

SPECIAL MEETING OF THE BOARD OF TRUSTEES OF THE VILLAGE OF FORSYTH, ILLINOIS
6:30 P.M.
WEDNESDAY, JULY 5, 2023
VILLAGE HALL, 301 SOUTH ROUTE 51, FORSYTH, ILLINOIS

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

CONSENT AGENDA: Items listed under the Consent Agenda are considered to be routine in nature and will be acted upon by one motion and one vote. If separate action on any particular item is desired, the item will be removed from the Consent Agenda and will be considered separately.

1. APPROVAL OF MINUTES OF THE REGULAR MEETING OF JUNE 20, 2023
2. APPROVAL OF WARRANTS

PUBLIC COMMENT: At this time, the public has the opportunity to express views or make comments to the Mayor and Board of Trustees on agenda items or any other Village issue. Comments must be limited to not more than three (3) minutes.

ADMINISTRATION REPORTS

1. LAW ENFORCEMENT REPORT
2. VILLAGE STAFF REPORTS

OLD BUSINESS

1. DISCUSSION AND POTENTIAL ACTION REGARDING WATER TOWER REPAIRS (ADMINISTRATOR JILL APPLEBEE)

NEW BUSINESS

1. DISCUSSION AND POTENTIAL ACTION REGARDING GOLF CART RULES (ADMINISTRATOR JILL APPLEBEE)
2. DISCUSSION AND POTENTIAL ACTION REGARDING ASHLEY FURNITURE PROPOSAL (ADMINISTRATOR JILL APPLEBEE)
3. DISCUSSION AND POTENTIAL ACTION REGARDING RESIDENCE INN LIQUOR LICENSE (ADMINISTRATOR JILL APPLEBEE)

CLOSED SESSION: Potential topics include, but are not limited to:

5 ILCS 120/2(c)(6): The setting of a price for sale or lease of property owned by the public body.

5 ILCS 120/2(c)(11): Litigation, when an action against, affecting or on behalf of the particular public body has been filed and is pending before a court or administrative tribunal, or when the public body finds that an action is probable or imminent, in which case the basis for the finding shall be recorded and entered into the minutes of the closed meeting.

5 ILCS 120/2(c)(21): Discussion of minutes of meetings lawfully closed under this Act, whether for purposes of approval by the body of the minutes or semi-annual review of the minutes as mandated by Section 2.06.

CONSIDERATION OF MATTERS ARISING FROM CLOSED SESSION

ADJOURNMENT

Topic: Special Meeting July 5
Time: Jul 5, 2023 06:30 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/85768101946>

Meeting ID: 857 6810 1946

One tap mobile

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CONSENT AGENDA

ITEM 1

**MINUTES OF A REGULAR MEETING OF THE BOARD OF TRUSTEES
OF THE VILLAGE OF FORSYTH, ILLINOIS,
HELD AT 6:30 P.M. ON TUESDAY, JUNE 20, 2023
AT FORSYTH VILLAGE HALL**

CALL TO ORDER

Mayor Jim Peck called the meeting to order at 6:30 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL

Upon a call of the roll, the following members were physically present: Mayor Jim Peck, Trustee Lauren Young, Trustee Jeremy Shaw, Trustee Jeff London, Trustee Dave Wendt

Absent: Trustee Bob Gruenewald, Trustee Marilyn Johnson

Staff Present:

Village Administrator Jill Applebee, Village Clerk Cheryl Marty, Village Treasurer Rhonda Stewart, Public Works Director Darin Fowler, Library Director Steven Ward, Village Attorney Lisa Petrilli, Village Engineer Representative Stephanie Brown

Others Present: none

CONSENT AGENDA

1. APPROVAL OF MINUTES OF THE REGULAR MEETING OF JUNE 6, 2023
2. APPROVAL OF WARRANTS
3. APPROVAL OF TREASURER'S REPORT FOR THE MONTH OF MAY 2023

MOTION

Trustee Wendt made a Motion to approve the Consent Agenda as presented and Trustee Young seconded the Motion.

Upon a call of the roll, the vote was as follows:

Yeas: 4 – Young, Shaw, London, Wendt
Nays: 0 – None
Absent: 2 – Gruenewald, Johnson

Motion declared carried.

PUBLIC COMMENT: At this time, the public has the opportunity to express views or make comments to the Mayor and Board of Trustees on agenda items or any other Village issue. Comments must be limited to not more than three (3) minutes.

None.

ADMINISTRATION REPORTS

1. Law Enforcement Report
Sheriff Deputy Hale reported that retail thefts are increasing at Menards. More patrols are being requested for running stop signs. They are also getting more calls on golf cart violations. A short discussion was held on golf cart rules and how to improve compliance.
2. Village Staff Reports
Mayor Peck said the Forsyth Fest took another step up and was very successful with great attendance, and said kudos to all the staff.

OLD BUSINESS

NEW BUSINESS

1. ORDINANCE NUMBER 2023-16 AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF A FIRST AMENDMENT TO THE TIF REDEVELOPMENT AGREEMENT (ADMINISTRATOR JILL APPLEBEE)
Administrator Applebee explained the TIF details for Starbucks. Starbucks opening is being delayed until later this year due to material delivery schedules.

MOTION

Trustee Wendt made a Motion to approve Ordinance Number 2023-16 as presented and Trustee London seconded the Motion.

Upon a call of the roll, the vote was as follows:

Yeas: 4 – Young, Shaw, London, Wendt
Nays: 0 – None
Absent: 2 – Gruenewald, Johnson

Motion declared carried.

2. DISCUSSION AND POTENTIAL ACTION REGARDING MAROA EMERGENCY

RESPONSE PLAN PROPOSAL (PUBLIC WORKS DIRECTOR DARIN FOWLER)

Public Works Director Fowler explained the details of the proposal. A short discussion ensued with questions for Public Works Director Fowler. The Board desires to be a good neighbor to Maroa and agreed for him to proceed.

No motion needed.

3. DISCUSSION AND POTENTIAL ACTION REGARDING VETERAN'S POND MAINTENANCE (VILLAGE ENGINEER JEREMY BUENING)

Stephanie Brown of Chastain & Associates explained the details of maintenance required for the Veteran's Pond. Public Works Director Fowler explained his thoughts on how to control erosion and repair the spillway. Cost is much higher than \$200,000 and is now at \$550,000. Brown explained several options to consider. Mayor Peck led a lengthy discussion on the topic after which all agreed for Public Works Director Fowler to speak with Cody Mahannah to get a rough estimate before putting out a formal bid.

No motion needed.

