

VILLAGE OF MILAN COUNCIL MEETING

July 6, 2015

Milan Municipal Building

5:30 P.M.

AGENDA

1. Roll Call
2. Pledge of Allegiance
3. Consideration of the Minutes of June 15, 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 the Purchase of a Truck for the Sewer Department
10. Consideration of MFT Bids for the Parking Lot Extension at the Public Works Department
11. Consideration of an Agreement between the Village of Milan and National Cart Marketing LLC
12. Consideration of a Tax Increment Financing Redevelopment Agreement by and between the Village of Milan and Nature's Treatment of Illinois, LLC
13. Consideration of an Ordinance Approving and Authorizing the Execution of a Tax Increment Financing Redevelopment Agreement by and between the Village of Milan and Nature's Treatment of Illinois, LLC.
14. Committee Reports
15. Citizens Opportunity to Address the Village Board

The regular meeting of the Milan Village Board of Trustees was held July 6, 2015 at 5:30 p.m. in the Milan Municipal Building. Mayor Dawson presided.

ROLL CALL

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

PLEDGE OF ALLEGIANCE

Attorney Scott led the Pledge of Allegiance.

CONSIDERATION OF THE MINUTES

Copies of the minutes of the regular meeting of June 15, 2015 were given to all Trustees. There being no additions or corrections, Trustee Wilson moved to approve them as presented and Trustee Zimmerman seconded the motion. All Trustees voted "Aye". Motion carried.

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

Administrator Seiver was absent due to vacation.

EDD Ernst reported she and Administrator Seiver spoke with Mr. and Mrs. Chavez owner of Roy's Taco to finalize the demolition financing agreement and mortgage documents. They are no longer interested in rebuilding the business. Ms. Ernst stated there is another prospect looking at the property.

She spoke with Tom Jacob's office regarding the sale of 226 East 3rd Ave. The village must pass an ordinance authorizing the sale then they will prepare the deed and the transfer papers.

Natures Treatment of Illinois, LLC has purchased permits and has begun preliminary work on their building in the Milan Industrial Park.

There being no questions of Ms. Ernst, Trustee Zimmerman moved to accept the Economic Developer's report as presented. Trustee Stickell seconded the motion. All Trustees voted "Aye". Motion carried.

CONSIDERATION OF THE INSPECTORS' REPORTS

Inspector Moller was present. Trustee Stickell stated it was a pretty good month even due to all the rain. Hopefully July will be an even better month if the rain lets up.

Trustee Stickell moved to approve the Inspectors' reports as presented. Trustee Wilson 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 stated they have handled the 14 inches of rain this month without any problems. The second round of Cross Connection Survey letters have been mailed. 65% of residents have responded. The staff has done a very good job of keeping track of the responses. He has sent in the NPDES permit application that expires in December.

POLICE

Chief Johnson stated there was only one skirmish at the fireworks which was taken care of without incident. Two County Deputies were hired to assist Milan Officers with the traffic control. The traffic seemed to move fairly quickly and safely out of the park.

PUBLIC WORKS

Superintendent Pannell stated the salt shed should be done by this Wednesday. In the past Milan went in with Rock Island and Moline on where to dump garbage. This year it may be more economical to choose on our own due to the length we would have to travel to the dump site they are choosing. He will have an agreement for consideration in the next few months. His department helped set up the Royal Ball Run which went very well.

CAMDEN CENTRE

Director Skelton stated July was slow but traditionally it is. She has had a lot of good comments on the fireworks. Not letting people park in the bowl this year did not hurt the crowd as she thinks there were more people in the park than usual.

Mayor Dawson stated Trustee Flannery sent a thank you letter to Mr. Todd Brandt and his soccer players and parents who cleaned Camden Park after the fireworks. The group uses Camden Park for soccer and repays the village by donating their time to clean up cost free after the fireworks.

There being no further discussion on the reports, Trustee Stickell 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

Trustee Taylor stated there are quite a few June payments in the miscellaneous bills this time due to the timing of the Council Meeting and the way the invoices and statements arrive in the Clerk's Office for payment. The July bills contain a few large bills for chemicals and the normal monthly utility bills. Other than those the bills are fairly low.

There being no comments, Trustee Taylor moved to approve the 6/16/15 miscellaneous bills in the amount of \$155,775.26 and the 7/7/15 semi-monthly bills in the amount of \$24,802.02. Trustee Zimmerman seconded the motion.

Roll call vote showed Trustees Wilson, Stickell, Zimmerman, Stuart and Taylor voted "Aye". Motion carried. The bills will be paid from the following funds:

General Fund	138,938.82
Garbage Fund	14,790.18
Camden Centre	5,456.13
Camden Centre Deposit	800.00
Special Allocation II	1,022.34
Police Pension	216.15
Water & Sewer	19,353.66
TOTAL	\$180,577.28

CONSIDERATION OF THE PURCHASE OF A TRUCK FOR THE SEWER DEPARTMENT

Mayor Dawson asked if this truck had been budgeted for. Sewer Superintendent Farrell stated it was budgeted at \$28,000. He is recommending the State bid from Courtesy Ford at \$26,380. Their bid was actually \$235 over Wright Automotive, but the Courtesy truck has \$850 of extras on it. Eriksen's couldn't compete with the State bids. The truck from Courtesy can be delivered in late August.

