

PUBLIC HEARING

JULY 19, 2021

5:15 P.M.

MILAN MUNICIPAL BUILDING

DISCUSSION REGARDING THE 2021-2022 APPROPRIATION ORDINANCE

Mayor Dawson opened the Public Hearing at 5:15 p.m. He stated the Appropriation Ordinance is a best estimate of costs to run the village for the upcoming fiscal year. Funds may be moved to and from accounts within a Fund if needed. He asked Administrator Seiver to present a summary of the draft Appropriations Ordinance.

Administrator Seiver stated that last fiscal there was uncertainty regarding how much revenue would be taken in due to the Covid-19 pandemic. So we estimated the appropriations fairly low. Fortunately it was not as bad as predicted and actually the revenue was better than expected due to the 3% increase we received from the state cannabis tax. Mr. Seiver stated we were again very frugal in estimating the budget for this FY. We cannot depend on collecting as much cannabis tax as soon as Illinois opens up the market.

Trustee Zimmerman stated Iowa does not have sell marijuana, but I believe that will change and we will lose the Iowa market. Inflation will account for about 2.5% of the budget next year. There is the question on how much it will cost before the Camden Centre recovers.

Mr. Seiver stated the village has settled the Union Contracts and Non-Union agreements, so the higher costs were figured into this appropriation. Currently the village has two grants, one for \$205,000 and the other for \$640,000. Both are related to COVID-19 recovery programs.

There being no questions regarding the Appropriation Ordinance presented, he asked for a motion to adjourn the hearing.

Trustee Wilson moved to adjourn and Trustee Zimmerman seconded the motion. All Trustees voted "Aye". Motion carried. The Council moved directly into the regular Village Council Meeting.

VILLAGE OF MILAN COUNCIL MEETING

JULY 19, 2021

Milan Municipal Building

5:30 P.M.

AGENDA

1. Roll Call
2. Pledge of Allegiance
3. Consideration of the Minutes of July 6, 2021 and Special Meeting July 12, 2021
4. Consideration of the May 2021 Treasurer's Report
5. Consideration of the Semi-Monthly & Miscellaneous Bills
6. Consideration of the 2021-2022 Appropriation Ordinance
7. Consideration of an Inter-Governmental Agreement with Big Island River Conservancy District Regarding Specific Maintenance Responsibilities of the Milan/Big Island Local Flood Protection Project
8. Consideration of an Amendment to the lease agreement between the Village and US Cellular for equipment installed at 2703 E 1st St (Tower 4)
9. An Ordinance Approving and Authorizing the Execution of a TIF Redevelopment Agreement by and between the Village of Milan and Granet Real Estate, LLC
10. Consideration of a Video Gaming License for Happy Joe's (5 Machines)
11. Consideration of an Outdoor Event at Happy Joe's on August 7th
12. Consideration of the Committee Reports
13. Citizens Opportunity to Address the Village Board
14. Executive Session
 - Consideration of Executive Minutes
 - Sale of Village Property
15. Reopen the Regular Meeting
16. Consideration of Resolution 21-7 Considering Closed Session Minutes
17. Adjourn

ROLL CALL

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

PLEDGE OF ALLEGIANCE

Attorney Scott led the Pledge of Allegiance.

CONSIDERATION OF THE MINUTES OF JULY 19, AND SPECIAL MEETING OF JULY 12, 2021

There being no additions or corrections to the minutes of July 12th and July 19th Trustee Stickell moved to approve them as presented. Trustee Hubbard seconded the motion. All Trustees voted "Aye". Motion carried.

CONSIDERATION OF THE TREASURER'S REPORT

Treasurer Arion Cox summarized her June Treasurer's Report which also showed a fiscal year total of the past two months.

She stated the largest deposits to the General Fund were from property tax, cannabis tax and sales tax. Expenditures from General included bond interest for the G.O. Bond for Police Pension obligation, the quarterly payment for QCOMM and mowers for the Parks.

The Garbage Fund received \$80,350 in revenue and there were no large expenses leaving a surplus of \$66,288 for the month.

Due to the Covid Pandemic the Camden Centre has not been able to be open so revenues have been insignificant. The State opened up large gatherings in June. A wedding brought in \$1,400. The expenses were \$5,102 leaving a deficit of \$3,702.

The four TIF Districts received property tax allocations. All Districts had positive balances with the exception of TIF IV. The TIF IV has a deficit of \$1,197, but it is a fairly new District, so revenues will be low until there is economic development in this area.

The Water and Sewer Fund is doing well with \$169,122 revenue and \$96,423 expenditures leaving a surplus of \$72,699 for the month.