CLOSED SESSION: Potential topics include, but are not limited to:

5 ILCS 120/2(c)(6): The setting of a price for sale or lease of property owned by the public body.

5 ILCS 120/2(c)(11): Litigation, when an action against, affecting or on behalf of the particular public body has been filed and is pending before a court or administrative tribunal, or when the public body finds that an action is probable or imminent, in which case the basis for the finding shall be recorded and entered into the minutes of the closed meeting.

5 ILCS 120/2(c)(21): Discussion of minutes of meetings lawfully closed under this Act, whether for purposes of approval by the body of the minutes or semi-annual review of the minutes as mandated by Section 2.06.

MOTION

Trustee Wendt made a Motion to move to Closed Session and Trustee Young seconded the Motion.

Upon a call of the roll, the vote was as follows:

Yeas: 4 – Young, Shaw, London, Wendt

Nays: 0 – None

Absent: 2 – Gruenewald, Johnson

Motion declared carried.

CONSIDERATION OF MATTERS ARISING FROM CLOSED SESSION

MOTION

Trustee Wendt made a Motion to move to approve the closed minutes of June 6, 2023 and Trustee Young seconded the Motion.

Upon a call of the roll, the vote was as follows:

Yeas: 4 – Young, Shaw, London, Wendt

Nays: 0 – None

Absent: 2 – Gruenewald, Johnson

Motion declared carried.

ADJOURNMENT

Trustee Wendt made the Motion to adjourn and Trustee Young seconded the Motion. All Board members agreed by voice vote, and the meeting was adjourned at 7:20 P.M.

By: *Cheryl Marty*
Village Clerk

CONSENT AGENDA

ITEM 2

DATE: 07/05/23

PAGE 1

PAYABLE TO INV NO	G/L NUMBER	DESCRIPTION	AMOUNT	DISTR
01 AMBER BENNETT 104	01-10-914	BAGS TOURNAMENT AT FORSYTH FEST	350.00	350.00
01 AUBREY STEWART 063023	01-10-914	PICTURES FOR FORSYTH FEST	20.00	20.00
01 BARBECK COMMUNICATION GROUP IN 138004636-1	01-11-552	SERVICE CALL ON PHONE	115.00	115.00
01 BEST ONE OF CENTRAL IL 393235	01-41-513	VEHICLE SERVICE SILVERADO	978.08	978.08
01 BLACKSTONE AUDIO, INC 2106822	01-53-681	AUDIO VISUAL	95.89	95.89
01 BLUEROCK EVENT SOLUTIONS LLC ED7C348AC-1	01-10-917	ADD TABLES TO 7-7 FIRST FRIDAY	973.00	973.00
01 BODINE ELECTRIC 36107	01-41-579	REPAIR 51 & WEAVER TRAFFIC SIGNAL	5101.91	5101.91
01 BURDICK PLUMBING & HEATING CO, 063022-4	30-00-810-6	WELL #7 AND RAW WATERMAIN	122967.80	122967.80
01 CHAMPION CHIP 24/7 LLC 1011	01-10-914	5K TIMING & TAGS FORSYTH FEST	922.50	922.50
01 CONSTELLATION NEWENERGY INC. 65673085301 65673088201	01-41-572 01-41-572	JUN '23 ELECTRIC FR ENTRANCE SIGNS JUN '23 ELECTRIC FR STREET LIGHTING	5144.29	95.38 5048.91
01 CONSTELLATION NEWENERGY 3778423 3778423 3778423 3778423	01-11-571 01-41-571 01-53-571 51-00-571	GAS UTILITIES MAY '23 GAS UTILITIES MAY '23 GAS UTILITIES MAY '23 GAS UTILITIES MAY '23	500.56	62.58 126.17 78.75 233.06
01 DECATUR COMPUTERS INC DCI48420 DCI48421	01-11-537 01-53-537	FIX CHERYL LAPTOP STEVEN GOOGLE WORKSPACE	174.00	120.00 54.00
01 PETTY CASH 063023	16-00-911-5	PETTY CASH DISC GOLF TOUR 7-28/7-30	3000.00	3000.00
01 DOOR 4 BREWING CO D4B-07283	01-10-914	FORSYTH FEST LABOR	100.00	100.00
01 DYNAGRAPHICS, INC 232978	01-10-914	BANNER & MAYOR PECK SIGNS	256.19	256.19
01 CENGAGE LEARNING INC/GALE 81357667 81358692 81366069 81433055	01-53-671 01-53-671 01-53-671 01-53-671	BOOKS BOOKS BOOKS BOOKS	330.28	126.36 101.21 54.73 47.98
01 HOBBY LOBBY STORES, INC. 063023	01-10-913	BART RETIREMENT PARTY	71.52	71.52
01 HICKORY POINT BANK 063023	01-11-929	PCORI FOR HRA 2023	44.64	44.64
01 ILLINOIS SECTION AMERICAN 200080483	51-00-560	CLASS FOR D. FOWLER	36.00	36.00

