

**VILLAGE OF MILAN COUNCIL MEETING**

Monday March 21, 2022  
Milan Municipal Building  
5:30 P.M.

AGENDA

1. Roll Call
2. Pledge of Allegiance
3. Consideration of the March 7, 2022 Minutes
4. Consideration of the March 7, 2022 Treasurer's Report
5. Consideration of the Semi-Monthly & Miscellaneous Bills
6. Consideration of the Royal Ball Run Request
7. Consideration of Recommendation of the Milan Planning Commission to Deny Petition 22-01 to Rezone Out-lot A from R-1 to AG-2 in Legends at Mill Creek
8. Consideration of a Zoning Amendment Ordinance for Lots 1 and 5 in the Milan Business Park
9. Discussion and Consideration of Proposals to be received by April 18<sup>th</sup> for Lots 1 and 5 in the Milan Business Park
10. Consideration of an Intergovernmental Agreement between the Village of Milan and the Village of Coal Valley for Temporary Building Inspection Services
11. Discussion and Consideration of Accounting and Budget Cycle Software Purchase
12. Committee Reports
13. Citizens Opportunity to Address the Village Board
14. Closed Session - 5ILCS 120/2©(6) the setting of a price for sale or lease of property owned by the public body
15. Action from Executive Session
16. Adjourn

ROLL CALL

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

PLEDGE OF ALLEGIANCE

Mayor Dawson led the Pledge of Allegiance.

CONSIDERATION OF THE MINUTES OF March 7, 2022

Mayor Dawson asked if there were corrections or additions to the minutes of March 7, 2022. There being none, he asked for a motion.

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

CONSIDERATION OF THE FEBRUARY 2022 TREASURER'S REPORT

Finance Director, Arion Cox stated she has reported fiscal year to date as well as the month of February 1-28, 2022 to date finances in this report.

General Fund had a total revenue for the fiscal year to date of \$6,823,940 and a February revenue of \$506,056, mostly comprised of Sales Taxes and Local Cannabis Tax. The General Fund expenditures for the fiscal year to date was \$4,193,510 leaving a surplus of \$2,630,430.

Garbage Fund had revenue for the fiscal year to date \$223,938 and expenditures of \$158,586 leaving a surplus of \$65,352. February's revenue was \$8,462 and expenditures were \$15,272.

Camden Centre had revenue for the fiscal year of \$45,435 and expenditures of \$129,500 resulting in a deficit of \$84,065. February's revenue was \$256 and expenditures were \$8,593.

Mayor Dawson stated the Camden Center was hit the hardest during COVID-19. The bookings have been slowly coming in so, their balance should slowly return to a positive balance.

The TIF Funds fiscal activity resulted in surpluses of TIF I, \$468,698, TIF II, \$435,626 and TIF III \$51,261. TIF IV has a deficit of \$11,803.

The Water/Sewer Fund is doing very well. Their fiscal year to date revenue of \$1,734,892 and year to date expenses of \$1,312,884, netting a year to date surplus of \$422,008. Revenues for the month of February totaled \$165,633 and expenditures totaled \$136,256 for a surplus of \$29,377.

Total cash on hand as of February 28, 2022 is \$13,835,742.96.

There being no questions on the Treasurer's February report, Trustee Stickell moved to approve the 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, Finance Chair, Finance Director Cox stated the five largest payables for approval tonight were: Vermeer Sales & Service in the amount of \$67,500 for vacuum excavator, MidAmerican Energy in the amount of \$26,051 for gas/electric, Blick & Blick in the amount of \$23,231.15 for gasoline and diesel, Compass Minerals in the amount of \$22,610.53 for street maintenance materials and Meritain Health, Inc. in the amount of \$19,307.44 for health insurance.

Mayor Dawson stated the bill for Rock Island Arsenal Defense Alliance is a consortium the village works with to keep jobs at the Rock Island Arsenal, one of the Quad Cities largest employers.

There being no further comments about the payables, Trustee Wilson moved to approve the bills in the amount of \$226,389.63. Trustee Hubbard seconded the motion. Roll call vote showed Trustees Hubbard, Stuart, Mikaio, Wilson and Stickell voted "Aye". Motion carried.

