

5/29/2015 7:29:11 AM

VILLAGE OF MILAN COUNCIL MEETING
June 1, 2015
Milan Municipal Building
5:30 P.M.

AGENDA

1. Roll Call
2. Pledge of Allegiance
3. Consideration of the Minutes of May 18, 2015
4. Consideration of the Administrator's Report
5. Consideration of the Economic Developer's Report
6. Consideration of the Inspectors' Reports
7. Consideration of the Department Heads Reports
8. Consideration of the Bi-Monthly and Miscellaneous Bills
9. Consideration of Amending the Water and Sewer Ordinance
10. Consideration of Proposals for Replacement of Landscape and Landscape Maintenance at the Municipal Building and Camden Centre
11. Consideration of the Prevailing Wage Ordinance
12. Consideration of a Lease Agreement with Central States Tower III for Property Adjacent to Well #3
13. Consideration of a Renewal Agreement with Raco for Lift Station Alarm Agents
14. Consideration of a Supplemental Resolution for 2015 MFT General Maintenance
15. Consideration of a Resolution for Public Works Building - Parking Lot Ext Improvements from MFT
16. Consideration of Preliminary/Construction Engineering Services Agreement for Motor Fuel Tax Funds with Missman Inc
17. Committee Reports
18. Citizens Opportunity to Address the Village Board

The regular meeting of the Milan Village Board of Trustees was held June 1, 2015 at 5:30 p.m. in the Milan Municipal Building. Mayor Dawson presided.

ROLL CALL

Roll call showed present, Trustees Jay Zimmerman, Harry Stuart, Jerry Wilson, Bruce Stickell and Jim Flannery. Trustee Taylor was absent.

PLEDGE OF ALLEGIANCE

Mayor Dawson led the Pledge of Allegiance. Attorney Scott entered after the pledge.

CONSIDERATION OF THE MINUTES

Copies of the minutes of the regular meeting of May 18, 2015 were given to all Trustees. There being no additions or corrections, Trustee Flannery moved to approve them as presented and Trustee Wilson seconded the motion. All Trustees voted "Aye". Motion carried.

CONSIDERATION OF THE ADMINISTRATOR'S REPORT and THE ECONOMIC DEVELOPER'S REPORT

Administrator's Report

Administrator Seiver stated proposals for equipment for the 9-1-1 2nd Generation project are being taken until June 18th. The Board is hoping to accept a bid by July. The new equipment will bring many possibilities to the 9-1-1 system such as video, streaming and being able to locate cell phone calls to 9-1-1.

He and staff worked on the renewal of the Group Medical and RX plans for the 2015-2016 contract-year which begins July 1.

He worked with EDD Ernst and Building Inspector Moller to write an agreement between Milan and the owners of Roy's for cost sharing and mortgage to assure repayment for demolition of Roy's Taco Restaurant.

ECONOMIC DEVELOPER'S REPORT

Ms. Ernst stated she spoke with Matt Stern regarding the medical marijuana dispensary status. State permits haven't been attained yet. She will talk with Trustee Taylor about holding a meeting June 15th with the developers regarding a TIF agreement on their project

There being no questions of Mr. Seiver or Ms. Ernst, Trustee Wilson moved to accept the Administrator's report and the Economic Developer's report as presented. Trustee Flannery seconded the motion. All Trustees voted "Aye". Motion carried.

CONSIDERATION OF THE INSPECTORS' REPORTS

Trustee Stickell stated one new house is being built in the Legends of Mill Creek Addition.

Building Inspector Moller stated he talked with the McDonalds about the drainage problem in back of their lot in Legends addition. He did not offer any solutions. It seems to be worse since there is no corn planted in the area.

Mayor Dawson stated after the Council Meeting May 18th he had an extensive conversation with some Trustees and Attorney Scott regarding the McDonald's situation. They all agreed that the village has no responsibility to do anything about the drainage. The drain tube was put in according to plans when they purchased the lot. It was acceptable to them at that time.

Trustee Stickell moved to approve the Inspectors' reports as presented. Trustee Stuart seconded the motion. All Trustees voted "Aye". Motion carried.

CONSIDERATION TO APPROVE THE DEPARTMENT HEADS' REPORTS'

Mayor Dawson stated all board members have received copies of the department head reports.

WATER/SEWER

Superintendent Farrell was absent due to a funeral visitation.

POLICE DEPARTMENT

Chief Johnson was absent due to an illness at home.