DATE: 07/05/23

wednesday July 05,2023

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PAYABLE TO INV NO	G/L NUMBER	DESCRIPTION	AMOUNT	DISTR
01 IL DEPT OF AGRICULTURE 063023	01-41-560	D. FOWLER PEST CONTROL LICENSE 2 YE	40.00 40.00	
01 ILLINOIS TAX INCREMENT ASSOCIA 675059	01-11-560	DUES FRO 7-1-23 TO 6-30-24	550.00 550.00	
01 INDUSTRIAL RUBBER, INC 3554355	01-41-612	EQUIP MAINT-STREET SWEEPER	76.71 76.71	
01 JEFFREY W HANLIN 063023	01-10-914	HORSE/WAGON FR FORSYTH FEST PARADE	350.00 350.00	
01 KEG GROVE BREWING CO. E-3072	01-10-914	BEER FOR FORSYTH FEST	1056.50 1056.50	
01 LINDE INC. 36513605	51-00-656	CHEMICALS	7939.75 7939.75	
01 LOWE'S COMPANIES, INC. 063023	01-41-611	BLDG MAINT SUPPLIES	369.26 9.73	
063023	01-41-653	SMALL TOOLS	359.53	
01 MENARDS 063023	01-10-914	FORSYTH FEST	909.03 220.32	
063023	01-52-652	OP SUPPLIES	166.55	
063023	01-52-617-1	PARK LANDSCAPING	365.01	
063023	01-53-654	JANITORIAL SUPPLIES'	44.45	
063023	01-11-611	BLDG MAINT SUPPLIES	30.64	
063023	01-41-652	OP SUPPLIES	28.85	
063023	01-52-655	FUEL	6.98	
063023	01-11-654	JANITORIAL SUPPLIES	46.23	
01 MISSISSIPPI LIME COMPANY 1675903	51-00-656	CHEMICALS-LIME	15812.36 5186.31	
1676864	51-00-656	CHEMICALS-LIME	5284.20	
1677709	51-00-656	CHEMICALS-LIME	5341.85	
01 MORGAN DISTRIBUTING, INC. 471982	01-41-655	FUEL	1922.15 1020.30	
472033	01-52-655	FUEL	901.85	
01 GE. A. MUELLER BEER CO. M-356772	01-10-914	BEER FOR FORSYTH FEST	160.00 160.00	
01 PERFORMANCE WELDING LLC 592	01-41-512	EQUIP MAINT SERVICE	210.00 210.00	
01 SAM'S CLUB/GEFC 063023	01-10-914	FOOD FR RACE/PICKLE BALL FFF	673.50 525.86	
063023	01-10-913	BART'S RETIREMENT PARTY	147.64	
01 AT & T 063023	52-00-552	783 STEVENS CRK PHONE LINE JUNE '23	418.91 85.50	
063023	52-00-552	101 HUNDLEY RD PHONE LINE JUNE '23	110.60	
063023	52-00-552	440 HUNDLEY RD PHONE LINE JUNE '23	110.60	
063023	52-00-552	815 W FORSYTH PHONE LINE JUNE '23	112.21	
01 SORLING, NORTHRUP, HANNA, CULL 215165	01-11-533	MAY '23 LEGAL SERVICE FOR ADMIN	7961.25 6393.75	
215285	01-11-533	MAY '23 LEGAL WESTERMAN LITIGATION	1567.50	

SYS DATE:06/29/23

VILLAGE OF FORSYTH
A / P W A R R A N T L I S T
REGISTER # 996
wednesday July 05,2023

SYS TIME:09:28
[NW1]

DATE: 07/05/23

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PAYABLE TO INV NO	G/L NUMBER	DESCRIPTION	AMOUNT	DISTR
01 SPEED LUBE 00011-863877	01-41-513	OIL CHANGE	58.95	58.95
01 STAR SILKSCREEN DESIGN, INC. 59637	01-52-471	UNIFORMS	269.00	269.00
01 THIRD MILLENNIUM ASSOCIATES, I 30117	51-00-549-1	W/S BILLING SERVICE JULY '23	426.21	213.10
30117	52-00-549-1	W/S BILLING SERVICE JULY '23		213.11
01 UTILITY SUPPLY OF AMERICA, INC INV00042286	51-00-656	CHEMICALS	938.86	664.86
INV00045292	51-00-656	CHEMICALS		274.00
01 US POSTAL SERVICE (CAPS) 063023	51-00-549-1	W/S BILLING POSTAGE JULY '23	656.44	328.22
063023	52-00-549-1	W/S BILLING POSTAGE JULY '23		328.22
01 VILL OF FORSYTH 063023	01-11-571	W/S SERVICES FOR JUNE '23	150.00	150.00
01 WALLENDER-DEDMAN PRINTING INC. 104426	01-11-554	SLOW DOWN SIGNS	750.00	750.00
01 WAL-MART 063023	01-10-913	BART'S RETIREMENT PARTY	37.78	37.78
01 WATER SOLUTIONS UNLIMITED, INC 113873	51-00-656	CHEMICALS	4132.52	4132.52
01 WASTE MANAGEMENT SERVICES INC 1607966-2477-5	01-10-914	DEL CHARGE DUMPSTER FORSYTH FEST	50.00	50.00
01 WATTS COPY SYSTEM 34331459	01-53-512	LIB COPIER RENTAL FOR JUNE '23	268.53	268.53
** TOTAL CHECKS TO BE ISSUED			187369.37	

SYS DATE:06/29/23

VILLAGE OF FORSYTH
A / P W A R R A N T L I S T
REGISTER # 996
wednesday July 05,2023

SYS TIME:09:28
[NW1]

DATE: 07/05/23

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FUND INV NO	G/L NUMBER	DESCRIPTION	AMOUNT	DISTR
GENERAL FUND			30807.46	
HOTEL/MOTEL TAX FUND			3000.00	
CAPITAL PROJECT FUND			122967.80	
WATER OPERATIONS			29633.87	
SEWER OPERATIONS			960.24	
*** GRAND TOTAL ***			187369.37	
TOTAL FOR REGULAR CHECKS:			171,557.01	
TOTAL FOR DIRECT PAY VENDORS:			15,812.36	

ADMINISTRATION REPORTS

ENGINEER'S REPORT

Forsyth; July 5, 2023 Board Meeting

Submitted by Matthew B. Foster, P.E., PLS

Project 6928 – Maroa-Forsyth Grade School Bike Path

We are working with the environmental subconsultant on wrapping up the Preliminary Site Investigation report. We are also still receiving information from utility companies regarding their facility locations along the proposed path that may conflict.

Project 7982 – Forsyth Park LWCF Grant Compliance

We have tentatively scheduled this bid opening for late August or early September. We are currently working on the bidding specifications, QA/QC and permits.

Project 8000 – Well No. 7

Work at the well 7 site continues. The well building floor and generator pad are complete and rough grading of the site is proceeding.

Project 8498 – Advisory Services

Grayhawk Pavement Repairs: We are working on setting up a meeting with Public Works Director Fowler to select repairable locations in the subdivision.

Veterans Pond Outfall Repairs: This work is on hold until the pond banks are addressed.

Eastside Bike Path Maintenance: Work on the bidding plans and specifications are in progress. We anticipate bidding this work out in July.

US Route 51 Improvements: We are currently waiting on IDOT to provide their final plans and specifications for final review and approval by the Village.

Project 8594 – Moon St Sidewalk Improvements

The survey has been completed. We will begin the design of the project shortly.

Project 8595 – Barnett Ave Reconstruction

We are working on fitting this project into our survey schedule.

Project 8645 – Water Treatment Plant Clarifier & Filter Maintenance

Chastain staff has met with Public Works Director Fowler to review maintenance needs onsite. Public Works Director Fowler has arranged for testing of the filter media to determine if it can be disposed of without special accommodations.



