

**RANTOUL VILLAGE BOARD OF TRUSTEES
REGULAR STUDY SESSION
MARCH 4, 2008**

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 6:15 P.M.

Roll Call

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

President Neal Williams; and Trustees Herman Fogal, Margurette Carter, Joe Bolser, and Charles Smith – 5.

The following members were found to be absent:

Trustees Clifford White and Jim Stubblefield – 2.

The following representatives of Village departments were also present:

Paul Farber, Police Chief; Kenneth Beth, Attorney; Robert Bruce, Economic Development; Scot Brandon, Comptroller/Interim Administrator; 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, Asst. Public Works Director; Mike Loschen, Community Development; Dan Culkin, Inspection; and Village Clerk Jeremy Reale.

Public Participation

Mr. Bill Hunsucker, 602 Briarcliff Drive, addressed the Board to highlight the programs implemented by the City of Danville to provide for the remediation of derelict properties in that community. He suggested that Village staff should consult with officials from Danville to learn how to implement similar programs to address those issues in Rantoul.

Items from the Plan Commission

(A) Mr. Mike Daugherty, Plan Commission Chairman, addressed the Board to provide an update on the Comprehensive Plan review undertaken by the Commission with respect to the zoning of properties along the north side of U.S. Route 136, immediately west of East Avenue. He reported that the Commission had held a special meeting to conduct an on-site review of the areas in question and, after receiving input from local residents, had recommended a compromise proposal. As part of this compromise, the three residential lots immediately east of the Burger King property would be zoned for Office/Hospitality use in an amended Comprehensive Plan. The remainder of the properties in the review area would remain residential so that the division between commercial and residential properties would be relatively congruent on both sides of U.S. Route 136. While the Plan Commission had rejected the request to extend commercial zoning to cover any of the properties under review, Mr. Daugherty expressed the opinion of the Commission that office/hospitality was an appropriate transitional zoning class between the existing commercial and residential areas. Following discussion, the consensus of the Board was to place this item upon the formal agenda for its regular meeting, pending the receipt of a draft ordinance from counsel.

Items from Trustees

(A) Trustee Smith, noting the financial difficulties being experienced by the Octave Chanute Aerospace Museum, inquired as to whether the Village might be able to pursue legal action against the Illinois State Historic Preservation Office (SHPO) to remove the museum building from the protected historical district. Because of the specific restrictions placed upon the use and design of the buildings included within the district, Trustee Smith felt that the SHPO had placed additional financial burdens upon the museum and the Village by refusing to permit local officials to install new windows and complete other structural repairs that would be necessary to resolve energy inefficiencies in the facility.

Mr. Beth responded that the historical district designation mandated that any proposed structural changes would be subject to SHPO approval. The Village had requested permission to install new, more energy efficient windows; however, the SHPO had denied that request. He suggested that the Village could possibly appeal the decision to the National Historic Preservation Agency, but it appeared as though there would be no legal options available to the Village at this point. Mr. Beth added that it would likely be less expensive in the long term to simply demolish the building rather than trying to fix it in accordance with the terms mandated by the SHPO.

Items from the Clerk

(A) The Clerk presented a proposed addendum to the agenda, including one item from Public Works that had been received after the posting deadline. This item would provide for the approval of an additional change order for the Water Treatment Plant reconstruction project. Mr. Beth added that he had also prepared an additional item providing for the acceptance of a deed for properties included within Phase 3 of the U.S. Air Force property transfer. Following discussion, the consensus of the Board was to approve the addendum items and place them upon the formal agenda for further discussion.

Monthly Department Reports

1) Inspection

Mr. Culkin reported that the Century 21 building on Sangamon Avenue had experienced a partial collapse of the south wall. The building had been secured and a structural engineer would be analyzing the building and then meeting with Village staff to discuss the proper course of action for the structure. He also informed the Board that the Village had received a final report from the Illinois Environmental Protection Agency (IEPA) on the corrective actions taken with respect to leaking underground storage tanks at the Street Department facility. The IEPA reports that the site is now cleared, subject to certain usage restrictions. Finally, Mr. Culkin reported that three structures on the Amerinvest properties on the former base had been earmarked for demolition and that staff was now working to ensure that the structures are sound enough for pre-demolition asbestos abatement.

2) Community Development

Mr. Loschen reported that the draft Consolidated Plan was out for public review and that the online citizens survey had concluded on March 3, 2008. The Citizens Advisory Board was scheduled to meet on March 6, 2008 to review the results and recommend a final program budget to the Village Board for Fiscal Year 2008-2009. Finally, he told the Board that the formal adoption process for the proposed Westside/Downtown TIF district had begun, with notices sent to all residents living within 750 feet of the proposed TIF boundaries.

3) *Public Works*

Mr. Hazel announced that seasonal brush collection was scheduled to begin again during the week of April 7, 2008. He also cautioned residents about extensive work being done by Verizon for the replacement of a manhole at the intersection of Grove Avenue and Marshall Street. Finally, he reported that the U.S. Air Force had approved the removal of fencing along the creek near South Perimeter Road.

4) *Human Resources*

Mr. Madalon reported that a total of twenty-five (25) applications had been received for the vacant Administrative Officer position, with a closing date set for March 14, 2008. The search committee had reviewed roughly half of the applications received and had already conducted telephone interviews with five (5) applicants. The committee would be meeting again on March 6, 2008 to review the remainder of the applications. He also stated that annual employee performance appraisals were being conducted, with March 20, 2008 set as the deadline for completing and returning the evaluations to the Human Resources department.

