

VILLAGE OF MILAN COUNCIL MEETING

April 1, 2019

Milan Municipal Building

5:30 P.M.

AGENDA

1. Roll Call
2. Pledge of Allegiance
3. Consideration of the Minutes of March 18, 2019
4. Consideration of the Administrator's Report
5. Consideration of the Inspectors' Report
6. Consideration of the Department Heads' Reports
7. Consideration of the Semi-Monthly and Miscellaneous
8. Consideration of a Tower and Ground Space Lease with SCOC Greater Iowa (US Cellular at Camden Park)
9. Consideration of a Restaurant License for The Pub
10. Consideration of a C-1 Liquor License for The Pub
11. Consideration of a D-1 Liquor License for Expresslane Gas & Food Mart
12. Committee Reports
13. Citizens Opportunity to Address the Village Board
14. Consideration to Enter into Closed Session to Discuss Sale of Property
15. Return to Open Session
16. Adjourn

The regular meeting of the Milan Village Board of Trustees was held April 1, 2019 at 5:30 p.m. in the Milan Municipal Building. Mayor Dawson presided.

ROLL CALL

Roll call showed present, Trustees Harry Stuart, Karen Wilson, Jerry Wilson, Bruce Stickell, Jim Flannery and Jay Zimmerman. No one was absent.

PLEDGE OF ALLEGIANCE

Attorney Scott led the Pledge of Allegiance.

CONSIDERATION OF THE MINUTES OF MARCH 18, 2019

All Board members received a copy of the March 18, 2019, Village Board meeting minutes. There being no additions or corrections, Trustee K. Wilson moved to approve the minutes as presented and Trustee J. Wilson seconded the motion. All Trustees voted "Aye". Motion carried.

CONSIDERATION OF THE ADMINISTRATOR'S REPORT

Administrator Seiver stated it is the beginning of the first full year of QComm911 services. It has been highly successful, with state of the art equipment and great dispatchers. Currently there is a need

to hire more dispatchers as they are working a lot of overtime and are getting burned out. AFSCME and the QComm911 Board are working on a contract for the dispatchers. The QComm911 Board is readjusting the percentage payments for each municipality according to the number of 911 calls each get. He predicts Milan's percentage may be lowered to about 10% from the current 16% we now pay.

He, Chief Johnson and Finance Director Hunt have been working on the budgetary requirements of the new P25 public safety radio system which will serve the Scott and Rock Island Counties. The new system will involve both fiscal years 2020 and 2021 and 60% of Milan's cost has been figured into this year's budget. A State Police Grant for equipment has been submitted and if it is rewarded, will give some financial relief to municipalities for their portion of the project. Mr. Seiver attended several municipal meetings in regard to the village.

There being no questions of Mr. Seiver on his report, Trustee Stickell moved to approve the report as presented. Trustee Zimmerman seconded the motion. All Trustees voted "Aye". Motion carried.

CONSIDERATION OF THE INSPECTORS' REPORT

Inspector Moller submitted a year-end report which showed permits issued in the amount of \$58,000 with a valuation of \$7,000,000. He reported a public sale of 37 lots in The Conservancy will be held April 17th. Hopefully this will bring in an investor who will start building some new housing. Trustee Flannery asked if the covenants will remain the same. Mr. Moller replied they would.

There being no further questions regarding the Inspectors' Report, Trustee Stickell moved to approve the report as presented. Trustee Jerry Wilson seconded the motion. All Trustees voted "Aye". Motion carried.

CONSIDERATION OF THE DEPARTMENT HEADS' REPORTS

Public Works-Superintendent Pannell stated he shut floodgates on Big Island and is running flood pumps. The Mississippi River will possibly crest this Sunday. He stated they are cold patching potholes and making repairs to some catch basins. They are getting the mowers ready to begin mowing.

Camden Centre-Director Beuseling was absent but left her report. Trustee Stuart stated the revenue for the Centre was very good this month.

Water/Sewer-Superintendent Farrell was absent but left his report with the Council.

Police-Chief Johnson was absent but left his report with the Council.

CONSIDERATION OF THE SEMI-MONTHLY AND MISCELLANEOUS BILLS

Trustee Zimmerman stated the more notable bills in the regular semi-monthly bills are, Tyler \$20,000 computer maintenance, Jacobs & Kline annual legal services \$23,000, Bi-State Comprehensive Plan contract \$13,000, \$2,500 to EZ Street for cold patch and backflow prevention and supplies for the water department in the amount of \$15,000.

There is one miscellaneous bill for Meritain Health Insurance in the amount of \$16,229.46.

Trustee Zimmerman moved to pay the regular semi-monthly bills in the amount of \$126,591.00 and the miscellaneous bill in the amount of \$16,229.46.

Trustee Jerry Wilson seconded the motion. Roll Call vote showed Trustees K. Wilson, J. Wilson, Stickell, Flannery, Zimmerman and Stuart voted "Aye". Motion carried.

The bills will be paid from the following accounts:

General	\$ 33,689.08
Garbage	1,081.80
Motor Fuel Tax	2,504.08
Community Centre	2,494.93
Special Tax Allocation I	16,735.57
Special Tax Allocation II	12,094.39
Special Tax Allocation III	10,962.07
Insurance Reserve	16,229.46
Water & Sewer	47,029.71
Total	<u>\$142,820.46</u>

CONSIDERATION OF A TOWER AND GROUND SPACE LEASE WITH USCOC OF GREATER IOWA (US CELLULAR AT CAMDEN PARK)

Administrator Seiver stated US Cellular has had a tower on Well 4 since 1990 and would like to extend and make a few adjustments to the contract.