Library Director's Report July 5, 2023

- Registration for the library's Summer Reading Program "*Find Your Voice*" continues to grow. As of June 29, 423 people have already registered, including:
 - Ages 0-2: 18
 - Ages 2-5: 69
 - Ages 6-8: 78
 - Ages 9-12: 68
 - Teens: 30
 - Adults: 160
- Summer Reading Program events continue to be well attended, and we still have a ton of fun planned during the month of July, including our End-of-Summer Reading Party on July 29th from 11:00 a.m. - 12:30 p.m. For programs that require registration, links can be found on the library's website: forsythlibrary.com/events/2023-summer-reading-program
- Library staff have done a phenomenal job with this year's Summer Reading Program, and I really appreciate all their hard work in making it a success. We have tried some new things this year, and the results have been great thus far.
- The Library Commission approved a motion to not sell non-resident cards at our June 14th meeting. This motion fulfills an annual library requirement, and because we are surrounded by other library districts, it is an easy decision. This decision also helps to simplify several internal library processes.
- I have begun drafting a long-range plan for the library, and I look forward to sharing a draft with the Village Administrator and the Library Commission soon.
- I am currently working on multiple library projects, including: security cameras, shelving additions, furniture and computer purchases, adding a mounted smart tv above our circulation desk to digitally promote library services and programs, Roku streaming services, and more.
- Library Assistant II, Cheryl, and I have been working together on local history digitization, including creating guidelines and best practices to help streamline processes. This is a massive undertaking considering that these processes did not previously exist at this library. Our main goal, in addition to the preservation of materials, will be to increase access both in the library and online through the library's website.

Steven Ward
June 29, 2023

OLD BUSINESS

ITEM 1

MEMORANDUM

To: The Honorable President and Board of Trustees
From: Jill Applebee, Village Administrator
Date: July 5, 2023
Subject: Water Tower

We need to revisit the agreement with Chastain regarding the water tower. Here are some important facts.

- Anticipated work consists of interior and exterior blasting and painting the north water tower, exterior painting and interior blasting and painting the south tower, exterior painting and interior blasting and painting the ground storage tank at the water treatment plant and repainting the aerator at the water treatment plant. Additional repairs needed prior to painting are also anticipated.
- Anticipated costs associated with the project are \$1,671,000 spread out over the next three fiscal years according to the 2023 Village Budget.
- This work has been included in the Village's IEPA Project Plan approved in 2020 and is eligible for an IEPA loan.
- This project is included in the IEPA Intended Fund List for FY2024 (July 2023 to June 2024) under the "Projects with Plan Approval but Funding Exhausted" list. That means the project does not have funds reserved at this point but there is a chance that funding would become available during the bypass period in the spring 2024. If not funded next spring, we would anticipate the further along we are in the design, the higher priority the project would get for funding in FY25 starting in July 2024.
- There are two options to proceed, first have Chastain continue with the project and prepare a contract to begin the construction plan phase this summer and fall with the hope of being ready for bypass funding next spring or second, have Village staff prepare a request for qualifications (RFQ) for engineering services on this project.

Chastain has the initial background on the project since we prepared the IEPA project plan, and we have already started putting some things in place to proceed with this project as soon as they are authorized by the Village. An RFQ process would probably take 2 to 3 months to go through properly which would likely result in not being ready if bypass funding becomes available next spring.

Darin and I both support having Chastain move forward with submitting a proposal.

As always, if you are in need of anything further regarding this or any other matter, please do not hesitate to contact me.

NEW BUSINESS

ITEM 1

MEMORANDUM

To: The Honorable President and Board of Trustees
From: Jill Applebee, Village Administrator
Date: July 5, 202
Subject: Golf Cart

We have had several complaints about the current golf cart rules. More concerns about underage drivers and on the sidewalk. Surrounding communities have stickers, that owners must obtain, and this could be an option. However, we will need to discuss how that works and who is qualified to see if it is "street legal". I am enclosing Mt. Zion and Monticellos rules to begin this discussion.

I do suggest we don't change anything until next riding season.

As always, if you are in need of anything further regarding this or any other matter, please do not hesitate to contact me.

Forsyth Golf Cart Rules



1

Golf Cart

- Electric or Gas Operated
- Provide one seat per person
- At night, you must have headlights, brake lights, turn signals, and reflective warning devices on the front/rear. Use headlights 30 minutes before sunset & 30 minutes after sunrise
- Must be able to provide proof of financial responsibility or liability insurance

2

Where to Drive

- Drive on the bike path, sidewalks only
- If in a Forsyth Park, must always stay on the path, not allowed in the grass

3

Rules of Road

- Obey all traffic laws, signs, and signals
- Golf Carts are subject to Illinois open alcoholic container law
- Speed not to exceed 20mph
- Use hand and turn signals
- Yield to automobiles, runners/walkers, and bikers
- Come to a complete stop at stop signs

4

Age of Driver

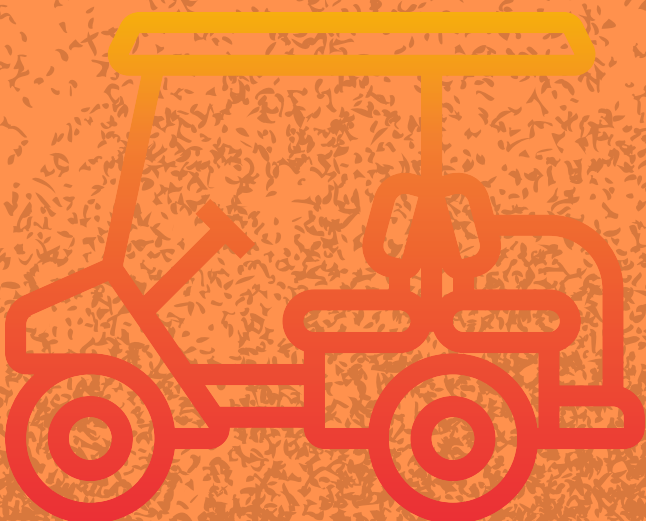
- Drivers must be 16 years of age or older with a valid drivers license

5

Safety Tips

- Secure all children and pets
- Remain seated
- Keep arms and legs safely inside golf cart
- Be aware of vehicles turning right (across the golf cart lane)
- Maintain golf cart according to manufacturer's recommendations
- Do not text/phone while driving
- Limit passing slower golf carts
- Pull off to the side when you need to stop
- Avoid driving in bad weather, especially if there is lightening
- Keep keys locked away where only adults have access

**Report unsafe driving to the
Non emergency number
217-424-1311**



**safety
first**

The City of Monticello Municipal Code allows for operation of non-highway vehicles as described in 625 ILCS /11-1426.1(e), commonly identified as golf carts or ATVs. Golf cart owners must apply for and receive a permit from the City of Monticello Police Department in order to operate on City streets. Permits are non-transferrable and must be renewed by March 31st annually. The City issued permit must be displayed in a visible location of the vehicle at all times.



