

VILLAGE OF MILAN COUNCIL MEETING

Monday April 18, 2022
Milan Municipal Building
5:30 P.M.

AGENDA

1. Roll Call
2. Pledge of Allegiance
3. Consideration of the April 4, 2022 Minutes
4. Consideration of the Treasurer's Report for March 2022
5. Consideration of the Semi-Monthly & Miscellaneous Bills
6. Consideration of the Fall Harvest Celebration Parade Resolution 22-3
7. Consideration of Proposals on Lots 1 & 5
8. Consideration of the Sale of Lots 1 & 5
Council enters into Executive Session:
 - Discussion of Proposed Price for the Sale of Lots 1 & 5
 - Discussion on PersonnelCouncil Returns to Open Session
9. Action on Executive Session Discussions
10. Committee Reports
11. Citizens Opportunity to Address the Village Board
12. Adjourn

ROLL CALL

Roll call showed Trustees Harry Stuart, Cassandra Mikaio, Karen Wilson and Bruce Stickell present in person. Trustee Michelle Hubbard was present by Zoom. Trustee Jay Zimmerman was absent.

PLEDGE OF ALLEGIANCE

Attorney Lincoln Scott led the Pledge of Allegiance.

CONSIDERATION OF THE MINUTES OF April 4, 2022

Mayor Dawson asked if there were corrections or additions to the minutes of April 4, 2022. There being none, he asked for a motion.

Trustee Stuart moved to approve them as presented and Trustee Wilson seconded the motion. All Trustees voted "Aye". Motion carried.

CONSIDERATION OF THE MARCH 2022 TREASURER'S REPORT

Finance Director, Arion Cox stated her report provides a summary of the Village's financial activity for the eleven months ended March 31, 2022.

General Fund had total revenue for the eleven months ended March 31, 2022 of \$7,758,979 and for the month of March \$934,800. The report shows a larger than usual amount of Municipal Utility Tax this month due to receiving two months' receipts in the month of March. General Fund expenditures for the same eleven months total \$4,550,870 resulting in a current YTD surplus of \$3,208,108.

Garbage Fund had total revenue for the eleven months ended March 31, 2022 of \$235,780 and expenditures of \$173,127 resulting in a year-to-date surplus of \$62,655. Revenue for March was \$11,786 with recycling contributing \$9,580 of that amount. Expenditures for March were \$14,541.

Camden Centre revenues for the year were \$57,952 and expenditures were \$139,536 resulting in a year-to-date deficit of \$81,584. March had revenues of \$12,535 and expenditures of \$10,037 resulting in a month surplus of \$2,498! Mayor Dawson and the Board congratulated Camden Centre Director Jeanne Beuseling for starting to bring the Camden Centre out of a deficit balance, due to a couple of hard years of the COVID 19.

The TIF funds' fiscal activity resulted in surpluses of TIF I, \$468,920, TIF II, \$436,989 and TIF III, \$51,376. TIF IV is still at a deficit of \$11,822.

The Water and Sewer Fund year-to-date revenues were 1.8 million dollars and expenditures were 1.4 million dollars resulting in a surplus of \$436,745. Revenues for March totaled \$158,701 and expenditures totaled \$144,616 for a surplus of \$14,085. There was a water main break fixed by Brandt Construction increasing the monthly expenditures.

The total cash at the end of March 2022 was \$12,889,770.25.

Trustee Stickell moved to approve the March 2022 Treasurer's report as presented and Trustee Mikaio seconded the motion. All Trustees voted "Aye". Motion carried.

CONSIDERATION OF THE SEMI-MONTHLY & MISCELLANEOUS BILLS

In the absence of Trustee Zimmerman, Trustee Karen Wilson reported on the payables for this evening.

She stated there were \$112,740.56 in regular payables 2,787.90 in eye and dental reimbursements and \$10,000.00 for a miscellaneous check to Milan License and Title for an economic loan. The total payables presented for payment is \$125,528.46.

Mayor Dawson asked if there were any questions on the bills. If there are none he asked for a motion on tonight's payables.