The bills will be paid from the following accounts:

General	\$ 85,034.12
Garbage	6,678.02
Motor Fuel Tax	33,135.10
Camden Centre	2,276.54
TIF I	500.00
TIF II	29.33
TIF III	500.00
Insurance Reserve	19,860.94
Water/Sewer	78,375.58
TOTAL	\$ 226,389.63

CONSIDERATION OF THE ROYAL BALL RUN REQUEST

Mayor Dawson asked if there was anyone in the audience to represent the Royal Ball Run request. There being none, he asked for a motion to table the request.

Trustee Stickell moved to table the request and Trustee Wilson seconded the motion. All Trustees voted "Aye". Motion carried.

CONSIDERATION OF RECOMMENDATION OF THE MILAN PLANNING COMMISSION TO DENY PETITION 22-1 TO REZONE OUTLOT A FROM R-1 TO AG-2 IN LEGENDS AT MILL CREEK

Mayor Dawson read a letter of recommendation from the Milan Planning Commission regarding Petition 22-1, which requested them to consider rezoning lot A from R-1 to AG-2. The Planning Commission discussed this petition earlier on February 28<sup>th</sup> but tabled the request until they could reconvene to discuss it further. On March 14, the Milan Planning Commission met and reviewed the petition further and is recommending that the Milan Village Board deny petition 22-1 to rezone lot A from R-1 to AG-2.

Trustee Stickell moved to accept the Planning Board's recommendation to deny petition 22-1 to rezone lot A from R-1 to AG-2. Trustee Stuart seconded the motion. All Trustees voted "Aye". Motion carried.

CONSIDERATION OF A ZONING AMENDMENT ORDINANCE FOR LOTS 1 AND 5 IN THE MILAN BUSINESS PARK

Administrator Seiver stated the village has a potential buyer for lots 1 and 5 in the Milan Business Park. The zoning on lots 1 and 5 is currently B-4. The business the potential buyer wants to use the lots for requires a B-5 zoning.

Since, at the March 7<sup>th</sup> meeting all of the Trustees talked favorably of the potential buyer, Matt Stern and his investors, and of his prospective business, Attorney Scott was directed by the Board to draw an Ordinance amending the zoning of B-4 on lots 1 and 5 to a B-5 zone.

Mayor Dawson presented Ordinance No. 1756 for a motion.

Trustee Wilson moved to pass Ordinance No. 1756 and Trustee Mikaio seconded the motion. Roll call vote showed Trustees Stuart, Mikaio, Wilson, Stickell and Hubbard voted "Aye". Motion carried.

The Board instructed Mr. Seiver to continue talks with the prospective buyers.

DISCUSSION AND CONSIDERATION OF PROPOSALS TO BE RECEIVED BY APRIL 18<sup>TH</sup> FOR LOTS 1 AND 5 IN THE MILAN BUSINESS PARK

Administrator Seiver continued talks with the prospective business owners and found they would be interested in applying for a TIF Agreement, since the lots they are going to bid on are in the TIF IV district.

Mr. Seiver called and discussed with the village's TIF administrator and attorney the situation with Mr. Stern and his investors. He told them, the businessmen intended to apply for a TIF Agreement if they obtained the two lots. The attorney advised Mr. Seiver to advertise the two lots for sale in the newspaper for thirty days before selling them. Mr. Seiver stated there has never been a legal advertisement necessary, before a village property has been sold. He believes the TIF Attorney is just using it as a safeguard for the TIF agreement.

Mr. Seiver stated he placed the ad in the Dispatch/Argus and it states bids on the two lots will be taken until 4:30 p.m. April 18, 2022, at which time the bids will be opened.

Mr. Seiver stated as an update there is an interest in lot 3 of the Milan Business Park, interest on the 2 lots (recycle center) at 451 West 4<sup>th</sup> Street and the lot at 8720 Knoxville Road. The only stipulation is that at least 80% of assessed value is obtained from the sale.

Mr. Stern told Mr. Seiver that the proposed business, requires a license for Craft Growing and another one for Cannabis Transportation. These licenses are issued from the State of Illinois and require an address for the business. The license also requires the business owner to start building the business within a certain amount of time after obtaining the licenses.

This is making the business investors anxious and would like to get the ball rolling. They would like to know if the Board is still interested in them and their business. They would like to have some assurance that the Board is still looking seriously at their proposed business.