Permitted non-highway vehicles must be operated by licensed individuals, carry proof of liability insurance, and be inspected annually to determine the vehicle meets, or continues to meet the requirements of the Illinois Vehicle Code.

As outlined in [Chapter 78, Monticello Municipal Code: Non-Highway Vehicles](#), a vehicle may be registered as a low speed vehicle if all of the following conditions are met:

- The vehicle's top speed is greater than 20 mph but no more than 25mph.
- The vehicle contains the following required items, as outlined in Chapter 78 of the Monticello City Ordinance.
 - Brakes
 - A steering apparatus
 - Tires
 - A rearview mirror
 - Red reflectorized warning device in the front and rear
 - A headlight that emits a white light visible from a distance of 500 feet to the front
 - A tail lamp that emits a red light visible from at least 100 feet from the rear
 - Brake lights
 - Turn signals
 - A slow moving emblem (as required of other vehicles in Section 12-709 of the Illinois Vehicles Code) on the rear of the non-highway vehicles.

To make an appointment for a Non-highway Vehicle inspection, or to fill out the application for a Non-highway Vehicle permit, contact or visit the Monticello police Department:

301 N. Hamilton Street
 Monticello, IL 61856
 (217) 762-7727
police@monticellopolice.net

Chapter 73: Golf Carts & Off-Highway Vehicles

Section

General Provisions

- 73.01 Policy Statement
- 73.02 Golf Carts and Off-Highway vehicles on Village streets
- 73.03 Definitions
- 73.04 Use Restricted
- 73.05 Requirements
- 73.06 Permits
- 73.07 Penalties
- 73.08 Possibility of amendment, suspension, or end of program

General Provisions

S 73.01 Policy Statement.

The Village, in passing this Ordinance, is not advocating or endorsing the use of golf carts or off-highway vehicles on Village streets. Other means of travel may be safer than a golf cart or off-highway vehicle. All persons who operate a golf cart or off-highway vehicle within the Village do so at their own risk and peril. In passing this Ordinance, the Village does not accept any level of liability for accidents, collision, injuries or death, or destruction of property. In passing this Ordinance, the Village is merely regulating the use of golf carts and off-highway vehicles on Village streets, as invited by the law of the State of Illinois, in an attempt to increase safety on Village streets.

S 73.02 Golf Carts & Off-Highway Vehicles on Village streets.

Golf carts and off-highway vehicles defined and qualified herein shall be allowed on Village streets under the conditions as stated herein.

S 73.03 Definitions.

(A) "Golf Cart", as defined herein, means a gasoline or electric vehicle specifically designed and intended for the purposes of transporting one (1) or more persons and their golf clubs while engaged in the playing of golf, supervising the play of golf or maintaining the condition of the grounds on a public or private golf course; and such golf cart can attain a speed of at least 20 mph but not more than 30 mph.

(B) "Illinois Vehicle Code" – 625 ILCS 5/1-100 et seq., all amendments hereto.

(C) “Off-highway vehicle”, as defined herein, means any motorized off-highway device designed to travel primarily off-highway, 64 inches or less in width, having a manufacturer’s dry weight of 2,000 pounds or less, traveling on four (4) or more non-highway tires, designed with a non-straddle seat and a steering wheel for steering control, except equipment such as lawnmowers.

(D) “Village Streets”, as defined herein, means any of the streets within the boundaries of the Village of Mt. Zion, Illinois, excluding any street which is under the exclusive jurisdiction of a unit of government other than the Village of Mt. Zion, Illinois, including but not limited to Long Creek Township, Mt. Zion Township, Macon County, or the State of Illinois.

S 73.04 Use Restricted.

(A) Except as otherwise specifically provided in this Chapter, it is unlawful for any person to drive or operate a golf cart upon any Village street or roadway.

(B) It is unlawful for any person to drive or operate upon any Village street or roadway any all-terrain vehicle (as defined by Section 1-101.8 of the Illinois Vehicle Code) or any off-highway motorcycle (as defined by Section 1-153.1 of the Illinois Vehicle Code).

(C) It is unlawful to operate a golf cart or off-highway vehicle on any sidewalk or walking/bicycle trail in the Village of Mt. Zion.

S 73.05 Requirements.

All persons wishing to operate a golf cart or off-highway vehicle on Village streets must ensure compliance with the following requirements:

(A) Proof of current liability insurance, a copy of which shall be kept in the golf cart or off-highway vehicle whenever used on Village streets.

(B) Must be certified with the Village of Mt. Zion Police Department and the vehicle must be certified with the Village of Mt. Zion by inspection by a designated representative.

(C) Must display Village decal on the rear of the vehicle.

(D) Driver must be 18 years of age or older and have a valid Illinois driver’s license.

(E) Golf Carts and off-highway vehicles must be equipped as follows:

- 1) Horn;
- 2) Brakes and brake lights;
- 3) Front and rear turn signals;
- 4) A steering wheel apparatus;
- 5) Tires;

- 6) Rearview mirror;
- 7) Seat belts for each passenger;
- 8) Red reflector warning device on the front and rear;
- 9) Approved "Slow Moving Vehicle" emblem on the rear of the vehicle (625 ILCS 5/12-799);
- 10) Any golf cart or off-highway vehicle with a maximum speed of 25 mph or less is required to have a triangular orange flag that is at least six feet above ground level;
- 11) Headlight that emits a white light visible from a distance of five hundred (500) feet to the front which must be illuminated when in operation;
- 12) Tail lamp that emits a red visible light from at least one hundred (100) feet from the rear which must be illuminated when in operation;
- 13) Any additional requirements which may be amended to 625 ILCS 5/11-1426 of the Illinois Motor Vehicle Code.

(F) Must obey all traffic laws of the State of Illinois.

(G) Must be operated only on Village streets, except where prohibited.

(H) May not be operated on Village streets under the exclusive jurisdiction of Long Creek Township, Mt. Zion Township, Macon County or the State of Illinois, except to cross said streets, in which case the operator must make a direct crossing in which the crossing is made at an angle of approximately 90 degrees to the direction of the street, road or highway; at a place where no obstruction prevents a quick and safe crossing; the golf cart or off-highway vehicle is brought to a complete stop before attempting a crossing; the operator of the golf cart or off-highway vehicle yields the right of way to all pedestrian and vehicular traffic which constitutes a hazard; and that when crossing a divided highway (I.E. State Route 121), the crossing is made only at an intersection of the highway with another public street, road or highway.

(I) Must not be operated in excess of posted speed limit, regardless, may not exceed thirty-five (35) miles per hour.

