

**RANTOUL VILLAGE BOARD OF TRUSTEES  
REGULAR STUDY SESSION  
FEBRUARY 5, 2008**

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

A Regular Study Session 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 proceeding to order at 6:16 P.M.

**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:

Paul Farber, Police Chief; Kenneth Beth, Attorney; Scot Brandon, Comptroller/Interim Administrator; Janet Gray, Executive Assistant; William Clayton, Aviation; Rich Thomas, Recreation; Larry Madalon, Human Resources; Greg Hazel, Public Works Director; Dan Culkin, Inspection; and Village Clerk Jeremy Reale.

**Public Participation**

Mr. Bill Hunsucker, 602 Briarcliff Drive, addressed the Board to express his concern about the Village funding the owners of derelict properties through the Revolving Loan program. He noted recent news reports that a local property owner was significantly delinquent on loan payments and wondered if the Village would seek to “bail out” this individual by purchasing the derelict properties under his/her ownership. Mr. Hunsucker stressed the need to have a proactive inspection and legal staff that could address blighted properties through the condemnation process rather than continuing to allow tax dollars to fund the owners of these properties.

**Items from the Mayor**

(A) President Williams introduced Mr. Mike Daugherty, Chairman of the Plan Commission, to provide an update to the Board on the status of the Zoning Text and Comprehensive Plan revisions. Mr. Daugherty informed the Trustees that the zoning text amendments passed by the Plan Commission had later been revised by the village attorney to ensure conformity with other local ordinances and state laws. Due to these changes, the Plan Commission believes that it should review the revised amendments before forwarding them to the Village Board for action.

On the subject of the Comprehensive Plan, Mr. Daugherty noted that the Plan Commission had held a public hearing on the proposed zoning changes to the properties along the south side of West Champaign Avenue, immediately west of East Avenue. At that time, the consensus among the commissioners was that those properties should be zoned OP for office park use—a zoning class introduced in the proposed zoning text amendments and not currently in place. He stated that another public hearing on the issue would be held later in February.

(B) President Williams then introduced Mr. Scott Hockman, Champaign County Convention and Visitors Bureau, for a brief presentation on the efforts that the bureau has undertaken to promote Rantoul and its businesses and facilities. Mr. Hockman distributed a packet of information to the Board, including meeting planner guides and sample itineraries that are given

to prospective clients in the Champaign County area. Additionally, the bureau had worked to secure a \$15,000 marketing grant for the I&I shows and was currently working with Mr. Clayton to try to attract a national street rod show to the Rantoul airport. Mr. Hockman stated that this show would have the potential to host 500 to 1,000 cars and draw a significant number of visitors to the Rantoul area.

### **Items from the Clerk**

(A) The Clerk reported that he and Mr. Beth had secured five proposals for the professional recodification and maintenance of the Village code of ordinances. Upon initial review, staff had recommended that two of the proposals be considered for further research to determine which offered the highest quality services for the most favorable cost. He noted that Mr. Beth was currently in the process of reviewing the proposals from American Legal Publishing (\$15,500) and Municipal Code Corporation (\$16,780) and would have a recommendation prepared prior to the February regular meeting. The Clerk added that \$25,000 had been included in the FY 2007-08 budget for this project. Following discussion, the consensus of the Board was to place this item upon the formal agenda for its regular meeting, pending receipt of recommendation from the village attorney.

### **Monthly Department Reports**

#### *1) Police*

Chief Farber reported that department administration continued to finalize its requests for the upcoming fiscal year's budget. He also noted that contract mediations continued with representatives from the Fraternal Order of Police, with another meeting scheduled for February 29, 2008. Finally, Chief Farber addressed the subject of the Smoke Free Illinois Act, which had created a considerable amount of confusion regarding enforcement issues since its effective date of January 1, 2008. He reported that a General Assembly committee had met to review the act and may be considering additional legislation to readdress and clarify certain provisions of the law. At this point, local authorities will continue to take an observational approach toward the anti-smoking law until enforcement issues are settled by the state.

#### *2) Aviation*

Mr. Clayton reported that the Village had conducted a tabletop aircraft accident response exercise in 2006 to provide training and review its policies and procedures for responding to such accidents at the airport. He informed the Board that the Village was now working in conjunction with the Illinois National Guard to prepare for a practical response exercise to provide better training and an examination of the response procedures of the local Police, Fire and Aviation departments. He also reported that the Illinois Department of Transportation had completed its inspections of the airport area in January. The Village had overall performed well in these inspections; however, a few technical changes would need to be made to address minor issues uncovered during the inspection process.

#### *3) Recreation*

Mr. Thomas reported that the Recreation department's winter sports programs (basketball and volleyball) were underway. The department had also been assisting in snow removal work during the recent winter storms. He noted that leaks were beginning to develop in the roof of the gymnasium portion of the Forum fitness center and staff would be working to address those concerns. He also informed the Board that a new full-time mechanic had been hired for the Central Maintenance division and would begin work on the following Monday.

