

VILLAGE OF MILAN COUNCIL MEETING

Monday October 7, 2019
Milan Municipal Building
5:30 P.M.

AGENDA

1. Roll Call
2. Pledge of Allegiance
3. Consideration of the Minutes of September 16, 2019
4. Consideration of the Administrator's Report
5. Consideration of the Inspectors' Reports
6. Consideration of the Department Heads Reports
7. Consideration of the Semi-Monthly and Miscellaneous Bill
8. Presentation of the FY 2018-2019 Annual Audit
Mr. Jim Taylor and Mr. Dave Gosse
9. Consideration of Approving the FY 2018-2019 Audit
10. Consideration of Resolution 19-5 to Issue a Lease of 2 Years or less of a Portion of a Public Sidewalk along West 2nd Avenue
11. Consideration of TIF Redevelopment Agreement between DeVolder Properties and the Village of Milan
12. Consideration of TIF Redevelopment Agreement Ordinance #1707 between Milan Meatheads Meat Market Inc. and the Village of Milan
13. Consideration of a Real Estate Purchase Offer from P&G Investments for Lot 3 Milan Industrial Park 2nd Subdivision
14. Consideration of a request for Candy Day from the Milan Lions Club
15. Presentation Regarding the status of the Mutt Strut by Stacy Teager, Quad City Animal Welfare Center
16. Committee Reports
17. Citizens Opportunity to Address the Village Board
18. Adjourn

Roll call vote showed present, Trustees Jay Zimmerman, Harry Stuart, Karen Wilson, Jerry Wilson, Bruce Stickell and Jim Flannery. Mayor Dawson presided.

PLEDGE OF ALLEGIANCE

Attorney Scott led the Pledge of Allegiance.

CONSIDERATION OF THE MINUTES OF SEPTEMBER 16, 2019

All Board Members received a copy of the September 16, 2019 Village Board meeting minutes. There being no additions or corrections, Trustee Flannery moved to approve them as presented. Trustee Jerry Wilson seconded the motion. All Trustees voted "Aye". Motion carried.

CONSIDERATION OF THE ADMINISTRATOR'S REPORT

Administrator Seiver stated the Integrated P25 Emergency Radio Tower System serving Rock Island and Scott Counties was approved by Inter-Governmental Agreements (IGA) last May. A technical review of the project shows the participating municipalities will share in a reimbursement on the mandatory consolidation project of \$1,900,000 for the purchase of equipment and buildout of the project. There being no questions of Mr. Seiver, Trustee Flannery moved to approve his report and Trustee Zimmerman seconded the motion. All Trustees voted "Aye". Motion carried.

CONSIDERATION OF THE INSPECTORS' REPORT

Trustee Stickell stated September was a good month for permits. Inspector Moller stated construction is beginning on three new homes. He met with the contractors of Auto Zone and that project is moving forward.

There being no further questions of Mr. Moller, Trustee Stickell moved to approve the Inspectors' Reports as presented and Trustee Flannery seconded the motion. All Trustee voted "Aye". Motion carried.

CONSIDERATION OF THE DEPARTMENT HEADS' REPORTS

Water and Sewer Superintendent Farrell left his report with the Council but was not present due to working on water main breaks.

Police Chief Shawn Johnson did not attend but contacted Trustee Karen Wilson that the Police Department will be holding a DEA sponsored "Take Back" of prescription drugs on October 26, from 10:00 a.m. to 2:00 p.m. They will set up tables out front of Village Hall for easy access, weather permitting.

Public Works Superintendent Dave Pannell stated he and his staff have started the flood pumps up again due to rising water from rain. He received good news from FEMA, they are moving forward to reimburse the village for work and materials from flooding. The new garbage truck has arrived and he is working on the in house village recycling program.

Camden Center Director Jeanne Beuseling stated she attended a Bridal Fair at the Q C Convention Center and was able to pencil in one reception for 2020. She also stated Hy-Vee will hold their district employee recognition dinner at the Centre this Thursday. They have indicated a desire to start holding bi-weekly or quarterly meetings at the Centre in the future. She is also working on signing up tables for the Lions Black Light Trivia on November 18th, proceeds go toward the July 3rd Fireworks. She mentioned there will be a meeting with Melrose on Wednesday morning at 10:00 a.m. to discuss the fireworks display. Everyone is welcome to attend.

There being no questions of the Department Heads, Trustee Stickell moved to approve the Department Heads Reports as presented. Trustee Karen Wilson seconded the motion. All Trustee voted "Aye". Motion carried.

CONSIDERATION OF THE SEMI-MONTHLY AND MISCELLANEOUS BILLS

Trustee Zimmerman stated there is one run of regular bills and one miscellaneous bill for consideration tonight.

Finance Director Hunt stated that the garbage truck purchased from R.N.O.W. came in late this week after the regular checks were cut. Another miscellaneous check in the amount of \$256,531.00 to pay for the truck was cut. He would like to add this check for approval this evening.