(J) A person operating or who is in actual physical control of the golf cart or off-highway vehicle as described herein on a street or roadway while under the influence is subject to Section 11-500 through 11-502 of the Illinois Compiled Statutes (625 ILCS 5/11-500-11-502). It is unlawful for any person to drive, operate or be in actual physical control of a golf cart or off-highway vehicle on a Village street or roadway in violation of any one or more of said Sections of the Illinois Vehicle Code.

(K) Each golf cart or off-highway vehicle may transport only as many individuals as is the lesser of the number of seats or as its manufacturer designates. No individuals may ride on any other portion of the golf cart or off-highway vehicle.

(L) Children must be restrained in a golf cart or off-highway vehicle in the same manner required as if they were in an automobile. Car seat and seatbelt laws shall be followed when children are in golf carts and off-highway vehicles.

(M) Whenever being operated on Village streets, headlights and taillights shall be illuminated.

(N) Golf carts and off-highway vehicles may only be operated on Village streets from dawn to dusk.

(O) No person shall possess alcoholic beverages on or in a golf cart or off-highway vehicle on Village streets unless it is in the original container with the seal unbroken.

S 73.06 Permits.

(A) No person shall operate a qualified golf cart or off-highway vehicle without first obtaining a permit from the Chief of Police or his designee. A copy of said permit shall be kept in the golf cart or off-highway vehicle whenever used on Village streets. Only an individual with a valid permit shall be allowed to operate a golf cart or off-highway vehicle on the streets within the Village and said individual shall only be allowed to operate a golf cart or off-highway vehicle that has been inspected and approved for travel on Village streets and feature a Village decal as detailed above in Section 73.04 (C).

(B) Permits shall be granted for a period of one year for the date designated on the permit. Permits will have a renewal date annually of April 1st regardless of when the permit was granted.

(C) The cost of the permit is One Hundred Dollars (\$100.00). Initial permits issued after April 1st shall be prorated based on the month obtained. All permit renewals are One Hundred Dollars (\$100.00) regardless of the month issued.

(D) Insurance coverage is to be verified to be in effect by the Village Police Department when obtaining and renewing a permit. The applicant must provide evidence of insurance in compliance with the provisions of the Illinois Statutes regarding minimum liability insurance for passenger motor vehicles to be operated on the roads of the State of Illinois.

(E) Every application for a permit shall be made on a form supplied by the Village of Mt. Zion and shall contain the following information:

- 1) Name and address of applicant;
- 2) Name of liability insurance carrier;
- 3) The serial number, make, model and description of golf cart or off-highway vehicle;
- 4) Signed Waiver of Liability by applicant releasing the Village and agreeing to defend, indemnify and hold the Village harmless from

- any and all future claims resulting from the operation of their golf cart or off-highway vehicle on Village streets relating to the golf cart or off-highway vehicle owned and operated by the applicant;
- 5) Photocopy of applicable liability insurance coverage card specifically for the vehicle to be operated pursuant to the permit and as required above in Section 73.06 (D).
- 6) Such information as the Village may require.

(F) No permit shall be granted unless the following conditions are met:

- 1) The vehicle must be initially inspected by the designated representative to ensure that the vehicle is safe to operate on Village streets and is in compliance with this Article and the State of Illinois Motor Vehicle Code.
- 2) The applicant must provide evidence of insurance in compliance with the provisions of the Illinois Statutes regarding minimum liability insurance coverage.
- 3) Vehicle inspections may be conducted every other year, after the inspection by the designated representative.

S 73.07 Penalties.

(A) Operating a golf cart or off-highway vehicle on Village streets is a privilege and not a right. Any person who has a permit to operate a golf cart or off-highway vehicle on Village streets and is found to have violated this Ordinance may have his or her permit suspended or revoked by the Chief of Police. Decisions of the Chief of Police shall only be reversed or modified by a majority vote of the Village Board of Trustees.

(B) Anyone found to operate a golf cart or off-highway vehicle on Village streets, within the Village in an area where golf carts and off-highway vehicles are not allowed, or to operate a golf cart or off-highway vehicle that has not been inspected and approved by the Village of Mt. Zion for travel on Village streets shall be subject to a One Hundred Fifty Dollar (\$150.00) fine for the first violation, a Three Hundred Dollar (\$300.00) fine for a second violation and a Five Hundred Dollar (\$500.00) fine for a third violation within a 365 day period. The Village Attorney shall have the authority to bring a complaint against any individual violating this Ordinance to recover the aforementioned fines and to seek an injunction against further violations of this Ordinance.

(C) Notwithstanding the foregoing, anyone found to operate a golf cart or off-highway vehicle on Village streets in violation of any other provision of this Ordinance shall be subject to a One Hundred Fifty Dollar (\$150.00) fine for the first violation, a Three Hundred Dollar (\$300.00) fine for a second violation and a Five Hundred Dollar (\$500.00) fine for a third violation within a 365 day period. The Village Attorney shall have the authority to bring a complaint against any individual violating this Ordinance to recover the aforementioned fines and to seek an injunction against further violations of this Ordinance.

(D) Any person in possession of or consuming alcoholic beverages on or in a golf cart or off-highway vehicle on Village streets, in addition to other penalties which may be available under the laws of the State of Illinois or other parts of this Ordinance, shall be subject to revocation of his or her permit to operate a golf cart or off-highway vehicle on Village streets.

(E) If a person driving or in control of a golf cart or off-highway vehicle on Village streets refuses to submit to a test or analysis of the person's blood, urine, breath or other bodily substance that disclose an alcohol concentration of more than 0.08 grams of alcohol per 100 milliliters of blood or grams of alcohol per 210 liters of breath, in addition to other penalties which may be available under the laws of the State of Illinois or other parts of this Ordinance shall be subject to revocation of his or her permit to operate a golf cart or off-highway vehicle on Village streets.

(F) Any person receiving a citation under this Article shall pay any monetary fine provided in this section at the Police Department or Village Clerk's office within fourteen (14) days from the date of the citation. If any monetary penalty is not paid within that fourteen (14) day period, the Police Department is authorized to file a complaint alleging the violation of this Ordinance and issue a notice to appear requiring the offender to appear in the Macon County Circuit Court to answer to the charge.

S 73.08 Possibility of amendment, suspension, or end of Golf Cart/Off-Highway Vehicle Program.

