Trustee Scales. A voice vote was unanimous, motion carried.

Adjournment: A motion was made by Trustee Kernan to adjourn the March 18, 2024 Village Board meeting, seconded by Trustee Doty. A voice vote was unanimous; motion carried. The meeting was adjourned at 5:43 p.m.

Respectfully submitted,



Dawn Reynolds  
Village Clerk