

VILLAGE OF MILAN COUNCIL MEETING

Monday September 19, 2022
Milan Municipal Building
5:30 P.M.

AGENDA

1. Roll Call
2. Pledge of Allegiance
3. Consideration of the Minutes of September 6, 2022
4. Consideration of the August 2022 Treasurer's Report
5. Consideration of the Semi-Monthly & Miscellaneous Bills
6. Consideration of Roof Estimates
7. Consideration of Repair of STP Dump Truck by Nichols Diesel
8. Consideration of a Video Gaming License in Gaslight Square
9. Committee Reports
10. Citizens Opportunity to Address the Village Board
11. Adjourn

Roll Call

Roll call showed Trustees Hubbard, Stuart, Mikaio, Wilson and Stickell present and Trustee Zimmerman absent.

Pledge of Allegiance

Attorney Scott led the Pledge of Allegiance.

Consideration of the Minutes of September 6, 2022

Mayor Dawson asked if there were any corrections or additions to the minutes of September 6, 2022.

Clerk Lee stated Nancy Kisner asked how the plan to get some part time help for the building inspector is going. The minutes stated Mr. Nelson asked the question. She will correct the name.

Trustee Stickell moved to approve the minutes with the correction. Trustee Hubbard seconded the motion. All Trustees voted "Aye". Motion carried.

Consideration of the August 2022 Treasurer's Report

Administrator Seiver stated the Treasurer's Report has a new format, which will show clearer information regarding revenue. It shows the General Fund revenue by account instead of fund.

The Garbage Fund has a bit more revenue this month due to the property tax coming in. He stated the first payment of property tax is usually the largest, usually about 55%, since some property owners pay the full amount of tax but others take advantage of the four-payment plan.

The Motor Fuel Tax has a nice balance since no large maintenance projects were done this year.

Camden Centre has a small deficit, but is working toward a positive balance.

TIF I got some property tax from the first payment, but will not get anymore since TIF I has ended.

Basically, all funds have seen good revenue coming in and have good balances.

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

Consideration of the Semi-Monthly and Miscellaneous Bills

Trustee Karen Wilson gave a summary of the bills in the absence of Trustee Zimmerman.

Trustee Wilson stated the five largest bills this month were Pyrotecnico Fireworks Inc, Meritain Health Inc, Huffman Welding & Machine, for the STP mower, Anderson Commercial Concrete Inc. for repairs to the sewer force main between J.D. Distribution's lake and Airport Road and CivicPlus LLC. for the new website. These bills account for \$85,521 of the total bills. There were also \$1,322.29 of eye and dental reimbursements. The total bills to be approved are \$116,766.73.

There being no questions on the bills, Trustee Wilson moved to approve the bills in the total amount of \$116,766.73 and Trustee Stickell seconded the motion. Roll call vote showed Trustees Stuart, Mikaio, Wilson, Stickell, and Hubbard voted "Aye". Motion carried. The bills will be paid from the following accounts.

General	\$49,947.73
Camden Centre	2,074.49
CC Deposit	1,000.00
Insurance Reserve	21,665.54
Water/Sewer	42,078.97
Total	<u>\$116,766.73</u>

Consideration of Roof Estimates

Administrator Seiver stated Steve Moller and Shawn Johnson did the leg work on this project by getting proposals to do maintenance on the roofs of the four buildings owned by the village. At the September 6th meeting, the Council decided it was in the best interest of the village to use proposals instead of bids since a bidding would take longer and time is of the essence in this case. TIF I will be paying for the cost of this maintenance. In consideration of the proposals taken, the price, warrantee and confidence in the workmanship of the company is used.

All Council Members received a copy of the proposals on all four buildings.

Building Inspector, Moller stated he received four proposals for the Public Works building at 613 W. 1st Ave. He is recommending the proposal from Lee's Superior. It was the lowest proposed price, in the amount of \$22,150 and they were using better material and the best material warranty, 20 years and workmanship warranty, 5 years.

Mr. Moller stated he received three proposals on the building at 435 E. 1st St., which is leased by Edward's Creative. He is recommending Lee's Superior's proposal of \$122,802 with a 20-year material and 5-year workmanship warrantee.

Discussion was held regarding the lessee asking for two five-year extensions on their lease.

Trustee Stickell asked if they discussed possibly purchasing the building.

Mr. Seiver stated at this point only the extension of the lease was discussed with them. Whether we sell or lease the building the roof has to be replaced.

Trustee Stickell stated if we lease it for ten years, with this proposal we will still have ten years warrantee on the roof, which would be a good selling point.

Mr. Moller stated he got one proposal from Economy Roofing to replace the roof on the Municipal Building, 405 E. First Street. He discussed the work needed with Sterling Commercial Roofing who would be using the same Tremco system that Economy Roofing would use, but they did not send in a proposal as of this evening. He has used Economy Roofing in the past and is recommending them to do the work. They will both be able to start the work as soon as their proposal is accepted. Mr. Moller would like to have permission to choose the lowest proposal between Economy Roofing and Sterling Commercial Roofing as both are competent to do the job.

Mr. Seiver stated their proposal is about \$65,000 over budget but the work has to be done. The proposal could be accepted at a not to exceed amount of \$375,000 to cover any incidentals.