4) *Human Resources*

Mr. Madalon reported that the Village's 2008 United Way campaign had ended with a 14% increase in contributions over the previous year. In addition to the new mechanic hired for Central Maintenance, he also told the Trustees that a new meter reader had been hired for the Public Works department and would also begin working on the following Monday. He noted that it was the beginning of the annual performance appraisal process for Village employees, with the self-evaluation process starting today. Finally, he stated that the Village had thus far received eleven (11) resumes for the Administrative Officer position, with additional resumes being accepted through March 14, 2008.

5) *Public Works*

Mr. Hazel reported that bids were presently being advertised through February 29 for various improvements at the waste water treatment plant. The Village also plans to solicit bids for the sale of surplus transformers and scrap metal. He also noted that the freezing, thawing and excessive rains had created a number of roof issues at various facilities and that staff would be working to address these problems. Mr. Hazel reported that Village officials had met with local drainage district commissioners to discuss the long-range drainage study and its implications for the areas immediately outside of Rantoul. Finally, he informed the public of the IMUA scholarship program which offers \$500 scholarships to students in member municipalities. Applications are available at Rantoul Township High School.

6) *Community Development*

In the absence of Mr. Loschen, Mr. Culkin reported that a draft copy of the Village's five-year HUD plan was available for public inspection in Mr. Loschen's office. The Village had also received word of its grant allocation from the U.S. Department of Housing and Urban Development for the upcoming year. Rantoul will receive \$363,122 to fund its community development operations, representing an approximately \$15,000 decrease in funding from the current year. He also noted that the Citizen's Advisory Board would be holding a meeting on February 18, 2008 to discuss the grant allocation and community development projects for the upcoming year. Finally, Mr. Culkin informed the public that the community needs survey was available to be completed online, with a link to the survey site on the Village's website.

7) *Inspection*

Mr. Culkin reported that the department was currently overseeing construction projects at the Taylor Studios facility and a new building on Harry Martin's property along North Ohio Avenue. He also stated that the Village had received a letter from William Scott, attorney for Sharron Flessner, in which it was disclosed that a health clinic is interested in locating on the Flessner property on West Champaign Avenue. This letter was forwarded to the Plan Commission. Referring to comments earlier made by Mr. Hunsucker, Mr. Culkin added that staff was trying to track properties involved in foreclosure proceedings.

8) *Comptroller*

Mr. Brandon informed the Board that administration had met with all department heads to review budget requests for FY 2008-09. Currently, staff is in the process of formulating a final budget proposal while working out a few minor issues. He asked the Trustees to check their schedules for possible meeting dates in which the Board could conduct its budget review. Tentatively, staff is considering March 3 and March 10 as possible dates for these budget sessions. Mr. Brandon also reported that the Village's agreement with Exxon Mobil for

fleet fuel had expired and staff was working on soliciting bids from potential vendors during February. Finally, he noted that staff was working with Burns & McDonnell to finalize the Village's application for the federal Military Airport Program grant which is due February 15, 2008.

#### **Items from Administration**

(A) Mr. Brandon, Interim Administrator, presented a proposed resolution requesting authorization from Champaign County to temporarily close North Maplewood Drive for the annual soap box derby event. The event is scheduled to take place on May 31, 2008 (8:00 A.M. to 2:00 P.M.) and June 7, 2008 (6:00 A.M. to 6:00 P.M.), with June 14, 2008 set aside as a rain-out date. Following discussion, the consensus of the Board was to place this item upon the formal agenda for its regular meeting.

#### **Items from Public Works**

(A) Mr. Hazel presented a request for the approval of Contract B for the sanitary sewer extension along South Evans Road to Feutz Construction for the amount of \$314,992.00. This project was designed to complement the overall water main extension from the Canadian National Railroad tracks to the Industrial Park area. Contract B would consist of installing roughly 2,600 lineal feet of eighteen inch sanitary sewer, 750 lineal feet of eight inch sanitary sewer, and twelve manholes and would establish sanitary service in the areas south of U.S. Route 136. Mr. Hazel also noted that the original bid package had included an optional Contract C, which provided for water main looping around the perimeter of the 40-acre property along the east side of South Evans Road. The apparent low bidder for Contract C had been Cross Construction, with a bid amount of \$103,550.25. However, staff was recommending that the Board vote to reject all bids for Contract C. Following discussion, the consensus of the Board was to place this item upon the formal agenda for its regular meeting.

(B) Mr. Hazel presented a series of change orders relating to the reconstruction of the east side water treatment plant. First, Change Order #14 would address the issue of excessive groundwater leakage into the new softener room excavation. The initial soil borings of the site had not adequately identified any significant risk of groundwater leakage and thus the problems ultimately encountered had not been factored into the contractor's groundwater control plan for the project. This change order, for the amount of \$24,341.57, would provide for the additional labor, equipment, and materials needed to explore the unforeseen groundwater source and to contain and stabilize the soils and slopes of the softener room excavation. Following discussion, the consensus of the Board was to place this item upon the formal agenda for its regular meeting.

