



VILLAGE OF MILAN COUNCIL MEETING  
Monday, February 5th, 2024 - 5:30 P.M.  
Milan Municipal Building

AGENDA

1. Roll Call
2. Pledge of Allegiance
3. Consideration of [Council Meeting Minutes of 1/16/2024](#)
4. Consideration of December 2023 Treasurer's Report
5. Consideration of the Administrator's Report
6. Consideration of the Inspector's Report
7. Consideration of the Department Heads' Reports
8. Consideration of the Semi-Monthly and Miscellaneous Bills
9. Consideration of Commercial Property Assessed Clean Energy (C-Pace) Public Financing Program
10. Consideration of an Abatement Ordinance for the 2023 Tax Levy
11. Consideration of Bid Award for W 4th Street Mill & Overlay Project
12. Committee Reports
13. Citizens Opportunity to Address the Village Board
14. Adjourn

*Posted: 02/02/24*

*Updated:*

VILLAGE OF MILAN COUNCIL MEETING  
Tuesday, January 16th, 2024 – 5:30 PM  
Milan Municipal Building

AGENDA

1. Roll Call
2. Pledge of Allegiance
3. Consideration of Council Meeting Minutes of 01/02/24
4. Consideration of the December 2023 Treasurer's Report
5. Consideration of the Semi-Monthly and Miscellaneous Bills
6. Consideration of Amendment #2 to AT&T Cell Site Lease Agreement, 121 W 12th Ave
7. Committee Reports
8. Citizens Opportunity to Address the Village Board
9. Adjourn

Roll Call

Roll call showed Trustees Dan Verbeke, Doug Humphrey, and Cassandra Mikaio were present. Trustees Karen Wilson, Michelle Hubbard, and Bruce Stickell were absent.

Pledge of Allegiance

Mayor Dawson led the Pledge of Allegiance.

Consideration of Council Meeting Minutes of 01/02/2024

Mayor Dawson asked if there were any additions or corrections to the minutes of January 2nd, 2024. There being none, he asked for a motion on the question. Trustee Humphrey moved to approve the minutes as written, and Trustee Mikaio seconded the motion. All Trustees voted "aye;" motion carried.

Consideration of the December 2023 Treasurer's Report

Finance Director Cox was not present, but Administrator Seiver stated that the December 2023 Treasurer's Report required some additional reconciliations and would need to be tabled until the next board meeting.

Consideration of the Semi-Monthly and Miscellaneous Bills

Trustee Humphrey presented the regular payables amount of \$135,080.84 and the eye and dental amount of \$3,118.65 and reviewed the top five payables. There being no questions on the bills, Trustee Humphrey made a motion to approve the semi-monthly bills in the total amount of \$138,199.49, and Trustee Verbeke seconded. Mayor Dawson asked for a roll call, and the motion passed by a unanimous vote. The bills will be paid from the following accounts:

General	\$73,112.96
Garbage	10,642.18
MFT	5,473.14
Camden Centre	368.31
TIF II	55.56
Insurance Reserve	2,096.40
Water/Sewer	<u>46,450.94</u>
Total	\$138,199.49

#### Consideration of Amendment #2 to AT&T Cell Site Lease Agreement, 121 W 12th Ave

Administrator Seiver explained that this agenda item is an early renewal on a lease that has been in place since October 2000. AT&T is the actual cell carrier, and the lease agreement is between the Village of Milan and Telecorp Realty LLC. They have equipment located on top of the water tower and some on the land below for a backup generator and other equipment. The current lease expires on November 1st, 2025, and the concern is that if they were unable to secure a renewal with the Village, they would need a long amount of time to prepare. They would like to verify the renewal to extend the lease to five, five-year terms, taking the lease up to 2050. It includes a 10% increase in the rental cost every five years, and it has a provision that if they need to install any additional equipment or if they sublet any of their space, that would come with additional revenue to the Village. Trustee Mikaio made a motion to approve the 2nd Amendment to the AT&T Cell Site Lease Agreement, and Trustee Humphrey seconded. All Trustees voted “aye;” motion carried.

#### Consideration of Committee Reports

There were no committee reports to consider.

