

**VILLAGE OF MILAN COUNCIL MEETING**

February 7, 2022  
Milan Municipal Building  
5:30 P.M.  
AGENDA

1. Roll Call
2. Pledge of Allegiance
3. Consideration of the Minutes of January 18, 2022
4. Consideration of the Treasurer's Report for December 2021
5. Consideration of the Administrator's Report
6. Consideration of the Inspector's Report
7. Consideration of the Department Head Reports
8. Consideration of the Semi-Monthly and Miscellaneous Bills
9. Consideration of the TIF's I-III 2020 Surplus Declaration Ordinance
10. Consideration of the Contract with Lauterbach & Amen, LLP for Police Pension Services
11. Consideration to purchase a Vacuum Excavator for W/S & Public Works
12. Committee Reports
13. Citizens Opportunity to Address the Village Board
14. Adjourn

Posted 1/24/2022  
Updated 1/28/2022  
Updated 2/04/2022

In accordance to Public Act 101-0640, this meeting will be conducted via videoconference.

Members of the Public may attend the Zoom Webinar by registering at <http://bit.ly/2WWwwa5>

Roll Call

Roll call showed Trustees Cassandra Mikaio, Karen Wilson, Bruce Stickell and Jay Zimmerman and Mayor Duane Dawson present by videoconference. Trustees Stuart and Hubbard were absent.

Consideration of the Minutes

There being no corrections to the minutes as presented, Trustee Stickell moved to approve them as presented. Trustee Wilson seconded the motion. All Trustees voted "Aye". Motion carried.

Consideration of the Treasurer's Report for December 2021

Treasurer Cox was present by videoconference and gave a summary of the Treasurer's Report ending December 31, 2021.

She stated the General Fund revenue for the nine months was \$5,659,372 with revenue for December being \$565,082. The total expenditures for the past nine months have been \$3,391,110 resulting in a current surplus of \$2,268,262. She then broke down the General Fund by department and showed their individual expenses. The largest expenditures were for wages, health insurance and a rental expense for equipment to clean out ditches.

The Garbage Fund Revenue Y-T-D was \$196,069 with expenses of \$122,649 leaving a net income of \$73,420. Revenue from recycling has been increasing, with December's revenue being \$7,865. Expenses for wages, maintenance of equipment and health insurance were most of the expenses.

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Camden Center suffered the most during the COVID pandemic with revenues for the year at \$44,579 and expenditures at \$98,029 resulting in a deficit Y-T-D of \$53,449.

TIF Funds I, II, and III are collectively at a surplus totaling \$2,607,131. TIF Fund IV is currently at a deficit of \$11,515 and will most likely continue at a deficit until developments are complete and property taxes are collected.

Water and Sewer Fund received \$1,409,956 and had expenditures of \$1,065,430. December's revenue was \$168,378 and expenditures were \$98,920.

Mayor Dawson asked if Ms. Cox has seen an increase in the utility bills. She stated this month the Mid-American bill was \$26,836 and it usually runs between \$16 and \$18,000.

There being no further questions on the Treasurer's Report, Trustee Stickell moved to approve it as presented and Trustee Mikaio seconded the motion. All Trustees voted "Aye". Motion carried.

#### CONSIDERATION OF THE ADMINISTRATOR'S REPORT

Administrator Seiver stated the Village Board was made aware that Mr. Matt Stern, owner of Natures Treatment, a licensed business for the sale of medical and recreational marijuana, came to him regarding the purchase of lots 1 and 5 in the Milan Business Park. Mr. Stern and his investors are starting a new business, which will be the growing of marijuana and transportation of it from the grow area to their existing Nature's Treatment building and other marijuana businesses. Mr. Stern told Mr. Seiver he is expecting the State Licenses to be approved within the month. He is anxious to get started with his new business and has offered \$180,000 for the two lots (12 acres) in the Milan Business Park. Mr. Seiver stated that was a very low offer. Mayor Dawson said Milan is not in the business of giving their property away, even if other cities do.

In November 2021, the Planning Commission met and created a new zoning B5. This zone addresses cannabis growing and transportation of cannabis. They will be meeting at the Camden Centre on February 22<sup>nd</sup> at 5:00 p.m. to talk with Mr. Stern, Ron Glassnor and other investors to discuss the possibility of them purchasing lot 1 and 5 in the Business Park.

Mr. Seiver stated he and Mayor Dawson are conferring with Village TIF Attorneys, Steve Kline and Herb Klein at Jacobs Associates regarding the situation because, Mr. Stern would like to enter into a TIF Agreement regarding the new business.

Mayor Dawson asked if NTI's new business doesn't pan out can the zoning be reversed. Mr. Seiver stated it can be, as long as we own the property. Before the property can be sold, the village must put an RFP in the newspaper for 30 days. If anyone makes a proposal, they would have to bring their proposal to the Village Board for approval and fill out TIF papers if they want a TIF Agreement.

