

**RANTOUL VILLAGE BOARD OF TRUSTEES
REGULAR BOARD MEETING
SEPTEMBER 11, 2007**

LOUIS B. SCHELLING MEMORIAL BOARD ROOM
RANTOUL MUNICIPAL BUILDING, 333 S. TANNER, RANTOUL, IL

A Regular Meeting of the Board of Trustees of the Village of Rantoul was held at 6:15 P.M., President Neal Williams presiding. President Williams called the meeting to order.

Invocation & Pledge of Allegiance

Pastor Steve Sabin, Bible Baptist Church, opened the meeting with a prayer. Following the invocation, Trustee Margurette Carter led the audience in recitation of the Pledge of Allegiance.

Roll Call

The Clerk called the roll, finding the following members physically present:

President Neal Williams; and Trustees Herman Fogal, Clifford White, Margurette Carter, Joe Bolser, Charles Smith, and Jim Stubblefield – 7.

The following representatives of Village departments were also present:

David Johnston, Administrator; Paul Farber, Police Chief; Robert Bruce, Economic Development; Kenneth Beth, Attorney; Scot Brandon, Comptroller; Janet Gray, Executive Assistant; William Clayton, Aviation; Ken Waters, Fire Chief; Rich Thomas, Recreation; Larry Madalon, Human Resources; Greg Hazel, Public Works Director; Pete Passarelli, Assistant Public Works Director; Mike Loschen, Community Development; Dan Culkin, Inspection; and Clerk Jeremy Reale.

Approval of Agenda

Trustee White moved to approve the agenda for the meeting, as presented. Trustee Bolser seconded the motion. Motion carried, all present voting “aye”.

Public Participation

Mr. Billie Hunsucker, 602 Briarcliff Drive, addressed the Board to express his concerns about the amount of excessively tall grass and weeds on unkempt properties throughout the village. He stressed that Village officials must hold staff accountable for stronger enforcement of existing codes to improve the physical appearance of the community.

Approval of Bills

Following a review of the monthly bills, Trustee Smith moved to authorize payment of the bills. Trustee White seconded the motion.

The Clerk called the roll:

YEAS: Smith, Stubblefield, Fogal, White, Carter, and Bolser – 6.

NAYS: None – 0.

ABSENT: None – 0.

The motion carried by roll call vote.

A. Consent Agenda

Approval of Consent Agenda Items by Omnibus Vote

- A. Approval of Minutes, Regular Study Session, August 7, 2007
- B. Approval of Minutes, Regular Board Meeting, August 14, 2007
- C. Approval of Minutes, Special Board Meeting, August 21, 2007
- D. Motion to pass **Ordinance No. 2105, AN ORDINANCE REVISING THE ANNUAL BUDGET (Corporate Fund)**
- E. Motion to pass **Ordinance No. 2106, AN ORDINANCE OF THE VILLAGE OF RANTOUL, CHAMPAIGN COUNTY, ILLINOIS, TO APPROVE THE ADMISSION OF THE VILLAGE OF MORTON AS A NEW MEMBER OF THE ILLINOIS PUBLIC ENERGY AGENCY AND TO AUTHORIZE EXECUTION OF SUPPLEMENT 9 TO THE AGENCY AGREEMENT ESTABLISHING THE ILLINOIS PUBLIC ENERGY AGENCY**
- F. Motion to accept the findings and approve the preliminary Comprehensive Annual Financial Report (CAFR) of the Village of Rantoul, as prepared by Crowe Chizek

Trustee White moved to approve the Consent Agenda items by omnibus vote. Trustee Fogal seconded the motion.

The Clerk called the roll:

YEAS: White, Carter, Bolser, Smith, Stubblefield, and Fogal – 6.

NAYS: None – 0.

ABSENT: None – 0.

The motion carried by roll call vote. Items A through F, as outlined on the Consent Agenda, were approved by roll call vote under the Omnibus Vote Designation.

B. Consideration of Bids, Contracts & Other Items of Expenditure

Trustee Bolser moved to authorize the approval of Change Order #2 with Leander Construction in the amount of \$11,292.28 for the replacement of a concrete floor beam in the east water treatment plant renovation project. Trustee White seconded the motion.

The Clerk called the roll:

YEAS: Bolser, Smith, Stubblefield, Fogal, White, and Carter – 6.

NAYS: None – 0.

ABSENT: None – 0.

The motion carried by roll call vote.

Trustee Smith moved to authorize the award of bid for the milling and resurfacing of Cheryl, Gleason, Gates, and Marcia Drives to Cross Construction, for the amount of \$165,367.25, and to further authorize a total project allocation, including funds for contingency, of \$185,000. Trustee Fogal seconded the motion.

The Clerk called the roll:

YEAS: Smith, Stubblefield, Fogal, White, Carter, and Bolser – 6.

NAYS: None – 0.

ABSENT: None – 0.

The motion carried by roll call vote.

Trustee Fogal moved to authorize the award of bid for the installation of a chiller unit at the AT&T/Cingular Building to Xtreme Mechanical, Inc., for the amount of \$36,580. Trustee Bolser seconded the motion.

The Clerk called the roll:

YEAS: Fogal, White, Carter, Bolser, Smith, and Stubblefield – 6.

NAYS: None – 0.

ABSENT: None – 0.

The motion carried by roll call vote.

Trustee Fogal moved to authorize the approval of an amended engineering contract with Patrick Engineering in the amount of \$129,045, to complete the physical remediation of the former Martinizing Building site. Trustee Smith seconded the motion.

The Clerk called the roll:

YEAS: Fogal, White, Carter, Bolser, Smith, and Stubblefield – 6.