(C) Mr. Hazel then presented proposed Change Order #15, which was needed to address modifications to the painting requirements for the water treatment plant reconstruction. Specifically, this proposal would provide for the repair and painting of areas of the basement that had deteriorated due to two years of exposure to the elements. In order to reduce the costs of the preparation and painting of this area, other painting requirements for areas in the new addition would be modified or altogether eliminated. As such, the cost of this change order would be \$26,985.00. Following discussion, the consensus of the Board was to place this item upon the formal agenda for its regular meeting.

(D) Mr. Hazel presented proposed Change Order #16, designed to address a modification of the coating to be used on the water treatment plant operating floor. The original tile had deteriorated from exposure to the weather and the rough condition of the concrete floor base had made it infeasible to simply paint and seal that existing base. He informed the Board that it had been proposed to use an epoxy-based broadcast floor coating that would seal the cracks and cover

the imperfections of the floor. This coating would be expected to last for a significant period with little maintenance required. The total cost for this change order was \$16,695.00. Following discussion, the consensus of the Board was to place this item upon the formal agenda for its regular meeting.

(E) Finally, Mr. Hazel presented a request to waive formal bidding requirements and accept a proposal from Northrop Grumman Information Technology Inc. to replace the department's hand-held meter reading system. He reported that the four hand-held electronic units purchased in 2000 had begun to fail and were no longer supported by the manufacturer. A review by Village staff had determined that the most cost effective means to addressing these problems would be to utilize the equipment and vendor most compatible with the current system used by the Village. The most compatible vendor was determined to be Northrop Grumman, which offers a system that would serve the Village's needs until the future implementation of a fiber optic radio read system. The total cost for replacement of the current system would be \$18,995.00. Following discussion, the consensus of the Board was to place this item upon the formal agenda for its regular meeting.

#### **Items from Inspection**

(A) Mr. Culkin presented a request from Mr. Harry Martin to permit the installation of a private septic system in lieu of connecting to the Village sanitary sewer at the building being constructed along North Ohio Avenue. Mr. Martin was requesting Village water service to the building while seeking a waiver of the corresponding requirement to connect to the Village sanitary sewer. Mr. Culkin reported that he had discussed the issue with Public Works administration, who determined that no Village sewer capable of accepting the discharge is readily accessible to the Martin property. Staff was recommending that Mr. Martin be required to provide an engineering design of the proposed private septic system to prove its workability and conformity to State of Illinois requirements before being granted permission to install this system. Additionally, Mr. Culkin asked the Board to consider making this permission contingent upon an agreement that the property owner would be required to connect to the Village sanitary sewer if and when the Village system would become readily accessible to that property. Following discussion, the consensus of the Board was to place this item upon the formal agenda for its regular meeting.

#### **Items from Aviation**

(A) Mr. Brandon reported that the State of Illinois and the Federal Aviation Administration had released funding for the proposed improvement projects at the airport. The first project to be funded would include improvements to the runway edge lighting, installation of new guidance signs, REILS, PAPIs and other electrical improvements. He told the Board that the Village would be required to approve the engineering contract with Burns & McDonnell in order to obtain the 95% state and federal funding needed to proceed with the project. He noted that the state and federal funding would not be received by the Village until the award of the construction contract. Thus, the Village would need to pay for the design phase as billed until those funds are received later in the summer of 2008. He stressed the importance of submitting the design phase by the March 21, 2008 deadline to receive this year's federal funds. As such, staff was seeking a consensus of the Board to provide written notice to Burns & McDonnell to proceed immediately on the design work. Following discussion, it was the unanimous consensus of the Board to direct Mr. Brandon to provide written notice to proceed to Burns & McDonnell. The Board also agreed to place upon the formal agenda for its regular meeting the approval of a contract with Burns & McDonnell for engineering design work, for an amount not to exceed \$89,039.88.

### **Items from Counsel**

(A) Mr. Beth presented a proposed ordinance annexing the 40-acre Alliance Resources, L.L.C. Tract to the Village of Rantoul. He reminded the Board that it had passed an annexation agreement regarding this parcel during its regular meeting in January 2008. This ordinance would complete the actual annexation of the land to the Village. Following discussion, the consensus of the Board was to place this item upon the formal agenda for its regular meeting.

(B) Mr. Beth then presented a proposed resolution seeking action from the Illinois General Assembly to limit the geographic jurisdiction of the annexation agreement authorities of municipalities in Champaign County. He explained that the Illinois Supreme Court had handed down a 2005 ruling upholding an annexation agreement of the Village of Chatham for territory in close proximity to the City of Springfield. In response to the Chatham decision, the General Assembly had passed legislation placing restrictions upon the authority of municipalities to enter into annexation agreements. However, Mr. Beth noted that this legislation only applied to municipalities in and around the Chicago area. As such, many of the communities in Champaign County were considering similar resolutions to signal their support for having Champaign County included within the scope of the post-Chatham legislation. Following discussion, the consensus of the Board was to place this item upon the formal agenda for its regular meeting.

### **Adjournment**

There being no further business to come before the Board, President Williams declared the proceeding adjourned.

**MEETING ADJOURNED AT 7:25 P.M.**

Respectfully submitted,

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Jeremy A. Reale  
Clerk of the Village of Rantoul