#### Citizens Opportunity to Address the Village Board

Sara Sovanski of 308 W 30th Ave, Milan, asked for an update regarding the water main break on the corner of West 29th Avenue and West 3rd Street. Administrator Seiver reported that the repair was made and the clamp secured. They did not lose water pressure that would necessitate a boil order, and the restoration has started. He confirmed that they are aware the ice is a mess due to the weather. Assistant Administrator Johnson added that the Public Works department is planning to clean it up as soon as possible. Trustee Humphrey asked if an alert should have gone out using the new software. Assistant Administrator Johnson replied that the alerts were to notify residents of a boil order, but they probably didn't send one out because there was no boil order. Trustee Humphrey expressed that he still wants to make sure the residents are kept up to date.

Bryce Green, an employee of Nature's Treatment at 973 Tech Drive, Milan, asked if there were any additional permits that were filed for the project on Tech Drive or any updates in regard to that project. Administrator Seiver advised he didn't think there have been any new permits issued. Brad Loveless, also with Nature's Treatment, asked if the Village had had a chance to look at the ordinance Nature's Treatment had passed out to the trustees at a previous board meeting. Administrator Seiver replied that he did have a brief conversation about the issue with the Village's attorney, whose concern was that Subsero is a valid business under the state of Illinois regulations and already in the middle of construction on the project. There needs to be many more in-depth discussions about an action that would impact a legally licensed operation.

Brad Loveless spoke again and stated that he has talked to people at a state-level, and Illinois is trying to get them out of the state and out of the cannabis business; that this is actively going on right now. Administrator Seiver responded that there are three state agencies who are primarily involved in the cannabis industry and not one of those regulatory bodies have contacted the Village of Milan regarding Subsero. Assistant Administrator Johnson added that the Village is responsible for permits and zoning, not licensing. Mr. Loveless asked Administrator Seiver if he can request an official recommendation from the Village's attorney, to which he replied that the request would have to come from the Mayor or the Village Council. Mayor Dawson agreed that he would request to have the attorney write an official recommendation.

#### Request from Administrator Seiver to Consider Participating in the Bi-State Regional Aerial Program

Administrator Seiver had two items to report. The first was an update that the 4th Street milling and paving project from the railroad tracks to Andalusia Road is proceeding forward. The Village received approvals from the Illinois Department of Transportation and the expected date to have bids for consideration is February 5th, 2024.

The second item came to Administrator Seiver's attention yesterday, regarding the Bi-State Regional Aerial Program. It was last done in 2019, but the Village has not participated before. All of the cities in the area that participate share photography and costs. For the image acquisition, there is a base cost and a la carte options or packages such as the Staff Preferred and Option B (scaled back) options. The product Administrator Seiver is recommending is the Staff Preferred package for \$27,811.00 that includes digital color images, digital elevation, classification of vegetation and buildings, planimetric mapping (shows all the outlines of buildings, structures, roadways, sidewalks, and other physical features), and MRSID compressed imagery which allows you to scroll around and zoom in and out among layers. The current standards that are based on data from 1988 are in the process of being updated, and there is a \$1,250 pricing addition that will be incurred when the new standards are finalized in 2026 and the photos have to be re-coded and re-released. There are multiple benefits and practical uses for the Village to obtain this data, such as giving photos to contractors doing work for the Village, allowing the Village to preplan for situations like flooding, having a pre-catastrophe benchmark and being able to show proof of damage to qualify for FEMA aid, and helping the Planning & Zoning Commissions. Surdex, the company running the flight for the project, needs the final signed contract by January 22nd, 2024, which is why Administrator Seiver is asking for approval now. He added that it had already been included in the budget to participate. Trustee Mikaio made a motion for the Village to approve the Staff Preferred package of \$27,811.00 and the datum change addition of \$1,250.00 to be charged at a later date. Trustee Humphrey seconded, and Mayor Dawson asked for a roll call. The motion passed by a unanimous vote, with Mayor Dawson included to satisfy the requirements for a quorum.

#### Adjourn

There being no further business to come before the Board, Trustee Humphrey made a motion to adjourn the meeting, and Trustee Verbeke seconded. All Trustees voted "aye;" motion carried. The meeting adjourned at 6:23 pm.

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Hayley Myers, Deputy Clerk  
by Danielle DeWaele