VILLAGE BOARD OF TRUSTEES
MEETING MINUTES
March 16, 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, Nate Patrick, Jack Vance, and Evan West. Also present were Village Treasurer, Corey McKenzie, Director of Public Works, Chad Reynolds, Police Lieutenant, Mike Foster, Village Attorney, Ross Munsterman, Parks and Recreation Director, Tiffany Wilson, Event Coordinator, Tiffany Streibich, and Village Clerk, Dawn Reynolds.

Pledge of Allegiance

Public Forum: Three 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 Vance. A breakdown of Fund Warrants for the period ending March 16, 2026 is as follows: General Fund - $248,662.92, Motor Fuel Tax - $97,849.38, BDD - $106,288.57, Convention Center B & I Repay- $10,693.25, Water Revenue Fund - $95,195.91, and Sewer Revenue Fund - $37,572.38. A roll call vote was taken: Doty-yea, Patrick-yea, Vance-yea, and West-yea. Motion carried 4-yea, 0-nay, 2-absent.

Consideration and action on Resolution No. 2026-5 A Resolution Authorizing the Village Administrator, as Zoning Officer, to Sign and Provide A Notice of Proper Zoning Form to Bliss Garden, LLC for Property Located at 1225 N. State Route 121, Mt. Zion, Illinois: Mayor Williams presented for consideration a resolution authorizing the Village Administrator to provide a Notice of Proper Zoning Form to Bliss Garden, LLC d/b/a/ Key Dispensary for a proposed adult-use cannabis dispensary to be located at 1225 N. State Route 121, Mt. Zion, Illinois. This form is required by the Illinois Department of Financial and Professional Regulation as part of the state licensing process for cannabis dispensaries. The purpose of the form is to confirm that the proposed location complies with all applicable local zoning regulations and that the municipality does not prohibit the proposed use at the specified site.

Mayor Williams gave a brief background of the proposed dispensary from 18 months ago for the new Trustees. Discussion was held regarding feedback received by Trustees and the economic benefit of the dispensary. Treasurer McKenzie informed the Board that all proper notifications had been filed, and the meeting packet and agenda have remained on the Village website since the February 9th meeting. Nico Pento, Representative of Elevate Cannabis was present to answer questions.

A motion was made by Trustee Doty to approve Resolution No. 2026-5 A Resolution Authorizing the Village Administrator, as Zoning Officer, to Sign and Provide a Notice of Proper Zoning Form to Bliss Garden, LLC for Property Located at 1225 N. State Route 121, Mt. Zion, Illinois as presented, seconded by Trustee West. A roll call vote was taken: Doty-yea, Patrick-yea, Vance-nay, and West-yea. Motion carried 3-yea, 1-nay, 2-absent.

Consideration and action on Ordinance No. 2026-4 An Ordinance Imposing a Municipal Cannabis Retailers' Occupation Tax for the Village of Mt. Zion, Macon County, Illinois: Mayor Williams presented for consideration an ordinance approving and establishing a 3% sales tax on cannabis sales in the Village of Mt. Zion. The State of Illinois legalized the sale of adult-use cannabis through the passage of the Illinois Cannabis Regulation and Tax Act. Under this Act, municipalities are authorized to impose a local Municipal Cannabis Retailers' Occupation Tax on the sale of adult-use cannabis by licensed dispensaries located within their jurisdiction. The Act permits municipalities to levy a tax of up to 3% of the gross receipts from the sale of adult-use cannabis.

A motion was made by Trustee Patrick to approve Ordinance No. 2026-4 Imposing a Municipal Cannabis Retailers' Occupation Tax for the Village of Mt. Zion, Macon County, Illinois as presented, seconded by Trustee Doty. A roll call vote was taken: Doty-yea, Patrick-yea, Vance-yea, and West-yea. Motion carried 4-yea, 0-nay, 2-absent.

