

**VILLAGE OF MILAN COUNCIL MEETING**

November 2, 2020  
Milan Municipal Building  
5:30 P.M.

AGENDA

1. Roll Call
2. Pledge of Allegiance
3. Consideration of the Minutes of October 19, 2020
4. Consideration of the Administrator's Report
5. Consideration of the Inspector's Report
6. Consideration of the Department Head Reports
7. Consideration of the Semi-Monthly and Miscellaneous Bills
8. Consideration of a Tower Rental Agreement / American Tower Corp
9. Consideration of The Truth In Taxation Certificate of Compliance for the 2021 Tax Levy
10. Committee Reports
11. Citizens Opportunity to Address the Village Board
12. Adjourn

\*PUBLIC ATTENDANCE TO OPEN SESSION IS PERMITTED\*

Room capacity is restricted to 25 persons, including elected officials and staff. Social distancing requirements and the use of face masks will be enforced.

ROLL CALL

Roll call showed Trustees Jim Flannery, Jay Zimmerman, Harry Stuart, Jerry Wilson and Bruce Stickell present and Trustee Karen Wilson present by Zoom. No one was absent.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor Dawson.

CONSIDERATION OF THE MINUTES OF OCTOBER 19, 2020

Mayor Dawson asked if there were any additions or corrections to the minutes of October 19, 2020.

There being none, Trustee Flannery moved to approve them as written and Trustee Zimmerman seconded the motion. All Trustees voted "Aye". Motion carried.

CONSIDERATION OF THE ADMINISTRATOR'S REPORT

Administrator Seiver stated Illinois Governor Pritzker has issued new mitigation orders to take effect on November 4, 2020 for the next two weeks. These new rules apply to several Illinois regions including our Region 2. These measurers place new restrictions on:

1. Bars
  - Hours 11:00 p.m. to 6:00 a.m.
  - No indoor seating or service at the bar.
  - Outdoor seating limited to 25% capacity of indoor capacity
  - Tables 6' apart
2. Restaurants
  - Follow restrictions for bars
  - All parties or groups must have reservations
3. Meetings Social, Social Events and Gatherings
  - Follow restrictions for bars and restaurants
  - No party buses
  - All Gaming closes at 11:00 p.m.
4. Organized Group Recreational activities
  - No Change
  - All Sport guidance effective August 15, 2020 remains in effect
  - Outdoor Activities continue per current DCEO guidance
5. Churches
  - No Change

Mr. Seiver stated if there isn't a drop to 8% or lower positivity rate in COVID in our area within 21 days, there may be more mitigation regulations added.

Inspector Moller stated Temporary Shelters (tents) will be put up at bars and restaurants. Were there any new regulations on those?

Mr. Seiver stated they could only have two sides enclosed.

Trustee Karen Wilson stated what consequences will liquor license holders suffer if they do not adhere to the new regulations?

Mayor Dawson stated as Liquor Commissioner, he could suspend their liquor license and report them to the State Liquor Commission.

There being no further questions of Administrator Seiver, Trustee Stickell moved to approve his report as presented. Trustee Jerry Wilson seconded the motion. All Trustees voted "Aye". Motion carried.

CONSIDERATION OF THE INSPECTOR'S REPORT

Trustee Stickell wanted to know the status of the Tom Steel building.

Inspector Moller stated Mr. Steel's nephew is taking over overseeing of the building. He has purchased all permits needed for the work. It is moving along fairly well.

Mayor Dawson and he have been looking into some eyesores around the village and they have made some progress in cleaning them up.

There being no further discussion on the Inspector's Report, Trustee Stickell moved and Trustee Stuart seconded the motion to approve the report as presented. All Trustees voted "Aye". Motion carried.

CONSIDERATION OF THE DEPARTMENT HEADS REPORTS

Superintendent Kevin Farrell stated there were seven water main breaks due to hydrant flushing. They have all been fixed.

Trustee Karen Wilson asked if there was a procedure to notify residents if their water will be off and for how long.

Mr. Farrell stated normally hangers are hung on the doors of affected residents. A boil order requires more stringent notification such as a notice in the paper, radio and T.V. stations are notified. He stated a phone notification by QCOMM would help also.

Chief Johnson stated the area Chiefs are sharing COVID-19 information from the Governor. His department has been patrolling voting places in Milan and are being aware of any unrest after the election.

There being no further discussion on the department heads reports, Trustee Stuart moved to approve them as presented and Trustee Zimmerman seconded the motion. All Trustees voted "Aye". Motion carried.

CONSIDERATION OF THE SEMI-MONTHLY AND MISCELLANEOUS BILLS

Trustee Zimmerman stated there were two bill runs to be approved this evening. The Semi-Monthly run is in the amount of \$55,227.05. The larger bills on that run were MBRICO, LLC \$11,011.26 for work on the third floor. This amount was prepaid to the village by Emergency Telephone Services Bureau. Illinois Public Risk Fund, \$6,499.00, insurance, Strand Associates, \$5,773.38 for administration of the NPDES Permit, Schimberg Co. \$7,209.60 for repairs on flood gates.