Mr. Seiver and Attorney Scott will work with Mr. Stern before the April 18<sup>th</sup> deadline. They want to assure them they are serious about working with them. Mr. Seiver stated he told Mr. Stern, when he had a site plan drawn he and Inspector Moller would take a look at it. Inspector Moller has purchased a book regarding cannabis

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facilities. There have been several changes to review. He knows the 30-day bid time has to be followed and he couldn't issue any permits before the sale of the property. If they insist on doing any ground work it would be at their own risk and he would want a signed side letter to that fact.

Mr. Seiver stated there is a lot to go through with the sale of the lots and even after the sale of land is completed there will still be a lot to work through. He stated he knew there were some water retention problems on the lots that would have to be addressed and they want a TIF Agreement and that will take time to put together.

Mayor Dawson asked Mr. Seiver to relate the fact we are working as quickly as possible. Our intent is to benefit both parties.

CONSIDERATION OF AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE VILLAGE OF MILAN AND THE VILLAGE OF COAL VALLEY FOR TEMPORARY BUILDING INSPECTION SERVICES

Mayor Dawson stated the Village of Coal Valley has lost their Building Inspector and has asked the Milan Building Inspector to fill in temporarily until they can hire someone. Mayor Dawson stated Mr. Moller stated he could do it temporarily and has had Attorney Scott draw an intergovernmental agreement. Mr. Moller stated Milan's inspections and plan reviews will come first before any other work. Milan will collect a fee per the agreement and either party can terminate the agreement with a 30 day notice.

Trustee Wilson moved to approve the agreement and Trustee Stickell seconded the motion. All Trustees voted "Aye". Motion carried.

DISCUSSION AND CONSIDERATION OF ACCOUNTING AND BUDGET CYCLE SOFTWARE PURCHASE

Administrator Seiver stated Milan's fiscal year runs from May 1<sup>st</sup> to April 30<sup>th</sup> and it takes approximately 3 more months for the annual audit to be completed.

Milan uses the Appropriations Ordinance method of budgeting. The Finance Officer, Department Heads and he work on budgeting by department according to past history and new projects and needs. The finalized figures are put in the Appropriations Ordinance, which must be passed in the first quarter of the new fiscal year. Before the second Tuesday in December the Tax Levy Ordinance is passed and sent to the Rock Island County Clerk and Treasurer as their guide for the amount of Property Tax to collect for Milan.

Mr. Seiver stated the last three years has become more difficult to project revenues and expenses due to volatile circumstances effecting government finances. This new software will give us a better process to track and forecast budget figures for the Appropriations and Tax Levy Ordinances. It is capable of configuring several different scenarios of budgets using past history and current events such as, IML revenue projections and stock market averages for the state of the economy. At the present time we are interested in the budgeting module, but the software has many other modules available. This software will be useful with the sewer treatment plant upgrade coming up. Mr. Seiver stated it will take staff a lot of time to feed all the information to the software company to get the software ready for us to use. There will be a onetime setup fee of \$3,600, which will include licensing and training. There will be a three year contract payment for software support. He feels ARPA money can pay 50% of the setup fee and each department can share the balance.

Trustee Wilson moved to approve the purchase of the Budget Cycle Management Suite for \$3,600 and direct Mr. Seiver to sign a three year contract with ClearGov for support and license. Trustee Hubbard seconded the motion. Roll call vote showed all Trustees voting "Aye". Motion carried.

COMMITTEE REPORTS

Trustee Mikaio stated she will be calling a Park Committee Meeting in April to discuss the Spray Park.

Trustee Wilson reminded everyone of the Finance Meeting Monday March 28<sup>th</sup> at 5:00 p.m.

Mayor Dawson asked if that could be changed to a Meeting of the Whole, as he had some other topics to discuss.

It was agreed to change it to a Meeting of the Whole, March 28<sup>th</sup> at 5:00 p.m.

CITIZENS OPPORTUNITY TO ADDRESS THE VILLAGE BOARD

Mr. Dave Krouth stated the Royal Ball Run is set for June 18<sup>th</sup>. He has also found out Cindy B. from Remax has listed Outlot A in Legends of Mill Creek for sale under an AG-2 zone. He has noticed 12<sup>th</sup> Street needs much needed street repairs.

CLOSED SESSION

Due to the fact the possible purchase of lot 3 in the Milan Business Park by Jon Granet has been discussed publicly, so it was unnecessary to have a closed session.

ADJOURN

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

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

The meeting closed at 6:50 p.m.

Barbara L. Lee, Certified Municipal Clerk