Consideration and action on Ordinance No. 2026-5 An Ordinance Creating Section 119-268: Cannabinoid Hemp Products to the Zoning Code of the Village of Mt. Zion, Illinois Code of Ordinances: Mayor Williams presented for consideration an ordinance creating a new code for Cannabinoid Hemp Products to promote public safety, support responsible regulation of intoxicating substances and align local policy with the intent of Illinois' regulated cannabis marketplace.

A motion was made by Trustee Patrick to approve Ordinance No. 2026-5 Creating Section 119-268: Cannabinoid Hemp Products to the Zoning 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, Patrick-yea, Vance-yea, and West-yea. Motion carried 4-yea, 0-nay, 2-absent.

Consideration and action on Ordinance No. 2026-6 An Ordinance Approving and Authorizing the Execution of a First Amendment to the 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.: Treasurer McKenzie presented for consideration an ordinance approving a first amendment to the redevelopment agreement dated September 15, 2025, with Sams & Sullivan Properties, LLC, Agility Properties, LLC, Dr. Jacob D. Sams, M.D. and Dr. Donald N. Sullivan, M.D. for the redevelopment of 1645 N. State Highway 121, formally Town and Country Bank. There are no changes to the eligible or anticipated costs for the overall project, this amendment will only add Decatur Orthopedic Center, LLC and Surgical Partners & Associates, LLC that are also owned and operated by Dr. Jacob D. Sams, M.D. and Dr. Donald N. Sullivan, M.D.

A motion was made by Trustee Doty to approve Ordinance No. 2026-6 Approving and Authorizing the Execution of a First Amendment to the 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 West. A roll call vote was taken: Doty-yea, Patrick-abstain, Vance-yea, and West-yea. Motion carried 3-yea, 0-nay, 2-absent, 1-abstain.

Consideration and action on Resolution No. 2026-6 A Resolution Approving and Authorizing the Execution of a Local Public Agency Engineering Services Agreement between MSA Professional Services, Inc. and the Village of Mt. Zion, Macon County, Illinois – West Main Street: Treasurer McKenzie presented for consideration a resolution approving an engineering services agreement with MSA Professional Services to do additional preliminary engineering and prepare the IDOT required plans and documents for the bidding of the West Main Street Overlay Project. The agreement is for an additional $14,800 to redesign the sidewalks on Main Street between Bell Street and Broadway Street. Greg Crowe of MSA Professional Services, Inc. was present to answer questions.

A motion was made by Trustee Vance to approve Resolution No. 2026-6 Approving and Authorizing the Execution of a Local Public Agency Engineering Services Agreement between MSA Professional Services, Inc. and the Village of Mt. Zion, Macon County, Illinois as presented, seconded by Trustee Patrick. A roll call vote was taken: Doty-yea, Patrick-yea, Vance-yea, and West-yea. Motion carried 4-yea, 0-nay, 2-absent.

Consideration and action on Resolution No. 2026-7 A Resolution for Maintenance Under the Illinois Highway Code – Motor Fuel Tax: Treasurer McKenzie presented for consideration a resolution authorizing the use of MFT funds on routine street maintenance, such as street sweeping, cold patch, traffic control maintenance, and storm sewer maintenance.

A motion was made by Trustee West to approve Resolution No. 2026-7 for Maintenance Under the Illinois Highway Code – Motor Fuel Tax in the amount of $100,000 as presented, seconded by Trustee Doty. A roll call vote was taken: Doty-yea, Patrick-yea, Vance-yea, and West-yea. Motion carried 4-yea, 0-nay, 2-absent.

Mayor & Trustee Items:
Trustee Patrick thanked staff for their hard work on the dispensary.

Trustee Vance thanked the Board for the dispensary discussion.

Mayor Williams thanked Nico Pento for attending the meeting. Mr. Pento thanked the Board for their support.

Adjournment: A motion was made by Trustee Patrick to adjourn the March 16, 2026 Village Board meeting, seconded by Trustee West. A voice vote was unanimous; motion carried. The meeting was adjourned at 5:41 p.m.

Respectfully submitted,

DReynolds

Dawn Reynolds
Village Clerk