PUBLIC WORKS

Superintendent Pannell stated he is busy mowing parks and the levee. He stated he added a fuel report to his monthly report to show how much fuel is used by each department. It also shows the prices he gets before purchasing the fuel. He stated he compares prices before purchasing gas each time he fills the tanks in order to get the best price.

CAMDEN CENTRE

Director Skelton stated rentals are going well.

Heritage Landscape will be finished with the landscaping around the sign by Wednesday or Thursday this week.

She stated there is a problem with the large walk in cooler. It is getting older and during the humid weather it is making a large amount of condensation. She decided to have a defroster put on it for \$300, as it costs that much to have someone come out and defrost it.

There being no further questions regarding the reports, Trustee Wilson moved to approve the reports as presented. Trustee Zimmerman seconded the motion. All Trustees voted "Aye". Motion carried.

CONSIDERATION TO APPROVE THE MISCELLANEOUS AND SEMI-MONTHLY BILLS

Mayor Dawson stated there is only one list of bills this time. The large bills consisted of the medical and workers comp premiums, Mid American Energy bill and the Rock Island County property taxes for 2014.

There being no questions regarding the bills, Trustee Zimmerman moved to approve the June 1, 2015 semi monthly bills in the amount of \$109,392.96. Trustee Stickell seconded the motion. Roll call vote showed Trustees Stuart, Wilson, Stickell, Flannery and Zimmerman voted "Aye". Motion carried. The bills will be paid from the following funds:

General Fund	28,425.03
Garbage Fund	353.65
Camden Centre	4,715.10
Camden Centre Deposit	741.40
Special Tax Allocation I	30,326.69
Special Tax Allocation II	22,915.58
Insurance Reserve	13,336.78
Water & Sewer	<u>8,578.73</u>
TOTAL	\$109,392.96

CONSIDERATION OF AMENDING THE WATER AND SEWER ORDINANCE

Mayor Dawson stated there was a meeting of the whole May 26th to discuss the situation of the Water and Sewer Fund. Last fiscal year the fund was at a loss of \$320,000. The village sold Water and Sewer bonds to pay for repairs. The bond ordinance requires the village to take in enough money to repay the bonds and interest. In the past the village has used water/sewer funds to pay debt services, which left no revenue for maintenance of the plant. The sewer plant was built in 1967 and according to research a plant only lasts 30 years. This means we could be facing a large amount of repairs at anytime. Finance Director Sarah Bohnsack prepared a draft of rate increases for the next five years which will bring in enough revenue to meet the bond requirement and allow sufficient funds to maintain the sewer and water department according to EPA requirements and eventually any necessary capital improvements. Mayor Dawson stated the first year will be a substantial increase for debt service and a 5% increase for water, sewer and administration fees. The following four years shows an increase of 5% each year for all fees. He would like to review the condition of the fund annually and decide if the increase can be lowered. No one likes to raise rates, but the village must take responsibility to maintain the water and sewer services. He also noted that Milan's water rate is among the lowest in the Quad Cities.

Trustee Stickell stated he would like to stick to the five year plan.

Trustees Wilson and Stuart would like to review each year.

Mayor Dawson stated he would like to get information out to residents before the increase goes into effect to explain why the rates had to increase.

Administrator Seiver stated it could be sent to each resident by mail, a notice in the paper and on the Milan web site.

Trustee Wilson moved to direct Attorney Scott to prepare an Ordinance changing the rates annually for five years as recommended by Ms. Bohnsack and approved by the Board. These rates will be reviewed annually to see if an

adjustment is needed. Trustee Stickell seconded the motion. All Trustees voted "Aye". Motion carried.

CONSIDERATION OF PROPOSALS FOR REPLACEMENT OF LANDSCAPE AND LANDSCAPE MAINTENANCE AT THE MUNICIPAL BUILDING AND CAMDEN CENTRE

Camden Center Director Pam Skelton stated she will get quotes on this as soon as Heritage is finished with the landscape around the sign at the Camden Centre.

Mayor Dawson stated the Board will consider the proposals when Ms. Skelton gets them ready. No action is needed on this agenda item at this time.

CONSIDERATION OF THE PREVAILING WAGE ORDINANCE

Attorney Scott presented an Ordinance with the Prevailing Wage for Rock Island County. Mayor Dawson stated we consider this Ordinance each year. It basically states the wages that must be paid to workers who bid on municipal projects.

Administrator Seiver stated the State of Illinois is considering a bill which would let each municipality determine what projects they want under prevailing wage. At this time it has not been passed under heavy protest.