The Miscellaneous bill run was in the amount of \$3,501.47 for eye and dental reimbursements.

There being no discussion on the bills, Trustee Zimmerman moved to pay the bills in the amount of \$58,728.72. Trustee Jerry Wilson seconded the motion. Roll call vote showed Trustees Stuart, Karen Wilson, Jerry Wilson, Stickell, Flannery and Zimmerman voted "Aye". Motion carried. The bills will be paid from the following funds:

General	\$36,559.38
Garbage	1,413.84
Camden Centre	133.29
Water/Sewer	<u>\$20,622.21</u>
<u>TOTAL</u>	<u>\$58,728.72</u>

CONSIDERATION OF A TOWER RENTAL AGREEMENT/AMERICAN TOWER CORP

Administrator Seiver stated he received a call from Ms. Laurie Laney, American Tower Lease Representative. She stated there have been some significant changes in the industry that have impacted industry standards and started renegotiations between tower owners and rental carriers. Carriers have been merging so there aren't as many and they no longer want to share the cost of agreements made by the owners. They also want long term contracts, normally 50 years, to ensure they won't have to move.

American Tower owns the tower at 125 W. 12<sup>th</sup> Ave. Milan, formerly owned by I Wireless. She is proposing some changes to the 1998 Tower Lease Agreement they signed with Milan. Since T Mobile purchased Sprint this spring, 35,000 tower installations will be terminated. They would like to keep the Milan site, but amendments to the contract are needed to make it financially feasible. Here are some of the changes she proposed.

- Add (8) 5 year terms to the end of the lease in 2028
- No change in monthly rent (\$1,311.75)
- Lower rent escalation from 15% to 10% beginning June 1, 2023
- Revenue share reduced from 25% to 15% (\$1,111.53 to \$66.91 monthly)
- Speed Connect, the only renter on the tower at this time, will remain at 25% until the end of the contract
- Ground Lease Agreement secured for 10 years
- Onetime payment of \$30,000

Trustee Zimmerman would like more time to review the contract before any action is taken on it.

Mayor Dawson stated this agenda item was for information only and Administrator Seiver will be negotiating with American Tower more before a proposal is brought to the table for a vote.

CONSIDERATION OF "TRUTH IN TAXATION CERTIFICATE OF COMPLIANCE FOR THE 2021 TAX LEVY"

Mayor Dawson read the Truth in Taxation Certificate of Compliance for the 2021 Tax Levy. He stated what this certificate shows is that the 2021 Tax Levy will not exceed 105% of the Tax Levy of the preceding year and that there will be no requirement for the publication of notice of the levy and that the village will not need to hold a public hearing regarding the levy.

Mayor Dawson stated out of regard to the Milan residents the Board usually has a public hearing before the regularly held Council Meeting in which the Tax Levy is voted on.

There being no discussion on the Certificate of Compliance, Trustee Zimmerman moved to approve the Certificate of Compliance as presented and Trustee Jerry Wilson seconded the motion. All Trustees voted "Aye". Motion carried.

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COMMITTEE REPORTS

Administrator Seiver stated he has been contacted by Mr. Robert Vail, V.P. of Bernardi Securities. Mr. Vail is the Municipal Bond Specialist who administers the village bonds. He and Mr. Vail discussed the refinancing of some of the Bonds which could result in the village paying a lower interest rate. He will be discussing this idea further with Mr. Vail and report back to the Board.

CITIZENS OPPORTUNITY TO ADDRESS THE VILLAGE BOARD

Mr. Dave Krouth reported on his first meeting as the Milan liaison to Metro-Link. He said Metro-Link is happy with the way the Milan Microtransit is working out. He stated in September 820 people used it, with one day having 38 riders. September had an increase of 8% more riders than they had in September.

Mayor Dawson stated he is thankful for a very useful service and is glad it is working so well. He thanked Mr. Krouth for his report.

Ms. Barbara Brunsvold ask how much tax money the village gets from Natures Treatment sales tax.

Administrator Seiver stated we receive 1% on medical marijuana and 2% on recreational marijuana. Last year the State allowed municipalities with marijuana businesses to pass an Ordinance placing an additional local sales tax on recreational marijuana up to 3% which Milan did.

This local tax began in July 2020 and the first check received this month was in excess of \$40,000. This new tax has enabled the village to keep revenue relatively even with previous normal amounts of sales tax, before it fell due to the COVID 19 pandemic.

Ms. Brunsvold asked if this revenue could eventually bring an annual tax amount of one million dollars a year.

Mayor Dawson said it could depending on how many more marijuana businesses are allowed in Illinois.

ADJOURN

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

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

The meeting adjourned at 6:40 p.m.

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Barbara L. Lee, Certified Municipal Clerk