

VILLAGE BOARD OF TRUSTEES
MEETING MINUTES
February 9, 2026
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, Jack Vance, Evan West and Phil Tibbs. Also present were Village Administrator, Julie Miller, Village Attorney, Ross Munsterman, Chief of Police, Adam Skundberg, Parks and Recreation Director, Tiffany Wilson, Event Coordinator, Tiffany Streibich, Village Treasurer, Corey McKenzie, and Village Clerk, Dawn Reynolds.

Pledge of Allegiance

Public Forum: Five people were present and no one wished to address the Board.

Consent Agenda: A motion was made by Trustee Doty to approve the Consent Agenda as presented, seconded by Trustee Siudyla. A breakdown of Fund Warrants for the period ending February 9, 2026 is as follows: General Fund - \$155,422.98, Audit - \$14,000.00, Motor Fuel Tax - \$132.66, BDD - \$1,354.30, Rt. 121 TIF District I - \$10,169.53, Water Revenue Fund - \$103,111.54, and Sewer Revenue Fund - \$34,699.92. 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 Auditor's Engagement Letter – McGuire, Yuhas, Huffman & Buckley, P.C.: Cody Buckley of McGuire, Yuhas, Huffman & Buckley, P.C. presented for consideration a five-year engagement letter to provide annual audit services and preparation of the Village of Mt. Zion's financial statements.

Administrator Miller stated the Village has enjoyed their relationship with the auditing firm and know other municipalities who are unable to obtain auditors.

A motion was made by Trustee Vance to approve the five-year engagement letter with McGuire, Yuhas, Huffman & Buckley, P.C. to provide audit and financial statement services for the Village of Mt. Zion as presented, seconded by Trustee Patrick. A roll call vote was taken: Doty-yea, Siudyla-yea, Patrick-yea, Vance-yea, West-yea, and Tibbs-abstain. Motion carried 5-yea, 0-nay, 0-absent, 1-abstain.

Consideration and action on Ordinance No. 2026-1 An Ordinance Declaring Surplus Revenue in the Mt. Zion Route 121 TIF District II Special Tax Allocation Fund and Authorizing Payment of that Surplus Revenue to the Macon County Treasurer for Distribution to Affected Taxing Districts on a Pro Rata Basis for Tax Year 2024 Payable in 2025: Administrator Miller presented for consideration an ordinance declaring surplus revenue as required by the IGA adopted with the Mt. Zion Rt. 121 TIF District. Under the IGA, 75% of the tax revenue generated from "Pre-existing Single-Family Residential Properties" and 10% of the tax revenue generated from all other properties in the TIF District is to be declared surplus and returned to Macon County to redistribute to the taxing bodies. The 2024 surplus was \$187,789.91. The Route 121 TIF District II received \$495,148.50 from the 2024 tax year. The current fund balance is \$328,364.99.

A motion was made by Trustee Siudyla to approve Ordinance No. 2026-1 An Ordinance Declaring Surplus Revenue in the Mt. Zion Rt. 121 TIF District II Special Tax Allocation Fund and Authorizing Payment of that Surplus Revenue to the Macon County Treasurer for Distribution to Affected Taxing Districts on a Pro-Rata Basis for Tax Year 2024 Payable in 2025 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 No. 2026-2 An Ordinance Amending Chapter 22, Section 22-8 Mailbox Regulations of the Mt. Zion Code of Ordinances: Administrator Miller presented for consideration an ordinance amending the amount the Village will reimburse for accidental damage to a mailbox by snow removal during the winter months. Residents may be reimbursed up to \$200 for the post and mailbox after submitting the required documentation. Concrete mailboxes are filed with IMLRMA.

A motion was made by Trustee Doty to approve Ordinance No. 2026-2 An Ordinance Amending Chapter 22, Section 22-8 Mailbox Regulations of the Mt. Zion Code of Ordinances 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 No. 2026-2 A Resolution Approving the Release of Closed Session Minutes as Authorized by the Illinois Open Meetings Act: Administrator Miller presented for consideration a resolution to release closed session minutes from meetings held on May 19, 2025 and June 16, 2025 and November 17, 2025. State Statutes require the review of closed session minutes semi-annually and all minutes with resolved issues should be opened to the public.