Trustee Zimmerman moved to pass Ordinance No 1623. Trustee Stickell seconded the motion. Roll call vote showed Trustee Wilson, Stickell, Flannery, Zimmerman and Stuart voted "Aye". Motion carried.

CONSIDERATION OF A LEASE AGREEMENT WITH CENTRAL STATES TOWER III FOR PROPERTY ADJACENT TO WELL #3

Administrator Seiver presented a lease agreement between the Village of Milan and Central States Tower with Verizon Wireless. They are agreeing to build a monopole by tower 3 on 12th Avenue West to provide better service to customers below the bluff. Central States Tower will pay for all the equipment and installation costs and then lease it to Verizon. The village will have no cost in the project. The contract is for a 5 year term and they will pay the village \$750 per month to rent the ground the pole will set on. They are asking for ten renewal periods of five years each. They will increase their lease amount by 15% per five year term. They carry insurance and indemnify us and our insurance will indemnify them. There is a 30 day prior notice in the termination clause. If the lease is terminated they will have 120 days to remove their equipment. This will create revenue for the village so the property will be taxed. Central States Tower will reimburse the village the tax. Mr. Seiver stated they have also agreed to let the village hook onto the pole if they ever have a need to. The piece of property they will use is approximately 55' by 36'.

Trustee Stickell moved to direct Mayor Dawson to sign the lease with Central States Tower III, LLC. Trustee Flannery seconded the motion. Trustee Zimmerman abstained. All other Trustees voted "Aye". Motion carried.

CONSIDERATION OF A RENEWAL AGREEMENT WITH RACO FOR LIFT STATION ALARM AGENTS

Administrator Seiver presented an agreement between the village and RACO Manufacturing and Engineering Co., Inc. They provide services to remotely monitor the village's eight lift stations. Mr. Seiver stated RACO downloads the lift station information daily and if there are any problems they will alert the Water Department. The cost is \$21.05 per month per lift station and RACO is asking for a three year contract. The service has been in use since EPA mandated all lift stations be monitored. It has been very economical and has provided a satisfactory service for the past six years.

Trustee Wilson moved to direct Mayor Dawson to sign the three year agreement with RACO in the amount of \$6,063. Trustee Flannery seconded the motion. All Trustees voted "Aye". Motion carried.

CONSIDERATION OF A SUPPLEMENTAL RESOLUTION FOR 2015 MFT GENERAL MAINTENANCE

Mayor Dawson presented Supplemental Resolution 15-4 in the amount of \$50,000 to be added to the 2015 Motor Fuel Tax Ordinance for street maintenance. This extra money will be used for salt, beet juice and street lighting.

Trustee Zimmerman moved to pass Resolution 15-4 and Trustee Wilson seconded the motion. All Trustees voted "Aye". Motion carried.

CONSIDERATION OF A RESOLUTION FOR PUBLIC WORKS BUILDING - PARKING LOT EXT IMPROVEMENTS FROM MFT

Mayor Dawson presented Resolution 15-5 appropriating \$110,000 of MFT monies for an extension of the parking lot at the Public Works Department.

Trustee Wilson moved to pass Resolution 15-5 and Trustee Stuart seconded the motion. All Trustees voted "Aye". Motion carried.

CONSIDERATION OF PRELIMINARY/CONSTRUCTION ENGINEERING SERVICES AGREEMENT FOR MOTOR FUEL TAX FUNDS WITH MISSMAN INC

Mayor Dawson presented a Preliminary Construction Engineering Services Agreement with Missman Inc. for engineering on the extension of the parking lot at the Public Works Department.

Trustee Stuart moved to direct Mayor Dawson to sign the agreement and Trustee Wilson seconded the motion. All Trustees voted "Aye". Motion carried.

COMMITTEE REPORTS

Attorney Scott read a court order from Judge Lefstein awarding the local sponsors their legal fees paid to defend the levee in the Jumer's Crossing Project. The local sponsors include Blackhawk Township, Big Island residents, Big Island River Conservancy District and the Village of Milan.

CITIZENS OPPORTUNITY TO ADDRESS THE VILLAGE BOARD

There were no comments from the audience.

ADJOURN

There being no further business to come before the Board, Mayor Dawson asked for a motion to adjourn the meeting. Trustee Wilson so moved and Trustee Zimmerman seconded the motion. All Trustees voted "Aye". Motion carried. The meeting adjourned at 6:55 p.m.

Barbara L. Lee, Certified Municipal Clerk