Trustee Zimmerman stated the larger regular bills consisted of \$37,775, for a new pickup, \$33,382 to IL Q.C. Communications Center, \$21,345 for the Economic Development Group, \$18,000 to Mid-American Energy and \$14,565 to Lakeside Equipment.

There being no discussion on the bills, Trustee Zimmerman moved to approve \$106,557.37 for the regular bills. Trustee Wilson seconded the motion. Roll call vote showed Trustees Harry Stuart, Karen Wilson, Jerry Wilson, Bruce Stickell, Jim Flannery and Jay Zimmerman voted "Aye". Finance Director Hunt stated the total of the regular bills was updated in the packet to \$200,197.13. Mayor Dawson asked Trustee Zimmerman to rescind his motion. Trustee Zimmerman rescinded his first motion on the regular bills and then moved to approve to pay the regular bills in the

amount of \$200,197.13. Trustee Wilson seconded the motion. Roll call vote showed Trustees Karen Wilson, Jerry Wilson, Bruce Stickell, Jim Flannery, Jay Zimmerman and Harry Stuart voted "Aye". Motion carried.

Trustee Zimmerman then moved to approve for payment \$259,607.35 for the miscellaneous bills, which includes the addition of the payment for the garbage truck. Trustee Wilson seconded the motion. Roll call vote showed Trustees Jerry Wilson, Bruce Stickell, Jim Flannery, Jay Zimmerman, Harry Stuart and Karen Wilson voted "Aye". Motion carried. The bills will be paid from the following accounts.

General Fund	\$234,787.29
Garbage Fund	98,238.75
Motor Fuel Tax Fund	460.69
Camden Center	2,464.91
Camden Center Deposit	2,000.00
Special Tax Allocation I	32,710.70
Special Tax Allocation II	28,388.30
Special Tax Allocation III	31,198.70
Water/Sewer Fund	29,555.14
Total	\$459,804.48

PRESENTATION OF THE FY 2018-2019 ANNUAL AUDIT/MR. JIM TAYLOR & MR. DAVE GOSSE

Mayor Dawson introduced Mr. Jim Taylor and Mr. Dave Gosse of Carpentier, Mitchell and Goddard Company, audit firm which conducted the 2019 annual audit for the Village of Milan.

Mr. Taylor presented a copy of the audit and letters in regard to the audit. He explained the firm used the Governmental Auditing Standards to perform the audit. This year GASB Statement 75 was the one new standard required to be audited. GASB #75 deals with the effect on the village of Postemployment Benefits other than Pensions. These are benefits given to retirees. The report shows the liability the village has due to these benefits. This is the first year for this part of the audit so no previous information is available, but from now forward it will be tracked in ten year increments.

The EAV of Milan seems to be about climbing so property taxes will be about the same.

The General Fund balance is down a little, but all other funds have positive balances. The Water and Sewer Fund has a healthy balance which should cover any maintenance, which is good.

Mr. Taylor stated he felt the village has a good process and the management area of compliance is good.

He has an overall positive view of the audit and cooperation from village staff.

CONSIDERATION OF APPROVING THE FY 2018-2019 AUDIT

Mayor Dawson asked for a motion to accept the Audit as presented.

Trustee Jay Zimmerman moved to accept the audit as presented. Trustee Jerry Wilson seconded the motion. All Trustees voted "Aye". Motion carried.

CONSIDERATION OF RESOLUTION 19-5 TO ISSUE A LEASE OF 2 YEARS OR LESS OF A PORTION OF A PUBLIC SIDEWALK ALONG WEST 2ND AVENUE

Attorney Scott presented Resolution 19-5 which authorizes a lease with Mr. Ed's Tavern for the use of the north six feet of the sidewalk south of his business. This lease will enable patrons to exit the tavern and walk east to the back and side portion of the business to an open space. This will allow them to carry their beverages out of the building in a controlled environment.

The Resolution also give authority to Finance Director Hunt to enter into a lease with Mr. Ed's, Ltd. For the use of the sidewalk. Trustee Karen Wilson moved to approve Resolution 19-5 and Trustee Flannery seconded the motion. Roll call vote showed Trustees Flannery, Zimmerman, Stuart, Karen Wilson, Jerry Wilson and Stickell voted "Aye". Motion carried.

CONSIDERATION OF TIF REDEVELOPMENT AGREEMENT ORDINANCE #1707 BETWEEN DEVOLDER PROPERTIES AND THE VILLAGE OF MILAN

Mayor Dawson read Ordinance #1707 which states the Village of Milan and Devolder Properties, LLC dba Redstart Roll Off is entering into a TIF I Redevelopment Agreement. The TIF I Redevelopment Agreement states the Village of Milan will pay the Devolders \$5,000 to assist with the construction of the Redevelopment Project. The payment will be repaid plus 3% interest accrued on the unpaid principal. The Redevelopment Project consists of a dumpster rental business at 850 West 2nd Avenue, Milan. The promissory Note begins on October 7, 2019 and ends November 30, 2024. 1/5 of the promissory note plus interest will be forgiven each November 30th beginning on November 30, 2020 and each November 30th until November 30, 2024. This agreement will be void if the Borrowers default on the requirements of the note at which time full payment of the existing loan balance becomes due the Lender.