The Village's cash fund balance as of June 30, 2021 is \$10,374,336.60.

Administrator Seiver stated the cash position of the village is healthy, with the Police Pension's investments recovering and Water/Sewer building some savings toward updating the sewer plant. He has never seen the village's cash balance over ten million dollars.

CONSIDERATION OF THE SEMI-MONTHLY & MISCELLANEOUS BILLS

Trustee Zimmerman stated he has gone over all of the bills and they are in order. The notable expenses in the regular bills were to MidAmerican Energy, Illinois EPA, Water Solutions Unlimited, Millennium Waste and AT+T Mobility. There was \$3,024 reimbursed for eye and dental as a miscellaneous run. The total bills to be approved tonight is \$92,590.04.

There being no questions on the bills, Trustee Zimmerman moved to approve the total amount of tonight's payables, \$92,590.04. Trustee Hubbard seconded the motion. Roll call vote showed Trustees Stuart, Wilson, Stickell, Hubbard and Zimmerman voted "Aye". Motion carried.

The payables will be paid from the following funds:

| | |
|----------------|------------------|
| General Fund | \$ 37,688.19 |
| Garbage | 3,127.76 |
| Motor Fuel Tax | 2,985.65 |
| Camden Centre | 253.30 |
| TIF II | 26.26 |
| Water/Sewer | <u>48,508.88</u> |
| TOTAL | \$ 92,590.04 |

CONSIDERATION OF THE 2021-2022 APPROPRIATION ORDINANCE #1747

Mayor Dawson stated a Public Hearing was held at 5:15 p.m. this evening to discuss the appropriations for each fund needed to run the Village for fiscal year 2021-2022. Mayor Dawson asked if there were any questions from the Board Members or the audience. There being none Mayor Dawson asked for a motion on Ordinance #1747.

Trustee Zimmerman moved to pass Ordinance #1747 and Trustee Stickell seconded the motion. Roll call vote showed Trustees Wilson, Stickell, Hubbard, Zimmerman and Stuart voted "Aye". Motion carried.

CONSIDERATION OF AN INTER-GOVERNMENTAL AGREEMENT WITH BIG ISLAND RIVER CONSERVANCY DISTRICT REGARDING SPECIFIC MAINTENANCE RESPONSIBILITIES OF THE MILAN/BIG ISLAND LOCAL FLOOD PROTECTION PROJECT

Attorney Scott stated he had no response from Christina Kost of the Milan Big Island River Conservancy regarding the inter-governmental agreement he drew. Ms. Kost drew the original agreement and he wanted her opinion on the one he drew which amends hers. She has not responded.

Mayor Dawson asked for a motion to table agenda item #7.

Trustee Wilson moved to table agenda item #7. Trustee Stuart seconded the motion. All Trustees voted "Aye". Motion carried.

CONSIDERATION OF AN AMENDMENT TO THE LEASE AGREEMENT BETWEEN THE VILLAGE AND US CELLULAR FOR EQUIPMENT INSTALLED AT 2703 E 1ST ST (TOWER 4)\

Administrator Seiver summarized the amended agreement, but stated US Cellular wanted to keep the payment the same as in the past agreement. He would like to review what other people are getting for their leases before the Board agrees to it.

Mayor Dawson asked for a motion to table agenda item #8.

Trustee Hubbard moved to table agenda item #8 and Trustee Stickell seconded it. All Trustees voted "Aye". Motion carried.

AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF A TIF REDEVELOPMENT AGREEMENT BY AND BETWEEN THE VILLAGE OF MILAN AND GRANET REAL ESTATE, LLC

Administrator Seiver stated we are talking about the property located east of the Beltway and north of Blackhawk Bank and Trust. Situations have changed since this agreement was drafted by our TIF attorneys, so the agreement will have to be amended before it is approved.

Mr. Granet stated he has sold 2.5 acres to a gas station company and .5 acres to a coffee shop. They will be applying for their own TIF Agreements.

Mr. Seiver stated the Rock Island/Milan School District 41 has not signed off on the new TIF IV District, which runs until 2042, so he wants to get their ok before we make any agreements.

Mayor Dawson asked for a motion to table agenda item #9.

Trustee Stickell moved to table agenda item #9 and Trustee Zimmerman seconded the motion. All Trustees voted "Aye". Motion carried.

CONSIDERATION OF A VIDEO GAMING LICENSE FOR HAPPY JOE'S (5 MACHINES)

Mayor Dawson read an application from David VanDerGinst asking for a video gaming license for Milan Happy Joe's. He is asking for five machines which will be located beside the bar area.