Individuals are advised that the Village is permitting the use of golf carts and off-highway vehicles on Village streets in limited circumstances and pursuant to current Illinois law. Individuals should view the use of golf carts and off-highway vehicles on Village streets as a program which could be suspended, modified, or ended at any time and effective immediately upon a majority of the Village Board of Trustees amending this Ordinance, upon court ruling, or in the event of a change in the laws of the State of Illinois or United States of America. Individuals should consider these factors when making the decision to purchase a golf cart or off-highway vehicle or make potentially expensive upgrades to golf carts or off-highway vehicles.

NEW BUSINESS

ITEM 2

MEMORANDUM

To: The Honorable President and Board of Trustees
From: Jill Applebee, Village Administrator
Date: June 6, 2023
Subject: Ashley Furniture

Would like to discuss the proposal and receive direction.

Because this property is in the TIF District, the Village cannot offer a real estate tax abatement. Instead, we can offer a reimbursement equal to a percentage of the TIF increment generated by the project each year. Based on a \$10M total investment as shown on the application, in order to get them \$3.5M of total TIF reimbursements by the end of the TIF, it would take about 90% of the annual net TIF increment, after payment to the School and for administrative costs. See the attached projection.

Note that they have also estimated \$10M per year of annual retail sales on the application, which would be \$200,000 per year to the Village for your 2% Village tax, which they have also requested by reimbursed back to them for 10 years.

When going back to Mr. Harrison he stated “In regard to the real-estate tax abatement portion of the incentive package the 1% TIF increment reimbursement is fine”

Decatur offered:

- 1) The City of Decatur provided the developer with an 80% purchase credit off the asking price for the 3.4-acre land parcel
- 2) The City of Decatur paid for 100% of the parking lot development(2 acres) including asphalt paving, striping, curbing, electrical, median construction, parking lot lighting, irrigation system & landscaping.
- 3) The City of Decatur provided the developer a sales tax rebate in an amount equal to Eighty (80%) Percent of the Project Revenues received by the City
- 4) Sales tax exemption for building materials was provided to the developer
- 5) Real Estate tax basis was reduced to reflect the actual costs of the development after the 80% land purchase credit was applied.

I would like to discuss what other options you are interested in proposing to him.



05/09/2023

Village of Forsyth 301 S. Route 51 Forsyth, IL 62535

Re: Proposal for a 7-acre Commercial Development in Forsyth, IL

Dear Sir/Madam,

Harrison Management Group LLC, an Illinois limited liability company, is pleased to submit this proposal to the Village of Forsyth for the development of a 7-acre commercial property in Forsyth, IL. The proposed project will consist of 3 phases with phase 1 featuring 50,000-80,000 square feet of retail space, anchored by Ashley Furniture's all new, state of the art 7.0 store design & attached distribution center, with additional retailers and restaurants to follow. The estimated cost for phase 1 of the project is \$7,000,000.

Harrison Management Group LLC is seeking a grant equal to 50% of the phase 1 costs, which would be \$3,500,000. Additionally, we are requesting a 2% sales tax rebate for 10 years and a real-estate tax abatement for 5 years.

Our proposed project is expected to generate significant economic benefits for the Village of Forsyth. The project will create new jobs and stimulate the local economy by attracting new businesses and shoppers. The project will also generate new tax revenue for the Village, which will help fund important community services and projects.

Harrison Management Group LLC has extensive experience in commercial property development and management. Our team of professionals includes architects, engineers, and project managers who have successfully completed numerous commercial development projects throughout Illinois including Mound Plaza adjoining Target & Olive Garden in Decatur.

We are committed to working collaboratively with the Village of Forsyth to ensure that this project is a success. Our team is available to answer any questions and provide additional information as needed.

Thank you for considering our proposal. We look forward to the opportunity to work with the Village of Forsyth on this exciting project.

Sincerely,

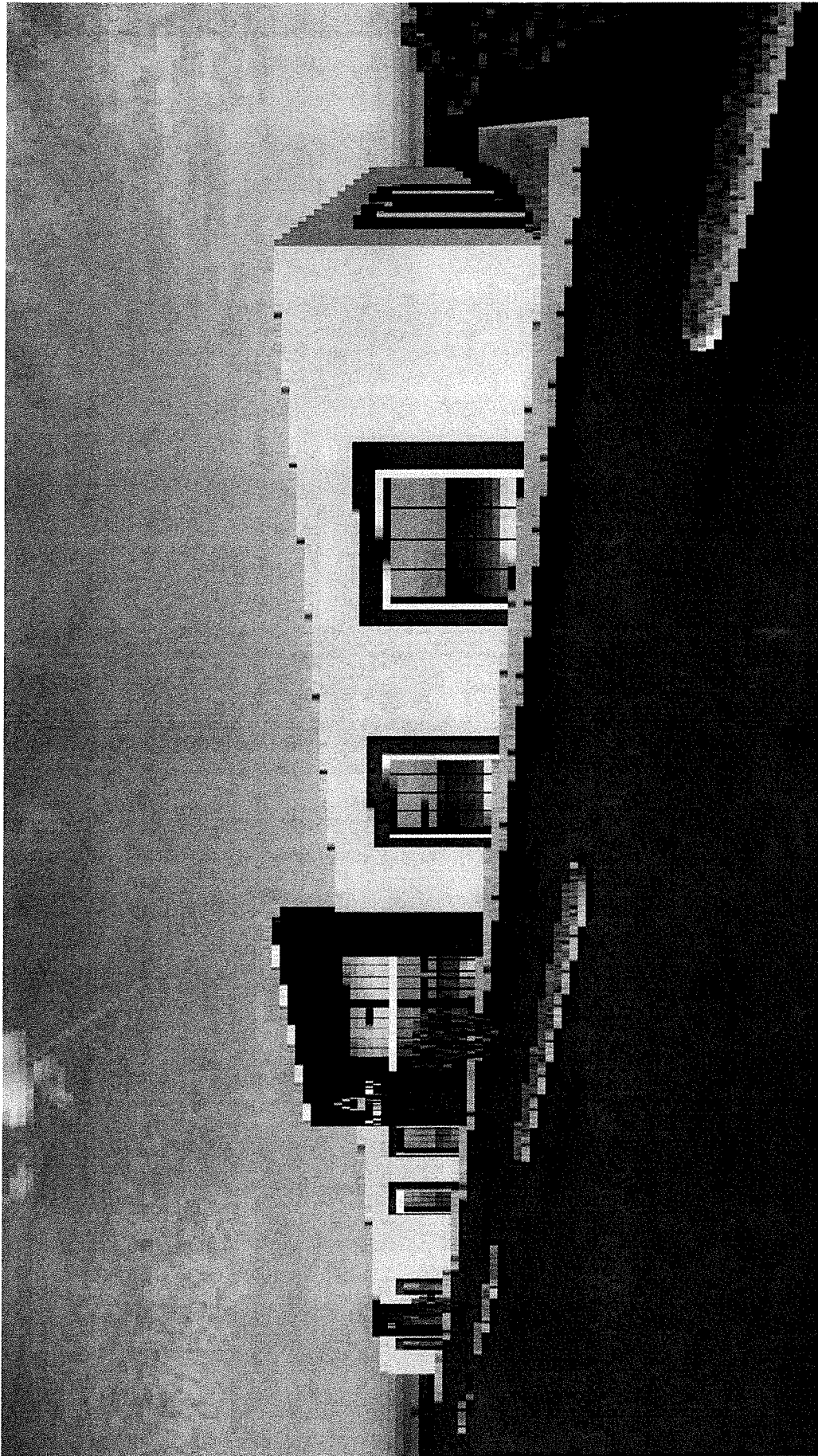
A handwritten signature in black ink, appearing to read 'John Harrison', with a long horizontal line extending to the right.

