

VILLAGE OF MILAN COUNCIL MEETING

Milan Municipal Building

August 1, 2022

5:30 P.M.

AGENDA

1. Roll Call
2. Pledge of Allegiance
3. Consideration of the Council Meeting Minutes of July 18, 2022
4. Consideration of the Administrator's Report
5. Consideration of the Inspector's Report
6. Consideration of the Department Heads' Reports
7. Consideration of the Semi-Monthly and Miscellaneous Bills
8. Consideration of Pay Rate for Part-Time Personnel
9. Consideration of Renewing the 5 Year Park Agreement with the Milan Presbyterian Church
10. Committee Reports
11. Citizens Opportunity to Address the Village Board
12. Adjourn

Roll Call

Roll call vote showed Trustees Cassandra Mikaio, Karen Wilson, Bruce Stickell, Michelle Hubbard, Jay Zimmerman and Harry Stuart present. No one was absent.

Pledge of Allegiance

Attorney Lincoln Scott led the Pledge of Allegiance.

Consideration of the Regular Meeting Minutes of July 18, 2022

Mayor Dawson asked if there were any additions or corrections to the July 18th meeting minutes. There being none, Trustee Stickell moved to approve them as presented and Trustee Zimmerman seconded the motion. All Trustees voted "Aye". Motion carried.

Consideration of the Administrator's Report

Administrator Seiver stated the process for passing the 2022 Appropriations Ordinance was completed with publications, a public hearing and presentation and passage of the Ordinance at the last Council meeting. This will be a calculated guideline for this fiscal year which runs from May 1, 2022 through April 30, 2023.

The village is in a strong position currently and the revenue of the village has been solid and there have not been any contingent expenses to date.

Consideration of the Inspector's Report

Trustee Stickell stated July's report showed a good number of permits issued.

Inspector Moller added the new Dollar General Store restoration is coming along well and he estimates them to be open around the end of August.

Shang-hi Restaurant is being inspected by the Rock Island County Health Department and if they pass the inspection, they may open this week.

Mr. Moller thanked the Police Department and the Public Works Department for their help in the process of code enforcement. Our new rental housing registration is helping to locate houses that are non-compliant to Milan's building codes.

Administrator Seiver stated there are several places with code violations that we are dealing with and each one is a lengthy process to legally take care of. He stated Mr. Moller puts an enormous amount of time and effort into getting these areas up to code.

He stated people at 208 W. 12th Avenue have been evicted and the house is in the court's hands presently. The owners have 90 days to sell the property, which is up on August 18, 2022. The buyer would have to pay all liens on the property as well as the cost of the house. The MUNICIPAL Compliance officer fined the owners \$50,000 for code violations, a lien has been filled with the County Clerk. The back taxes of two years

would have to be paid as well as this year's taxes. If the owners do not sell the house, by the 18th the house would go into foreclosure. The village filed a suit against the property for the village's fines and liens, so if the judge decides in the village's favor, the house would come back to the village, if he doesn't award it to the village it would go into the sheriff's sale.

Mayor Dawson stated this house is located in a very nice neighborhood and it is the obligation of the village to take steps to keep it that way.

Trustee Stickell moved to approve the Inspector's Report as presented and Trustee Hubbard seconded the motion. All Trustees voted "Aye". Motion carried.

Consideration of the Department Heads' Reports

Mayor Dawson asked Director Jeanne Beuseling how the Camden Centre was coming along.

Ms. Beuseling stated she has had a steady list of rentals coming in.

Mr. Kevin Farrell, stated due to COVID, Strand Associates could not report on the renovation of the Sewerage Treatment Plant on July 25th, so he has rescheduled that presentation to August 8th at 5:00 p.m. in the Council Chambers.

Mr. Farrell mentioned Well #5 is down and the Council should expect a large expense for that repair.

Chief of Police Chris Johnson stated the department has been working around vacations and has two officers off with COVID, so you will see an increase in overtime. Milan is still experiencing car break-ins and it is a problem all over the Quad Cities area.