Mr. Moller stated he has not received any proposals on the building at 321 W. 2nd Ave. but it needs to be replaced.

Mr. Seiver stated it is in need of repair, but can be held off until next year. This would help cover any budget overages from the other three buildings.

Trustee Stickell moved to accept the proposal for the Public Works Building in the amount of \$22,150 and the proposal for the Edwards Creative building in the amount of \$122,802 both presented by Lee's Superior. Trustee Stuart seconded the motion. Roll call vote showed Trustees Mikaio, Wilson, Stickell, Hubbard and Stuart voted "Aye". Motion carried.

Trustee Wilson moved to accept the proposal for the Municipal Building from Economy Roofing in the amount of \$365,960 and not to exceed \$375,000 due to incidentals. She adds to her motion, permission to choose the lowest price proposal if Sterling Commercial Roofing turns in their bid by September 23rd at the latest. Trustee Hubbard seconded the motion. Roll call vote showed Trustees Wilson Stickell, Hubbard, Stuart and Mikaio voted "Aye". Motion carried.

Consideration of Repair of the Sewer Treatment Plant Dump Truck by Nichols Diesel

Administrator Seiver stated the dump truck is a 2017 International truck purchased second hand from Mill Creek Mining. In speaking to Superintendent Farrell, he said coolant is leaking in the diesel engine. He stated Nichols Diesel, in Galesburg gave him a proposal of \$19,822 to re-sleeve the cylinders, which will fix the problem. He said both STP dump trucks will then be in good shape and should both last quite a while.

Trustee Mikaio moved to accept the proposal from Nichols Diesel in the amount of \$19,822 to repair the STP Dump truck. Trustee Stickell seconded the motion. Roll call vote showed Trustees Stickell, Hubbard, Stuart, Mikaio and Wilson voted "Aye". Motion carried.

Consideration of a Video Gaming License in Gaslight Square

Mayor Dawson stated Ms. Julie Cox is present as a potential leasee of the space previously held by Great Clips in Gaslight Square. She would like assurance from the board that they will be open to give her a pour license and a video gaming license from Milan before she moves forward with the lease. She is proposing a video gaming parlor for the property. Mayor Dawson would like some discussion on the gaming license.

Trustee Wilson stated she is concerned about granting another video gaming license as Milan currently has 15 establishments with 75 video machines in operation. Population-wise that is about 66 residents per machine. Milan has a higher distribution per capita in Rock Island County. Previously there was a gaming parlor next door to the space Ms. Cox is talking about and it only lasted about three months. She would like to see the gaming parlors stay that are currently here, but issue no more licenses.

Mayor Dawson stated another business asked for a gaming license before they built in Milan. Sometimes this makes or breaks a deal for a business to build here.

Trustee Wilson asked if he wasn't concerned about getting too many gaming establishments?

Trustee Stickell stated he is in favor of new businesses. He feels the revenue for Milan from video gaming is good. Competition among business is good. Depending on how a business is run is how successful it is and some business will stay and some will go. He feels the video gaming businesses will manage themselves. I do not want to stifle economic development by putting too many restrictions on them. Business revenue helps keep taxes down for the Milan residents and I am in favor of businesses that bring in money for the village.

The revenue from video gaming for the month of August was over \$11,000 making a yearly average for Milan \$130,000. That is significant. At one time the Board discussed a moratorium on gaming licenses, but it went by the wayside because gaming businesses would just go to another town if we denied them a license.

Trustee Stickell moved to give Ms. Cox the required licenses for a gaming parlor, after she fills out the necessary applications and meets all the requirements. Trustee Stuart seconded the motion. Roll call vote showed Trustees Stuart, Mikaio and Stickell voted "Aye". Trustee Wilson voted "Nay". Trustee Hubbard abstained due to conflict of interest. Motion carried.

Committee Reports

Mayor Dawson read a letter of request from Lions President Valerie Stuart, asking to hold Lions Candy Day on October 15, 2022

from 9:00 a.m. to 3:00 p.m. She stated they have permission from local businesses to collect contributions at the front of their business. They also have a certificate of liability.

Trustee Stickell moved to approve the request of the Lions to hold Candy Day, October 15th from 9:00 a.m. to 3:00 p.m. Trustee Mikaio seconded the motion. All Trustees voted "Aye". Motion carried.

Citizens Opportunity to Address the Village Board

Ms. Brittany Davis stated a few friends and she discussed a few ideas for the village during Halloween. She would like to present them to the village board and get their consensus.

They would like to make a map of the area and have residents register that will be participating in Trick or Treat events.

They would like to hold a house decoration contest with a traveling award.

They would also like to have the businesses participate in a front window decoration contest.

They would like to post their ideas on Facebook.

Mayor Dawson stated these events sound like fun and stated they could do them with a committee of their own. On October 31st the Chamber holds a Trunk or Treat program with businesses and clubs participating by handing out candy. There are also several Churches which hold Halloween Parties. He felt she had a lot of good ideas. the Village Board does not get involved with Halloween events. He suggested with the Board's blessing she should talk to the Milan Chamber or other organizations, but it is not the village's place to organize the event.

Adjourn

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

Trustee Wilson so moved and Trustee Hubbard seconded the motion. All Trustees voted "Aye". Motion carried.

The meeting adjourned at 6:40 p.m.

Barbara L. Lee, Certified Municipal Clerk