Trustee Wilson moved to approve the payables in the amount of \$125,528.46. Trustee Stickell seconded the motion. Roll call vote showed Trustees Stuart, Mikaio, Wilson, Stickell and Hubbard voted "Aye". Motion carried.

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The bills will be paid from the following accounts:

General	\$	52,575.47
Garbage		2,884.22
MFT		3,137.64
Camden Centre		4,138.39
TIF I		10,911.72
TIF II		5,603.87
TIF III		8,189.65
TIF IV		4,470.12
Economic Development		10,000.00
Water/Sewer		23,617.38
TOTAL	\$	125,528.46

CONSIDERATION OF THE FALL HARVEST CELEBRATION PARADE RESOLUTION #22-3

Ms. Karen Schweickhardt, representing the Milan Fall Harvest Celebration Parade would like the Board's permission to hold the Parade Labor Day Weekend, September 3, 2022 at 10:30 p.m. She stated they would use the same parade route as previous years. The parade is required to have police officers for traffic control, so she is asking if the Village would pay for the Village Officers, as in the past. The Parade Committee would pay for the County Officers. She has spoken with Kevin Henson from the IDOT regarding a parade permit to cross Rt 67. He emailed her the permit in Resolution form, but stated the Village Clerk should fill it out after it is Board approved and then send it to him along with a copy of the Parade Committee's Certificate of Liability Insurance.

Mayor Dawson presented Resolution #22-3 which holds accountable the Village for the direction, protection and regulation of the traffic during the crossing of Rt 67 and the detour of north and south bound traffic as well as a few other resolves.

Mayor Dawson asked for a motion on the Parade Committee's request to hold the Milan Fall Harvest Celebration Parade on September 3, 2022.

Trustee Wilson moved to approve the Parade Committee's request. Trustee Mikaio seconded the motion. All Trustees voted "Aye". Motion carried.

Mayor Dawson asked for a motion on Resolution 22-3.

Trustee Stickell moved to approve Resolution 22-3 as presented and Trustee Mikaio seconded the motion. All Trustees voted "Aye". Motion carried.

CONSIDERATION OF PROPOSALS ON LOTS 1 & 5 IN THE MILAN BUSINESS PARK

Administrator Seiver stated, when he discussed selling Lots 1 & 5 in the Milan Business Park with TIF Attorney Herb Klein, he suggested, since the village was considering to offer a TIF agreement to the buyers, we should advertise for 30 days, the property for sale, in the legal section of the newspaper. Mr. Seiver stated that was done, with proposals closing today at 4:30 p.m.

Mr. Seiver stated there has been only one proposal offered for the property which, came in April 4, 2022 by email. That was from Subsero Grow Ops (Subsero Capital LLC) represented by Mr. Matt Stern. Since the group has successfully competed for an Illinois Cannabis Craft Growers license, they are compelled to act quickly in finalizing the acquisition of their site and constructing and opening their grow operation. They are partnered with a local engineering firm as well as a firm experienced in building similar grow facilities. They have submitted a conceptual site plan to Steve Moller for his review.

In the proposal submitted by Mr. Stern he offered \$275,000 for both lots and he specifically asked to have a signed purchase option contract by April 18th. To that end, we have been working with Subsero for the last two weeks to address contract language and to negotiate terms and conditions of a possible sale. I have given all Board members a copy of the most recent language, which I believe adequately covers what both sides have asked for.

Mr. Seiver asked if the Council would like to go into closed session to discuss the contract terms. The only thing you may want to discuss would be the price.

Attorney Scott stated the agreement for purchase and sale is pretty standard and he is okay with it.

The consensus of the Board was that they did not want to go into closed session to discuss the agreement as proposed.

CONSIDERATION OF THE PROPOSALS ON THE SALE OF LOTS 1 & 5

Mayor Dawson stated we haven't had any proposals on the property in years and he feels \$275,000 is a good price for the two lots. The business will put money into the TIF Fund, pay property tax and create jobs. He stated we need to get the sale finalized as soon as possible, because the buyers need to put the address on the State License and Agreement.