John Harrison
Managing Director
Harrison Management Group LLC
(217)891-1150 Cell









VILLAGE OF FORSYTH TIF DISTRICT
HARRISON MANAGEMENT GROUP, LLC - PROPOSED COMMERCIAL PROJECT

15-May-23 TIF ESTABLISHED: 2018 90% DEVELOPER SHARE

Calendar Year of Receipts	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Total Real Estate Tax Increment				Assessed	\$262,508	\$267,758	\$273,114	\$278,576	\$284,147	\$289,830	\$295,627
Proportionate IGA/Admin Share			Built		\$65,627	\$66,940	\$68,278	\$69,644	\$71,037	\$72,458	\$73,907
Net Real Estate Tax Increment					\$196,881	\$200,819	\$204,835	\$208,932	\$213,110	\$217,373	\$221,720
Developer's Share of Net RETI					\$177,193	\$180,737	\$184,352	\$188,039	\$191,799	\$195,635	\$199,548
Cumulative Developer Share					\$177,193	\$357,930	\$542,282	\$730,320	\$922,120	\$1,117,755	\$1,317,303
Village's Share of Net RETI					\$19,688	\$20,082	\$20,484	\$20,893	\$21,311	\$21,737	\$22,172

Calendar Year of Receipts	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	TOTALS
Total Real Estate Tax Increment	\$301,539	\$307,570	\$313,722	\$319,996	\$326,396	\$332,924	\$339,582	\$346,374	\$353,301	\$360,368	\$5,253,333
Proportionate IGA/Admin Share	\$75,385	\$76,893	\$78,430	\$79,999	\$81,599	\$83,231	\$84,896	\$86,594	\$88,325	\$90,092	\$1,313,333
Net Real Estate Tax Increment	\$226,155	\$230,678	\$235,291	\$239,997	\$244,797	\$249,693	\$254,687	\$259,781	\$264,976	\$270,276	\$3,940,000
Developer's Share of Net RETI	\$203,539	\$207,610	\$211,762	\$215,997	\$220,317	\$224,724	\$229,218	\$233,802	\$238,479	\$197,248	\$3,500,000
Cumulative Developer Share	\$1,520,842	\$1,728,452	\$1,940,214	\$2,156,212	\$2,376,529	\$2,601,253	\$2,830,471	\$3,064,273	\$3,302,752	\$3,500,000	
Village's Share of Net RETI	\$22,615	\$23,068	\$23,529	\$24,000	\$24,480	\$24,969	\$25,469	\$25,978	\$26,498	\$27,027	\$440,000

Real Estate Assumptions	
Total Projected Market Value	\$10,000,000
Projected Taxable Value	\$3,333,333
TIF Base EAV	\$16,436
Incremental TIF EAV	\$3,316,897
Real Estate Tax Increment	\$262,508
Parcel No: 07-07-14-351-013	

Variables	
Annual Inflation Rate	2.0%
Total Tax Rate	7.91427%
Taxing District & Admin Share	25%
Developer's Share of Net	90%

Total Estimated TIF Eligible Project Costs: \$6,994,326
Total Reimbursement Request: \$3,500,000

The information and assumptions contained in the foregoing material are based upon information, material and assumptions provided to Jacob & Klein, Ltd. (J&K) and the Economic Development Group, Ltd. (EDG) by outside persons including public officials. J&K and EDG have not undertaken independent investigation to verify any of the information or material contained herein. No warranty, express or implied, as to the accuracy of the materials and information or the results projected in the foregoing presentation is made by J&K or EDG, its officers or employees. J&K and EDG specifically disclaim the accuracy of the formulas and calculations and has no obligation to investigate or update, recalculate or revise the calculations. The material presented herein is subject to risks, trends and uncertainties that could cause actual events to differ materially from those presented. Those providing information contained in this presentation have represented to J&K and EDG that, as of the date it was provided, the information was accurate to the best of their knowledge. Any person viewing, reviewing or utilizing this presentation should do so subject to all of the foregoing limitations and shall conduct independent investigation to verify the assumptions and calculations contained herein. By acceptance and use of this presentation, the user accepts all of the foregoing limitations and releases J&K and EDG from any liability in connection therewith. J&K and EDG are not providing financial advice.

NEW BUSINESS

ITEM 3

MEMORANDUM

To: The Honorable President and Board of Trustees
From: Jill Applebee, Village Administrator
Date: July 5, 2023
Subject: Liquor License Discussion

Residence Inn would like to start serving packets so a guest could make their own cocktail.

The hotel has a “H” Lisc, which does not allow them to serve liquor.

Class H; hotel.

(a)

Classification. Class "H" licenses shall authorize the retail sale, consumption, gift, or dispensing of **beer** and **wine** to registered guests of the hotel where the license is issued, for consumption on the premises. The license shall only be available for the premises defined as a hotel under [section 111.1](#) of this chapter.

(b)

Class "H" license regulations. In addition to all other laws and regulations applicable to other **liquor** licenses issued by the village, including all other provisions of this [chapter 111](#) and the insurance requirements set forth in subsection [111.3\(B\)\(5\)](#), the following regulations shall also specifically apply to Class "H" licenses:

1.

Beer or **wine** sold, gifted, or dispensed shall be for the benefit of hotel guests only and not for the general public.

An H license permits the sale of beer and wine. In order to serve “alcoholic liquor” with an H license, the Village Code would need to be amended to change “beer and wine” to include alcoholic liquor. I would like to discuss if we are interested in making this a new option.

As always, if you are in need of anything further regarding this or any other matter, please do not hesitate to contact me.



CLOSED SESSION