Trustee Wilson stated she does not want to lose NTI's business.

Trustee Mikaio would like to see more negotiations on the offer by NTI.

Mayor Dawson would like a consensus on whether the Board would like Mr. Seiver to proceed with the 30-day notice of an RFP on lots 1 and 5 in the Milan Business Park and to continue talking with Mr. Stern and his investors regarding their proposal for lots 1 and 5 in the Milan Business Park. The consensus of the Board was to direct Administrator Seiver to advertise the RFP and negotiations with Mr. Stern regarding the purchase of lots 1 and 5.

There being no further discussion on the Administrator's Report, Trustee Wilson moved to accept the Administrator's report as presented.

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

#### CONSIDERATION OF THE INSPECTOR'S REPORT

Trustee Stickell reported it was a pretty good month for January with \$4,500 in permit fees.

Inspector Moller stated the boost to the permits was the NTI expansion. He would like to remind everyone to check their batteries in their CO2 and smoke detectors. Lots of fires have been reported lately.

There being no further discussion on the report, Trustee Stickell moved to accept the Inspector's Report as presented and Trustee Zimmerman seconded it. All Trustees voted "Aye". Motion carried.

#### CONSIDERATION OF THE DEPARTMENT HEADS' REPORTS

Chief Shawn Johnson stated training on the CAD reporting system is being done in his department.

Camden Centre Director, Jeanne Beuseling stated it was a typically quiet January and February so far. She is busy working on the Labor Day Festival now.

Mayor Dawson stated RI/Milan Little League and Mr. Kevin Nolan are planning a festival at the Camden Park during the Labor Day Holiday. He has several business people involved, all of whom are very good planners. They are trying to work the fireworks in during the festival. Trustee Wilson asked about the Labor Day Parade. Mayor Dawson stated he heard someone is working on that, but the Festival Committee are not involved in it.

Ms. Beuseling stated she has a wedding on Labor Day weekend, but they are willing to work with her on that. The problem being they were going to hold the wedding outside the Centre. She has a meeting with the couple on Thursday and will discuss the plans.

Mayor Dawson stated W/S Superintendent Kevin Farrell is presently working on a water main break so he could not attend the meeting.

Trustee Mikaio moved to approve the department heads reports as presented. Trustee Wilson seconded the motion. All Trustees voted "Aye". Motion carried.

#### Mr. Farrell now Joins the Meeting

He is in his truck and can now listen in on the council meeting. He would like to let the council know that last month the plant exceeded the discharge limit of ammonia, so he had to send a letter to the IEPA regarding that.

Mayor Dawson asked since Mr. Farrell is connected to the meeting, he would like to skip to agenda item 10, where Mr. Farrell is requesting to purchase a Vacuum Excavator from Vermeer Midwest for the W/S and Public Works Departments. Mr. Farrell stated he watched a demo of this vacuum excavator cleaning a catch basin and in 20 minutes it was done and ready for the next one. It was very impressive. This machine was used as a demo machine (95 hrs.) by Vermeer Midwest and they are asking \$67,500 for it. They would take monthly payments if it is preferred instead of one payment. The machine has a 2-year warranty on the engine and 1 year on parts and labor. Vermeer Midwest quoted \$84,135.28 for the same model new. Ditch Witch quoted \$74,405.35 new.

Mayor Dawson asked Treasurer Cox if she felt we should make payments or make a onetime payment for the machine. She recommended a onetime payment as the money is available and there is a 5% interest charge on the payment plan.

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Trustee Zimmerman asked if there would be training on the machine. Mr. Farrell stated there would be.

Administrator Seiver stated these are proposals and not bids so the Council must approve the purchase by a 2/3<sup>rd</sup> vote. We do have three proposals. Vermeer Midwest gave one for a new and one for a demo used machine and Ditch Witch gave one for a new machine.

There being no further comments on the agenda item, Trustee Wilson moved to purchase the demo vacuum excavator from Vermeer Midwest in one payment of \$67,500 to be paid by the Water/Sewer Fund and the Public Works Fund. Trustee Stickell seconded the motion. Roll call vote showed Trustees Mikaio, Wilson, Stickell and Zimmerman voted "Aye". Motion carried.

CONSIDERATION OF THE SEMI-MONTHLY AND MISCELLANEOUS BILLS

Trustee Zimmerman asked if there were any updates to the payables list he was emailed earlier this week. Ms. Cox stated there were none. He said the bills were pretty substantial this time, but he saw no problems in them. He would like to make a motion to pay the total bills in the amount of \$439,392.62. Trustee Mikaio seconded the motion. Roll call vote showed Trustees Wilson, Stickell, Zimmerman and Mikaio voted "Aye". Motion carried.