A motion was made by Trustee Patrick to approve Resolution No. 2026-2 Approving the Release of Closed Session Minutes as Authorized by the Illinois Open Meetings Act 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 No. 2026-3 A Resolution Approving the Destruction of Audio or Video Recordings of Closed Session Meetings as Authorized by the Illinois Open Meetings Act: Administrator Miller presented for consideration a resolution to destroy audio recordings of a closed session meeting that was held on March 18, 2024. The minutes from this meeting have already been approved and released.

A motion was made by Trustee Patrick to approve Resolution No. 2026-3 Approving the Destruction of Audio or Video Recordings of Closed Session Meetings as Authorized by the Illinois Open Meetings Act 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 2026-3 An Ordinance Adding Territory to the Enterprise Zone and Approving the Amendment of the Enacting Ordinance and Intergovernmental Agreement – Mt. Zion Community Drive Redevelopment: Administrator Miller presented for consideration an ordinance adding territory to the Enterprise Zone for the Mt. Zion Community Drive Project. The Decatur Macon County Enterprise Zone Board has approved the request for the boundary amendment to include the additional parcels into the Decatur Macon County Enterprise Zone.

A motion was made by Trustee Siudyla to approve Ordinance 2026-3 Adding Territory to the Enterprise Zone and Approving the Amendment of the Enacting Ordinance and Intergovernmental Agreement for the Mt. Zion Community Drive Project 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 Resolution 2026-4 A Resolution Authorizing Execution of a Service Agreement with A Responsible Bidder for the Supply of Electricity for Residential and Small Commercial Retail Customers Who Do Not Opt Out of Such a Program (Municipal Electrical Aggregation): Treasurer McKenzie presented for consideration a resolution authorizing the Mayor or Village Administrator to sign and execute the contract with the lowest responsible bidder to aggregate the residential and small commercial retail electric loads located within the Village. The Village has passed this same resolution with Stone River Group in past years.

A motion was made by Trustee Vance to approve Resolution No. 2026-4 Authorizing Execution of a Service Agreement with the Lowest Responsible Bidder for the Supply of Electricity for Residential and

Small Commercial Retail Customers and the Agreement for Consulting Services with The Stone River Group as presented, seconded by Trustee West. 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.

Cannabis Dispensary Presentation by Elevate Cannabis – Discussion Only: Nico Pento, Representative of Elevate Cannabis, gave a presentation for a proposed cannabis dispensary at 1225 N. State Route 121. Elevate Cannabis' retail division is Key Cannabis and they currently operate dispensaries in Missouri, Arizona and Illinois. Mr. Pento answered questions from the Board regarding the type of cannabis and products they offer, local labor, number of employees, State and Federal regulations, hours of operation, security, advertising and lot plans.

Cathy Hadden, Village of Mt. Zion resident, questioned why Mt. Zion and who approves the dispensary. Mr. Pento answered demographics and the Village Board will approve has the authority to approve the dispensary.

Chief Skundberg was questioned about crime rate near dispensaries. He replied that the security installed is a deterrent. Through a recent search, no crimes related directly to dispensaries were found in Illinois.

William Peterson, Long Creek resident, asked if the dispensary will decrease sales for the unregulated businesses in the area. Mr. Pento responded that most consumers are not aware that current businesses are unregulated while other consumers choose dispensaries aware that the products are tested. Also, some consumers will not choose a dispensary because photo IDs are required and taxes are charged.

Administrator Miller explained that the Village did not opt out of a cannabis sales therefore no public hearing is required if the dispensary comes back to the Board for approval. Staff will place the appropriate resolution and cannabis sales tax ordinance on the March 16, 2026 agenda. If approved, the developer can submit a site plan and building plans for approval.

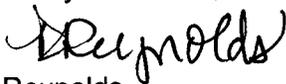
Administrator & Staff Items:

Coordinator Streibich invited the Board to the upcoming Craft Show on March 6th & 7th.

Director Wilson announced the Town Rummage Sale weekend will be held April 30th – May 2nd.

Adjournment: A motion was made by Trustee Vance to adjourn the February 9, 2026 Village Board meeting, seconded by Trustee Patrick. A voice vote was unanimous; motion carried. The meeting was adjourned at 5:59 p.m.

Respectfully submitted,



Dawn Reynolds
Village Clerk