Trustee Wilson moved to purchase the truck from Courtesy in the amount of \$26,380. Trustee Taylor seconded the motion. Roll call vote showed Trustees Stickell, Zimmerman, Stuart, Taylor and Wilson voted "Aye". Motion carried.

CONSIDERATION OF MFT BIDS FOR THE PARKING LOT EXTENSION AT THE PUBLIC WORKS DEPARTMENT

Mayor Dawson read the recommendation from Missman, Inc. regarding the material proposals for concrete for the extension of the Public Works driveway. The low bid and recommended bid is from Mad Dog Concrete LLC at \$89 a yard totaling \$23,140 for the project. Mayor Dawson stated the Council decided this would be a three phase project to spread the expense out over three years.

Trustee Wilson moved to accept the bid from Mad Dog Concrete in the amount of \$23,140. Trustee Stuart seconded the motion. Roll call vote showed Trustees Zimmerman, Stuart, Taylor, Wilson and Stickell voted "Aye". Motion carried.

CONSIDERATION OF AN AGREEMENT BETWEEN THE VILLAGE OF MILAN AND NATIONAL CART MARKETING LLC

Public Works Superintendent Pannell stated the Council discussed a program which advertised on the Milan garbage can lids at the last meeting. It was a general consensus to look into it. Mr. Pannell presented an agreement between the village and National Cart Marketing LLC. NCM will take our 96 gallon cart lids off and replace with theirs. They will do all maintenance on the lids over the contract time. These lids will have a marketing advertisement, approved by the village, on them. They will change the advertisement quarterly. NCM will follow our garbage truck on the regular pick up days and the change will take place during the regular garbage route. The village will be paid \$6.40 per year for each garbage can used. This amount will increase yearly per the life of the agreement which is five years. The contract has been reviewed and the opt-out paragraph will be taken out, as the residents have no opt-out choice. They would like to start the program by July 31st.

Trustee Stickell moved to direct Mayor Dawson to sign the agreement after Attorney Scott reviews it. Trustee Taylor seconded the motion. All Trustees voted "Aye". Motion carried.

CONSIDERATION OF A TAX INCREMENT FINANCING REDEVELOPMENT AGREEMENT BY AND BETWEEN THE VILLAGE OF MILAN AND NATURE'S TREATMENT OF ILLINOIS, LLC

Mayor Dawson stated the Finance Committee met with the developers of Natures Treatment of Illinois, LLC and is recommending the village sign a redevelopment agreement with them. The agreement was written by Tom Jacob Associates and is similar to other agreements the village has made with other developers. The agreement will have a 90% payback on the eligible costs which is estimated at \$311,000. Mayor Dawson stated it is an interesting project and should bring in a sizable amount of sales tax to the village.

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

CONSIDERATION OF AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF TAX INCREMENT FINANCING REDEVELOPMENT AGREEMENT BY AND BETWEEN THE VILLAGE OF MILAN AND NATURE'S TREATMENT OF ILLINOIS, LLC.

Mayor Dawson read Ordinance No 1625 which states a TIF Agreement has been approved by the Milan Village Board of Trustees and they have directed the Mayor to sign such papers necessary to enact the agreement.

Trustee Wilson moved to pass Ordinance No 1625 and Trustee Zimmerman seconded the motion. Roll call vote showed Trustees Stuart, Taylor, Wilson, Stickell and Zimmerman voted "Aye". Motion carried.

COMMITTEE REPORTS

Trustee Stuart stated the parking lights are installed and is doing a good job of lighting the whole parking lot at the Camden Centre. The ATM is in and Wednesday will be the first time it will be used. The carpet has been cleaned for the first time since the centre opened fifteen months ago.

Trustee Stickell stated the annual maintenance on the air conditioner at the Municipal Building is done.

Trustee Stickell reported he met with Dr. Fiscella, owner of Legends at Mill Creek regarding him asking village employees to come out and find water and sewer lines for his addition. Trustee Stickell stated this service is not the village's responsibility and he will have to hire someone to go out to the Legends addition and mark water and sewer lines to the lots. He also needs to get someone out to mow the empty lots.

He also talked with the McDonalds regarding their water problem and told them the village has no responsibility to fix that problem either. That was the consensus of Attorney Scott and the entire Board.

CITIZENS OPPORTUNITY TO ADDRESS THE VILLAGE BOARD

Mr. Bill Capps stated he has a problem with being billed for recycling when he doesn't recycle. He feels he is paying for something he isn't getting.

Mayor Dawson stated when the village agreed to hire Allied to pick up recycled materials it was on the number of people who would use the service. Being a smaller community the decision was made to recycle with every household participating. Recycling has been a big success in Milan and has save 23% on dumping costs keeping our Garbage Fund in a position where property taxes wouldn't have to be raised to support it. Keeping property taxes low is a benefit to all residents whether they use the recycling program or not. Thank you for your concern, but there isn't any way to change it.

ADJOURN

There being no further business to come before the Board, Mayor Dawson asked for a motion to adjourn. Trustee Wilson so moved and Trustee Zimmerman seconded the motion. All Trustees voted "Aye". The meeting adjourned at 6:15 p.m.