Mr. Steve Gibson, Public Works, is getting caught up on mowing. Not much street repair due to the cost of petroleum. We just fill the worst potholes. Next year we will have two years of Motor Fuel Tax Funds to work with and we may be able to get some of the worst streets repaired.

Trustee Zimmerman commended Mr. Gibson for the road repair in front of Lakewood Electric. He has had compliments from some of the other businesses on West 5th Avenue about what a good job the guys did.

Trustee Stickell stated Mr. Gibson is new and he is doing a good job.

There being no further comment on the Department Head reports, Trustee Stickell moved to approve them as presented. Trustee Wilson seconded the motion. All Trustees voted "Aye". Motion carried.

Consideration of the Semi-Monthly and Miscellaneous Bills

Trustee Zimmerman stated he has been through the payables summary and all bills seem to be in order. The Regular Payables were \$102,405.16 and the eye and Dental reimbursements were \$5,338.02.

Trustee Zimmerman stated if there are no questions on the bills, he would entertain a motion to pay the bills in the total amount \$107,743.18. Trustee Mikaio seconded the motion. Roll call vote showed Trustees Wilson, Stickell, Hubbard, Zimmerman, Stuart and Mikaio voted "Aye". Motion carried.

The bills will be paid from the following accounts:

General Fund	\$ 47,680.95
Garbage Fund	5,341.95
Camden Centre Fund	1,514.90
Camden Centre Deposit	500.00
Insurance Reserve	39,532.97
Water/Sewer Fund	13,172.41
TOTAL	<u>\$107,743.18</u>

Consideration of Pay Rate for Part-Time Personnel

Trustee Zimmerman stated when the finance Committee met to talk about part-time help receiving a pay raise, they omitted Dixie Reed, a part-timer who works at the Camden Centre.

Trustee Zimmerman moved to include her in the part-time pay scale at \$15.00 per hour and to pay her retro-actively to June 20th 2022.

Trustee Wilson seconded the motion. Roll call vote showed Trustees Stickell, Hubbard, Zimmerman, Stuart, Mikaio and Wilson voted "Aye". Motion carried.

Consideration to Renew the 5 Year Park Agreement with the Milan Presbyterian Church

Mayor Dawson stated January 21, 2008 the village signed a lease agreement with the Presbyterian Church for a piece of their property to be used for a public park. The village would mow and maintain the park equipment as well as pay \$50.00 annually for the

park space. It has come to our attention that the park agreement was never renewed after 2017.

With no new lease agreement signed for 2018-2022 and the last payment to the church was 2017, we now owe the church \$250 for the past 5 years to bring us up to date.

We have a copy of the original lease to vote on signing. I would like a motion on the agreement.

Trustee Stuart moved to sign the five-year lease agreement and to pay Milan Presbyterian Church the backpay of \$250. Trustee Hubbard seconded the motion. All Trustees voted "Aye". Motion carried.

Committee Reports

Mayor Dawson would like to talk with Trustee Mikaio regarding upgrading the parks.

Trustee Wilson stated the meeting with Strand Associates has been rescheduled to Monday August 8th at 5:00 p.m. She would like a resolution stating the Fall Harvest Festival is paying for the Labor Day Festival not the village. She has had many people asking her about this and she would like something that clears that erroneous idea up.

Mayor Dawson stated there was no special permit or resolution given to the Milan Indian Summer Festival when it was held at Dickson Park. They wrote a letter to the Village Board asking permission to use Dickson Park and the Board approved their request. The Fall Harvest Celebration got approval from the Village Board to use Camden Park. This event is no different than what was done for the Milan Indian Summer Festival.

Mayor Dawson stated the village is not paying for the Fall Harvest Festival and we are not putting it on. We are paying for the fireworks and the police protection on September 4th the day the fireworks are being shot off.

Chuck Evans stated he would be glad to put this information on the "I Love Milan" Facebook Page.

Trustee Hubbard stated the Festival Committee has discussed charging to enter the festival and also charging to watch the fireworks. They also need to purchase liability insurance.