The bills will be paid from the following accounts:

General Fund	\$144,407.82
Garbage Fund	5,267.27
Motor Fuel Tax Fund	9,563.77
Camden Centre Fund	2,679.05
TIF I	52,162.79
TIF II	145,114.93
TIF III	3,325.54
TIF IV	238.00
Insurance Reserve	9,898.29
Water/Sewer Fund	66,735.16
TOTAL	\$439,392.62

Consideration of the TIF's I-III 2020 Surplus Declaration Ordinance

Mayor Dawson stated this Ordinance is one we pass each year. The ordinance declares the amount of surplus money collected in sales tax to reimburse economic developers according to their TIF Agreements. If there is more money collected than is needed to pay for their TIF Agreements, that money is declared surplus. The surplus money will be sent to the County Clerk to give to the County Treasurer to distribute to each affected taxing body on a pro-rata basis.

Treasurer Cox reports that the total surplus money that will be sent to Rock Island County for distribution is \$1,429,711.78. \$242,016.30 will come back to Milan and Rock Island/Milan School District will get \$763,152.01.

Mayor Dawson stated the money going to the school district will make them whole. Most municipalities with TIF districts do not pass a surplus ordinance and the taxing bodies in those districts lose out on their share of the excess tax. This makes most TIF Districts unfavorable, unlike Milan's.

There being no further comments on Ordinance #1755, Trustee Stickell moved to pass Ordinance #1755. Trustee Zimmerman seconded the motion. Roll call vote showed Trustees Stickell, Zimmerman, and Mikaio voted "Aye". Trustee Wilson abstained from voting. Motion carried.

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Consideration of the Contract with Lauterbach & Amen, LLP for Police Pension Services

Treasurer Cox presented an agreement between Lauterbach & Amen, LLP and the Village of Milan. It is a three-year agreement for actuarial services for the Police Pension Fund. The Village hired Lauterbach & Amen during the bond issuance for funding the police pension fund. Their charges for 2019-2021 began at \$2,500 for the tax levy valuation in 2019 and another vendor provided the GASB report for \$3,000. In 2020 the tax levy valuation was \$2,550 and the GASB 67/68 report for \$2,300, then their charges increased \$50 each of the following years. The village's commitment for funding the Police Pension has increased and the Pension Board feels it is much better to have a professional actuary providing those services instead of the IL Department of Insurance. Treasurer Cox also stated, since Lauterbach provides accounting and payroll services to the pension fund, the actuaries have access to the information necessary to prepare the valuation reports, which reduces staff time that would otherwise be spent providing outside vendors with the same information. The agreement states their charges start at \$5,540 with an increase of 3% per year until 4/30/24.

Mayor Dawson asked Ms. Cox if the Pension Board Members were in favor of continuing their work with Lauterbach & Amen, LLC.

She stated they were.

Trustee Stickell stated if the Pension Board Members are happy with their work he is in favor of signing the agreement.

Trustee Wilson moved to approve the agreement with Lauterbach & Amen, LLP and Trustee Mikaio seconded the motion. All Trustees voted "Aye". Motion carried.

COMMITTEE REPORTS

Trustee Mikaio said she was looking forward to talking with Camden Center Director Beuseling regarding the festival.

Trustee Wilson said she is going to set up a meeting with Chief Johnson regarding benefit time.

Trustee Zimmerman stated he will not be at the next Council Meeting. He would like Trustee Wilson to comment on the bills for him at that meeting.

CITIZENS OPPORTUNITY TO ADDRESS THE VILLAGE BOARD

Mayor Dawson asked if anyone on zoom would like to address the Board. Mr. Dave Krouth stated the Mass Transit District started producing a newsletter called The Rider Report. He can send it to anyone with an email address. Riders are still taking advantage of the Micro-Transit Bus service. There were over a thousand riders in January. He reported Metropolitan Mass Transit is purchasing 13 new CNG buses (Compressed Natural Gas) and 9 battery operated buses. They are one of the few in the United States that will be fully operational with busses that eliminate pollution.

Mayor Dawson congratulates Metropolitan Mass Transit for their efforts to go green and also to use Milan as their pilot program for the Micro-Transit service.

Mr. Krouth stated Mr. Paul Wilson was prominent in getting the bus service to build in the Quad Cities. Mr. Wilson never owned a car. He served as Milan's representative to the Transit Board and then his son Jerry Wilson took over until he retired. Mr. Krouth said, both Paul and Jerry are highly respected at the bus company.

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ADJOURN

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

Trustee Wilson moved to adjourn the meeting and Trustee Zimmerman seconded the motion. All Trustees voted "Aye". Motion carried.

The meeting adjourned at 6:26 p.m.

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Barbara L. Lee, Certified Municipal Clerk

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