Pete McNally from Grinell Group, representing US Cellular stated being on Well 4 tower has worked well for them and they would like to extend their tower lease. He stated there would be no physical change in the lease and would like to extend it for 5 terms of 5 years each totaling a 25 year lease. They would also like to decrease the space they leased by the Well as they are not using all of it. They are also increasing the rent by 7.5% at the beginning of each of the five 5 year terms. This would be a revenue to the village of \$1,100 per month.

Trustee J. Wilson moved to accept the agreement with US Cellular as presented. Trustee Stuart seconded the motion. Roll call vote showed Trustees J. Wilson, Stickell, Flannery, Zimmerman, Stuart and K. Wilson voted "Aye". Motion carried.

CONSIDERATION OF A RESTAURANT LICENSE FOR THE PUB

Mayor Dawson presented the Council with an application from Melanie Hesse for a restaurant license application for The Pub. Ms. Hesse has recently purchased the business previously known as the Village Pub and Grill. All inspections have been completed and approved.

Trustee K. Wilson moved to approve the Restaurant License to Ms. Hesse. Trustee Zimmerman seconded the motion. All Trustees voted "Aye". Motion carried.

CONSIDERATION OF A C-1 LIQUOR LICENSE FOR THE PUB

Mayor Dawson presented the Council with a liquor license application from Melanie Hesse for a C-1 liquor license. Ms. Hesse stated the previous owner of the business had a C license, but she is planning to have entertainment which calls for a C-1 license.

Trustee Zimmerman moved to approve the C-1 Liquor License for The Pub. Trustee K. Wilson seconded the motion. All Trustees voted "Aye". Motion carried.

CONSIDERATION OF A D-1 LIQUOR LICENSE FOR EXPRESSLANE GAS & FOOD MART

Mayor Dawson stated he has discussed with the Council extending the issuance of D-1 Liquor Licenses to convenient marts. The idea was not favorable to any of them since there are about four other convenient stores that may apply. The village has put a moratorium on issuing video gaming licenses to try to keep a handle on them. He has found other communities have also put limits on the number of licenses they issue. It is a very viable revenue for the village, but needs to have limits.

Mr. Mike Lee, stated Expresslane is losing business to other gas station/convenient marts who have the D-1 License and Video Gaming License.

He does not feel it would dilute business, but it does reduce the number of people who would stay in Milan instead of going to another business elsewhere.

Mayor Dawson stated he appreciated Mr. Lee coming in and presenting his plan, but at this time he is denying his application for the D-1 license. Perhaps in the future another Council would look favorable at his request.

COMMITTEE REPORTS

Trustee K. Wilson would like to thank the Water/Sewer employees for their quick response to fix the several water main breaks which recently have occurred.

Trustee Flannery stated he called the lady regarding using Dickson Park for volleyball practice, but she has not returned his call.

Trustee Zimmerman would like the License Committee to review the liquor licenses and consider the difference in charges. Some seem low for what they are getting in return compared to others.

Mayor Dawson stated each license allows for different types of activity thus the difference in prices.

Administrator Seiver would like to remind everyone about the Committee of the Whole Tuesday at 7:00 p.m. to be held in the second floor conference room.

CITIZENS OPPORTUNITY TO ADDRESS THE VILLAGE BOARD

Mr. Tom Honsa would like to thank the Council and the Public Works employees for fixing the railroad crossing at Andalusia and West 11th Street. All the businesses in the Milan Industrial Park appreciate it.

Trustee Zimmerman stated he would like to update Mr. Honsa on the progress being made on the proposed entrance/exit road.

Administrator Seiver stated Hutchinson Engineering has prepared two alignments. Milan staff will be meeting in the Industrial Park to see how these alignments will work with consideration to Right-of-Ways, Flood Plain concerns and positioning with traffic lights.

Economic Development Director Hunt stated we also need to consider funding for the necessary purchase of right-of-ways.

Administrator Seiver stated he will be asking the Council for approval to add the project to the Bi-State Regional Commission's Regional Capital Projects list.

Mr. Honsa stated all the businesses in the Industrial Park are excited about another entrance/exit road.

Inspector Moller stated rental housing is becoming a big problem in Milan. People are moving out of rental properties and there is no record of who owns the property. Contact to the recorder of deeds sometimes works but is time consuming. He would like to implement a policy that all landlords register their properties with the village. This could save time for us and also benefit the landlords by being able to notify them if problems occur with the property.

Discussion led to the Mayor asking Mr. Moller to check with other municipalities on their policy and adjust it to our needs.

CONSIDERATION TO ENTER INTO CLOSED SESSION TO DISCUSS SALE OF PROPERTY

Mayor Dawson stated it is necessary to enter into a closed session to discuss Sale of Land. Trustee Zimmerman moved to enter into closed session and Trustee K. Wilson seconded the motion. All Trustees voted "Aye". Motion carried. The Council entered closed session at 6:35 p.m.

RETURN TO OPEN SESSION

Mayor Dawson re-opened the regular meeting. He stated discussion was held to move forward on the sale of Lot 1 and Lot 5 in the Milan Business Park.

Trustee Zimmerman directed Mayor Dawson to sign the necessary paperwork to move forward with the sale of Lot 1 and Lot 5 to Karis Capital LLC. The sale agreement must stipulate the perimeters set by the village and purchasers must agree to them before the sale will be finalized.

Trustee J. Wilson seconded the motion. All Trustees voted "Aye". Motion carried.

ADJOURN

There being no further business to come before the Board, Mayor Dawson asked for a motion to adjourn the meeting.

Trustee J. Wilson so moved and Trustee Zimmerman seconded it. All Trustees voted "Aye". Motion carried.

The meeting adjourned at 7:15 p.m.

Barbara L. Lee, Certified Municipal Clerk