NAYS: None – 0.

ABSENT: None – 0.

The motion carried by roll call vote.

C. Consideration of Ordinances & Resolutions

Ordinance No. 2107

AN ORDINANCE APPROVING A FINAL PLAT

(Bennett Subdivision)

Trustee Smith moved to pass Ordinance No. 2107. Trustee Fogal seconded the motion.

The Clerk called the roll:

YEAS: Smith, Stubblefield, Fogal, White, Carter, and Bolser – 6.

NAYS: None – 0.

ABSENT: None – 0.

The motion carried by roll call vote.

Ordinance No. 2108

AN ORDINANCE APPROVING AN ANNEXATION AGREEMENT

(Bennett Subdivision)

Trustee Fogal moved to pass Ordinance No. 2108. Trustee Smith seconded the motion.

The Clerk called the roll:

YEAS: Fogal, White, Carter, Bolser, Smith, and Stubblefield – 6.

NAYS: None – 0.

ABSENT: None – 0.

The motion carried by roll call vote.

Ordinance No. 2109

AN ORDINANCE APPROVING AN ANNEXATION AGREEMENT

(Warner North Maplewood Property)

Trustee Smith moved to pass Ordinance No. 2109. Trustee Fogal seconded the motion.

The Clerk called the roll:

YEAS: Smith, Stubblefield, Fogal, White, Carter, and Bolser – 6.

NAYS: None – 0.

ABSENT: None – 0.

The motion carried by roll call vote.

Ordinance No. 2110
AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP
(710 W. Champaign Avenue)

Trustee Carter moved to pass Ordinance No. 2110. Trustee Fogal seconded the motion. Discussion followed:

Upon the request of Trustee Carter, the Clerk distributed to the Board copies of a report he had prepared detailing the history of discussions related to the proposed zoning of the properties along West Champaign Avenue that had taken place during the preparation of the 2006 Comprehensive Plan. Trustee Carter briefly summarized the contents of the report, concluding that the original intent of the Plan Commission and Village Board was to eventually see all of the current residential properties along the north side of Champaign Avenue and west of East Avenue be made available for commercial development. Provided that such commercial development would not negatively impact neighboring residences, Trustees Carter, Fogal, and Stubblefield signaled their support for the rezoning of the property in question from R-1 (Residential) to C-1 (Neighborhood Commercial).

Noting that the Plan Commission had reviewed and subsequently recommended denying the request, Trustees Smith and White expressed reluctance to overturn the judgment of the commission. Trustee White was also concerned by the fact that the current property owner had not brought forward any specific plans for how the property might be developed in the event of a zoning change.

Trustee Bolser stated that preserving these properties as residential in the final Comprehensive Plan was likely a poor decision, as he believed that all of these properties would be better utilized for commercial development in the future. However, he suggested that the entire Comprehensive Plan should be referred to the Plan Commission for review and revision so that all of these properties could be addressed at once, rather than on an individual basis.

Following discussion, the Clerk called the roll:

YEAS: Carter, Stubblefield, and Fogal – 3.

NAYS: Bolser, Smith, White, and Williams – 4.

ABSENT: None – 0.

The motion failed by roll call vote.

Resolution No. 9-07-1043
A RESOLUTION DECLARING AN INTENT TO REIMBURSE CERTAIN
REDEVELOPMENT PROJECT COSTS

Trustee Fogal moved to pass Resolution No. 9-07-1043. Trustee Smith seconded the motion.

The Clerk called the roll:

YEAS: Fogal, White, Carter, Bolser, Smith, and Stubblefield – 6.

NAYS: None – 0.

ABSENT: None – 0.

The motion carried by roll call vote.

Resolution No. 9-07-1044
A RESOLUTION OF INDUCEMENT IN CONNECTION WITH PROPOSED
PROJECTS BY UNITED DEVELOPERS, L.L.C.

Trustee Fogal moved to pass Resolution No. 9-07-1044. Trustee Carter seconded the motion.

The Clerk called the roll:

YEAS: Fogal, White, Carter, Bolser, Smith, and Stubblefield – 6.

NAYS: None – 0.

ABSENT: None – 0.

The motion carried by roll call vote.

D. New Business

Trustee Bolser briefly addressed the subject of the proposed tax increment financing (TIF) district on the Village's west side. He expressed his opinion that conflicts among the various attorneys involved were creating unnecessary delays in moving the process forward. At this point, he suggested that the attorneys be temporarily removed from the deliberations until the professional TIF consultants can finalize a plan. Trustee Stubblefield echoed the comments of Trustee Bolser, adding that it was imperative that the Village begin moving the process forward in a more timely fashion to ensure that prospects for development of the area are not hampered by further delays.

Referring back to the subject of zoning along West Champaign Avenue, Mr. Johnston requested that the Board provide clear guidance to the Plan Commission in terms of its visions for commercial development in that area as the commission revisits the Comprehensive Plan. The issue was to again be discussed by the Board during the October Study Session, with the expectation that the Board would adopt a formal recommendation on the subject to be presented to the Plan Commission.

E. Announcements

Trustee Carter announced that the annual "Meet the Board" forum would be held in the gymnasium annex at J.W. Eater Junior High School on Thursday, September 27, 2007, from 6:30 P.M. to 8:30 P.M. She encouraged all citizens to stop by and share their questions, concerns and visions for the community with their elected officials.

F. Adjournment

There being no further business to come before the Board, Trustee Fogal moved to adjourn the meeting. Trustee White seconded the motion. Motion carried viva voce vote.

MEETING ADJOURNED AT 6:51 P.M.

Respectfully submitted,

Jeremy A. Reale
Clerk of the Village of Rantoul