Administrator Seiver stated the Devolders would like a clause added to the agreement before the Board, to say they could sell of unused land to be parceled and option to sell. He stated this would not affect the RedStar Roll Off business. The tract of land is too large for the one business. Discussion was that the clause could be added.

Trustee Zimmerman moved to pass Ordinance #1707 with the clause to parcel off and be able to sell unused land added to the agreement. Trustee Flannery seconded the motion. Roll call vote showed Trustees Flannery, Zimmerman, Stuart, Karen Wilson, Jerry Wilson and Bruce Stickell voted "Aye". Motion carried.

CONSIDERATION OF TIF REDEVELOPMENT AGREEMENT ORDINANCE #1708 BETWEEN MILAN MEATHEADS MEAT MARKET INC. AND THE VILLAGE OF MILAN

Mayor Dawson stated Mr. Bruce Schafman, a longtime business owner of Meatheads Meat Market, has decided to move his business, but will be staying in Milan. Meatheads Meat Market is moving to 801 First Street East in the old Eagle Warehouse. There will be significant remodel for the move and he has asked for financial assistance. Since the moved improves the building and entices the growth in the area it qualifies for a TIF III Redevelopment Agreement with the village. Mayor Dawson stated there has been previous discussion at other Council meetings regarding the project and those have been positive. Mayor Dawson read Ordinance #1708 which states the conditions of the TIF III Agreement. He then asked for a motion on the Ordinance.

Trustee Karen Wilson moved to pass Ordinance #1708 and Trustee Harry Stuart seconded the motion. Roll call vote showed Trustees Zimmerman, Stuart, Karen Wilson, Jerry Wilson, Stickell and Flannery voted "Aye". Motion carried.

CONSIDERATION OF A REAL ESTATE PURCHASE OFFER FROM P&G INVESTMENTS FOR LOT 3 MILAN INDUSTRIAL PARK 2ND SUBDIVISION

Mayor Dawson stated the Council met in closed session on September 3, 2019 and discussed the Sale of Lot 3 in the Milan Industrial Park to P & G Investments. It was determined Lot 3 was on the Surplus Property list and it would benefit the Village of Milan to sell the property. They have offered \$25,000 for the four acre lot which is acceptable to the village.

Trustee Stickell moved to sell Lot 3 in the Milan Industrial Park to P & G Investments in the amount of \$25,000. Trustee Flannery seconded the motion. Roll call vote showed Trustees Stuart, Karen Wilson, Jerry Wilson, Stickell, Flannery and Zimmerman voted "Aye". Motion carried.

CONSIDERATION OF A REQUEST FOR CANDY DAY FROM THE MILAN LIONS CLUB

Mayor Dawson received a letter of request from the Milan Lions to hold their annual Candy Day on October 19th from 9:00 a.m. to 3:00 p.m. Trustee Flannery moved to approve the request and Trustee Zimmerman seconded the motion. All Trustees voted "Aye". Motion carried.

PRESENTATION REGARDING THE STATUS OF THE MUTT STRUT BY STACY TEAGER, QUAD CITY ANIMAL WELFARE CENTER

Ms. Stacy Teager stated on September 14th in coordination with the Milan Legion, the Quad City Animal Welfare Center held its Annual Mutt Strut on the Hennepin Canal Recreational Path. She stated for the first time the DNR is asking them to pay 10% of the money raised at the event. She would like to know if the village could contact DNR and tell them that the levy is maintained by the Village of Milan and they have no expense in its upkeep. In fact the maintenance costs more than the money brought in by the fundraiser. The Levy is also leased by the Village of Milan for recreational purposes. The Animal Welfare Center will be cutting a check for the 10% in protest this week as their request to waive the fee was denied. The consensus of the Board was to speak with DNR regarding the charges.

COMMITTEE REPORTS

Trustee Stuart stated the Lions are working hard to fill the tables at the Black Light Bash Trivia Night. A fundraiser for the Milan Fireworks.

Mayor Dawson would like to commend Mark Hunt and Steve Seiver regarding the work they have been doing to bring new businesses into and help existing business in Milan. At tonight's meeting alone Milan has assisted four businesses.

CITIZENS OPPORTUNITY TO ADDRESS THE VILLAGE BOARD

Ms. Betty Boltz stated she was contacted by several people asking why Milan Police Officers weren't providing the traffic control for the MIP Craft Fair. The service was provided by the Rock Island County Sheriff's officers.

Mayor Dawson stated the village cannot make the Milan Officers take overtime if they do not want to.

ADJOURN

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

Trustee Jerry Wilson moved to adjourn the meeting and Trustee Zimmerman seconded the motion. All Trustees voted "Aye". Motion carried. The Meeting adjourned at 6:50 p.m.

Barbara L. Lee, Certified Municipal Clerk