Trustee Wilson moved to pass Ordinance #1758 "Accepting the lowest bid for the purchase of Lots 1 & 5 in the Beltline Industrial Park and authorizing the sale of the same." Trustee Stickell seconded the motion. Roll call vote showed Trustees Mikaio, Wilson, Stickell, Hubbard and Stuart voted "Aye". Motion carried.

Mayor Dawson stated the Council needs to go into closed session to discuss the closed session agenda item on personnel, but he would like to continue with the regular meeting agenda items before entering into closed session.

COMMITTEE REPORTS

Mayor Dawson stated he received a request from the Milan Legion and Auxiliary to hold Poppy Days in the village on May 20th and 21st.

Trustee Stickell moved to approve the request as presented and Trustee Mikaio seconded the motion. All Trustees voted "Aye". Motion carried.

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Mayor Dawson stated there will be a Park Committee Meeting with the Festival Committee, at the Milan Camden Centre this Wednesday at 4:00 p.m. to get information concerning the Labor Day Festival they are planning.

Trustee Wilson stated it concerned her that the Festival Committee didn't bring a request to the Village Board to use Camden Park.

Trustee Mikaio stated the Park has applications to fill out for use of the park.

Camden Centre Director, Jeanne Beuseling stated they should have talked to her first as there were other things scheduled at the Camden Centre.

Trustee Mikaio announced the Milan Spray Ground will not be opening again this year due to the financial feasibility of repairs. She did say the park committee will be getting ideas and plans together to revamp that area for use by the community.

CITIZENS OPPORTUNITY TO ADDRESS THE VILLAGE BOARD

There were no comments.

COUNCIL ENTERS INTO CLOSED SESSION TO DISCUSS PERSONNEL

Mayor Dawson asked for a motion to enter into closed session.

Trustee Stickell motioned to go into closed session to discuss personnel. Trustee Stuart seconded the motion. Clerk Lee called the roll. Roll call vote showed Trustees present Karen Wilson, Bruce Stickell, Michelle Hubbard, Harry Stuart and Cassandra Mikaio, Trustee Jay Zimmerman was absent.

Closed Session opened at 6:10 p.m.

COUNCIL RETURNS TO OPEN SESSION

Council opened at 6:30 p.m.

ACTION ON EXECUTIVE SESSION DISCUSSION

Chief Shawn Johnson stated the Finance Committee met and approved the following changes to the sick days for non-union and appointed positions. He stated the minutes of the regular meeting and the closed session meeting of May 17, 2021 do not accurately reflect the details and intent of the Finance Committee. He would like the minutes of those meeting corrected as follows;

- Closed Session:
 1. Sick Days - in addition to what's been written, the employees will also begin accruing 12 sick days annually on July 1st. Therefore, after "These employees will start July 1, 2020 with 72 days of sick time, it should be written "and will accrue 12 days annually, beginning July 1, 2021. Sick time maximums will not be enforced until further determination of sick time conversion options.
- Regular Minutes:
 1. Consideration to Act on Executive Action (closed session) Discussion
 - a. Sick days need additional verbiage as described above, stating annual accrual of 12 days beginning July 1, 2021 and maximum not enforced until conversion options have been considered and determined.
 - b. Percentage was properly noted in closed, but not regular minutes (3.321%)

Chief Johnson stated the corrections above should have read, sick days can be converted to the employee's eye and dental account at \$200 per sick day up to 5 unused sick days as discussed in the closed session minutes of May 17, 2021.

Mayor Dawson asked for a motion to change and add to the minutes as requested.

Trustee Wilson moved to approve the changes and additions to the closed session minutes of May 17, 2001 as requested. Trustee Mikaio seconded the motion. All Trustees voted "Aye". Motion carried.

Trustee Hubbard moved to approve the correction of the regular session minutes of May 17, 2021 as requested. Trustee Stickell 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 Wilson moved to adjourn the meeting and Trustee Stickell seconded the motion. All Trustees voted "Aye". Motion carried.

The meeting adjourned at 7:00 p.m.

Barbara L. Lee, Certified Municipal Clerk