Mayor Dawson stated they cannot charge to get into a public park and the village is putting on the fireworks display and no one can be charged for that.

Park Director Beuseling stated there will be a meeting at the Camden Centre at 3:30 p.m. Thursday at the Camden Centre to discuss with the Festival Committee the particulars of the festival thus far.

Trustee Zimmerman is calling a Finance Committee Meeting August 9th at 5:00 p.m. in the second floor Conference Room of the Municipal building. The Committee will be discussing personnel issues.

Building Inspector Moller stated he is putting something together regarding hiring an assistant to help deal with properties which are none compliant with the building codes.

Citizens Opportunity to Address the Village Board

George Smith, 661 West 9th Avenue, Milan complained about the number of groundhogs in this area. He cannot let his dog out because he is afraid of him being bitten. He cannot have a garden anymore, as they eat everything in it. He has a fence around his yard, but they dig under it. He has put traps out, but people steal the traps to sell for junk and he only has one left. He would like to shoot them with his air gun. These groundhogs are coming from Brandt Construction and something has to be done.

Mayor Dawson stated he could ask Terry Brandt if they could assist in getting rid of them, but we do not have an animal control officer in the village.

Trustee Stickell stated they probably are coming from Mirror Lake, which would be their natural habitat.

Chief Johnson told Mr. Smith that he cannot shoot his air gun in the village limits.

Mr. Dave Krouth reported on the Micro Transit Program in Milan. He stated it is getting used more and more and Metro Mass Transit is considering starting one in Orion.

Ms. Linda Hocker stated she would like to see Milan upgrade the smaller parks in Milan. Residents may volunteer to help. Her son got a scrap from the monkey bars at the park, because the paint was chipping.

Mayor Dawson stated he will be discussing upgrades to these parks with Trustee Mikaio who is the Park Chairperson. In the past we have had young people help with park projects and that worked out well. Plans for renovations are being made.

Ms. Nancy Kisner would like to know the status of cleaning up the Tobias residence.

Mr. Moller stated we were ready to tow all the junk cars out of his yard when our attorney notified us that the state law has changed concerning entering private property to tow vehicles. Our ordinance does not show where it was changed to meet State Statute.

Mayor Dawson directed Attorney Scott to amend our Ordinance to State Statute regulations so that we can tow the vehicles.

Kimberly Jaros, asked if someone could purchase the house at 208 W. 12th Avenue from the village before the court hearing is held.

Mayor Dawson stated now it is in the courts hands it will continue through that process.

The village does not own the property at this time so we cannot sell it.

Ms. Jaros stated she felt it was going to take a long time to get the house on the market and sold by going through the court system, but if someone purchased it, they would get it fixed up quicker.

Mayor Dawson stated that would probably be correct but once it is in the court's hands there is nothing the village can do to hurry the process up or to stop it.

Administrator Seiver stated the village has taken this situation further than MUNICIPALITIES where a fine of nearly \$50,000 was placed as a lien on the house and two and one-half years of taxes are owed, plus utilities and village expenses for boarding it up and mowing. We would like to see someone purchase it, as the village doesn't want it, but it is out of our hands at this time.

Ms. Jaros asked if the liens could be forgiven.

Attorney Scott stated that would be illegal for them to do that, as it would be like the village giving a gift to the buyer. If the court decides to give the house to the village, there are rules that the village must follow to sell it, different than if a person were selling it.

Administrator Seiver was asked if an employee could purchase the house and he found out there is no special rule for an employee of the village to purchase it. They are just like any other person who wants to purchase it. He stated this is the first time we have gone through this procedure with residential real estate, normally we have dealt with commercial real estate.

Mayor Dawson stated we have an obligation to the neighborhood to keep residents up to code, but we are also obligated to recover the costs incurred while dealing with this problem house.

Adjourn

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

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

The meeting adjourned at 6:55 p.m.

Barbara L. Lee, Certified Municipal Clerk