Trustee Zimmerman thought we had put a moratorium on more video gaming licenses.

Mayor Dawson stated it was talked about, but the consensus was if they don't get their license in Milan, they will get it in another town. We might as well get the revenue. Mr. VanDerGinst's business is an asset for the village. This is an established business, which the law was purposely written for. There hasn't been any problems in the businesses with video gaming licenses so far.

Trustee Wilson stated enough is enough. We already have 14 video gaming licenses out. The more we have the more we water down the current businesses.

Trustee Stickell stated he would let the gaming industry regulate itself.

Trustee Zimmerman stated he has voted against video gaming from the start, but he agrees with Trustee Stickell to let it regulate itself. He also feels the stand alone video businesses were not what the gaming licenses were intended for.

There being no further discussion, Mayor Dawson asked for a motion on the application.

Trustee Stickell moved to approve the video gaming license for Milan Happy Joe's and Trustee Zimmerman seconded the motion. Roll call vote showed Trustees Stickell, Zimmerman and Stuart voted "Aye". Trustees Hubbard and Wilson abstained from voting. Motion carried.

CONSIDERATION OF AN OUTDOOR EVENT AT HAPPY JOE'S ON AUGUST 7TH

Mayor Dawson read a request from Dave VanDerGinst requesting permission to hold an outdoor event at Happy Joe's on Saturday August 7th from 8:00p.m. to 11:00 p.m. They would have an outside band and would be serving alcohol through their bar. There would be a roped off area for the consumption of alcohol.

Trustee Hubbard moved to approve the outdoor event and Trustee Wilson seconded the motion. All Trustees voted "Aye". Motion carried.

CONSIDERATION OF THE COMMITTEE REPORTS

Trustee Stuart stated Marla Walsh has cleaned the Community Center for eleven years without raising her rates. She just increased her cleaning and setup rates from \$145 per cleaning day to \$200 per cleaning day. She is a very dependable person and comes in to set up events late at night or in the early morning. He and C.C. Director Beuseling feel they couldn't get anyone to come in the way she does for less money. They have extended her contract for the cleaning and setup at the Camden Centre.

Trustee Wilson wanted to know if the Street Superintendent's truck has been repaired. Winter is coming and he needs that truck for snow plowing.

Administrator Seiver stated the transmission was replaced in the truck, but it is still not working properly. He does not want to replace this truck yet if at all possible. Sexton Ford is looking at it. Hopefully they will get it repaired.

Trustee Zimmerman may call for a Finance Committee Meeting to discuss raises for part time employees and a few other items. He will post the meeting and get back to the Finance Committee Members with a date and time.

CITIZENS OPPORTUNITY TO ADDRESS THE VILLAGE BOARD

Steve Moller, Zoning Officer stated he received a letter from Ron Glassner, Agent in Charge of Natures Treatment of Illinois, Inc. He is asking if the village has a position on Smoking Lounge Licenses. The letter states Illinois offers a Smoking Lounge License for the consumption of marijuana in a controlled social environment. MTI would like to apply for a license to place a Smoking Lounge on their property adjacent to the dispensary. Mr. Moller stated the State puts many restrictions on these businesses and the cost of a license is astronomical. He feels this will go by the wayside due to cost and restrictions but we would have to add a new zone to the Zoning Ordinance if they follow through.

EXECUTIVE SESSION

Mayor Dawson asked for a motion to go into executive session to consider opening executive minutes and sale of village property. The regular meeting will reopen after the executive session ends.

Trustee Wilson moved to go into closed session and Trustee Zimmerman seconded the motion. All Trustees voted "Aye". Motion carried. Closed session started at 6:15 p.m.

REOPEN THE REGULAR MEETING

Mayor Dawson reopened the regular meeting at 7:30 p.m.

CONSIDERATION OF RESOLUTION 21-7 CONSIDERING CLOSED SESSION MINUTES

Mayor Dawson stated the following Closed Session Minutes were discussed in executive session earlier and the consensus was to release the Closed Session Minutes of April 5, 2021, April 19, 2021 and September 3, 2019. The consensus was to keep confidential the Closed Session Minutes of May 17, 2021 and July 6, 2021.

Trustee Zimmerman moved to approve Resolution 21-7 and Trustee 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.

Trustee Hubbard so moved and Trustee Zimmerman seconded the motion. All Trustees voted "Aye". Motion carried. The Meeting adjourned at 7:35 p.m.

Barbara L. Lee, Certified Municipal Clerk