5) *Recreation*

Mr. Thomas reported that the winter sports programs were ending, as department staff begins to focus on preparing the fields and aquatic center for the upcoming spring and summer seasons. Staff was also beginning to develop a mowing map for all of the properties maintained by the Village. Finally, he noted that the department was trying to address the continuing leakage problems with the roof at the Forum Fitness Center, as well as completing work on the sauna area.

6) *Fire*

Chief Waters reported that the department had recently responded to a house fire at 368 Highland Drive, with approximately \$50,000 in damages. Local firefighters had also participated in the disaster response exercise at the Rantoul Airport during the previous week. Finally, he reported that the Village had received its grant-funded protective personnel gear and had distributed those items to the firefighters during the last week of February.

7) *Aviation*

Mr. Clayton reported that the Airport had conducted its disaster response exercise during the previous week in conjunction with the Illinois National Guard. The practical exercise had been successful, thanks to the cooperation of the Police Department and Fire Department employees. He thanked the Village for its support in conducting this exercise and acknowledged the participating police officers and firefighters for their professionalism.

8) *Police*

Chief Farber reported that Brian Ward had begun working for the department on March 3, 2008 as a dispatcher, filling a vacant position. He also reported that the department would be adding an additional officer with PTI training as a lateral hire. This officer was currently completing testing and would likely be brought on board within the next two weeks. He also noted that he, Deputy Chief Gamel, and Sgt. Wooten had completed ILEAS (Illinois Law Enforcement Alarm System) training. Finally, he reported that Village officials and Fraternal Order of Police (FOP) representatives had met with the federal mediator again on February 29, 2008, but had made no significant movement toward reaching a negotiated settlement. He informed the trustees that he and Mr. Beth would provide additional information on the contract negotiations during a closed session at the regular monthly meeting of March 11, 2008.

9) *Economic Development*

Mr. Bruce reported that his department was addressing a series of property management issues, included an additional lease for space in the Rantoul Business Center and the preparation of a tentative agreement with a company to lease Hangar #1. He reported that Jackson Hall (Building #96)—an 85,000 sq. ft. facility—was now open and would be marketed for potential commercial development. He discussed a recent meeting with the local Foreign Trade Zone (FTZ) administrator, who had reported that the Village's application is moving forward at the federal level. He also announced that the department would be participating in two upcoming events, the Rantoul Area Chamber of Commerce Business Expo and the Champaign County Business Expo. Finally, he reported that the Village had been working with representatives from the Hormel Company interested in potentially locating a facility in Rantoul. Unfortunately, Hormel had recently announced that it had selected Dubuque, IA as its preferred site.

10) *Comptroller*

Mr. Brandon informed the trustees that budget books were now available for them to pick up in the mail room, reminding the Board that a special meeting had been called for March 17, 2008 to review the proposed budget for Fiscal Year 2008-2009. He urged the Board members to contact either him or Don Early if they have any questions regarding the budget. Mr. Brandon also reported that new audit standards would require a greater time commitment from the Village's auditing firm. As such, a contract amendment providing for an additional \$8,700 for professional auditing services would be brought forward for the Board's consideration in April. Finally, he announced that the Novell-to-Microsoft network migration project was now complete and all systems appeared to be operating well.

Items from Public Works

(A) Mr. Hazel informed the Board that the Village had advertised bids for the purchase of carbon dioxide necessary for the recarbonation process at the Water Treatment Plant. After advertising for this project on two separate occasions, only one bid had been received and that bid had not come in within the anticipated range for the project. He proposed that the bid be held open while staff works with the engineer to search for options to modify the scope of the project and potentially reduce the cost. At this point, no action would need to be taken on this item.

(B) Mr. Hazel presented a proposal to provide for various improvements at the Waste Water Treatment Plant that had been identified in the May 2007 sludge and screenings handling study. This project would include the installation of two new continuous belt fine screens and a wash-compactor unit that would work together to remove any debris entering the plant prior to going through the internal treatment process. Also included within the scope of the project would be the replacement of the mixing system within the anaerobic digester and an expansion of the plant's SCADA system to allow for more consistent automated monitoring and control of the plant operations. Bids had been received on February 29, 2008 and staff had recommended authorizing the award of bid to the apparent low responsible bidder, Leander Construction. Leander Construction had submitted a bid for the total amount of \$2,659,000. Following discussion, the consensus of the Board was to place this item upon the formal agenda for its regular meeting.

(C) Mr. Hazel presented a request to authorize a six-month contract extension with the Illinois Public Energy Agency (IPEA) as part of an effort to secure a long term pre-pay discount for natural gas. The initial contract had been approved in October 2007; however, the market and economic conditions have weakened so that the strike price of \$0.40 per Dtherm had not yet been reached. Although the market appeared to be on the rebound, it was likely that the target threshold would not be reached before the expiration of the original contract. Following discussion, the consensus of the Board was to place this item upon the formal agenda for its regular meeting.

(D) Mr. Hazel then presented proposed Change Order #17 with Leander Construction, which was needed to address the preparation and painting of the exposed concrete walls at the water treatment plant reconstruction. The project, as originally bid, had not included provisions for this work because the paint had been in relatively good condition at the time that the project began. However, exposure to the elements that caused significant deterioration in the quality of the paint coverage during the course of the reconstruction project. After preparing the wall surfaces with a high pressure washer, the contractor was proposing to coat the areas with a water-based epoxy for a total cost of \$16,909.66. 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 draft resolution authorizing the Village of Rantoul to participate in the development of a multi-jurisdictional mitigation plan for Champaign County and appointing Dan Culkin to serve as its representative to the planning team. He reported that the Regional Planning Commission (RPC) had received a planning grant from the Illinois Emergency Management Agency to cover 75% of the costs associated with the formulation of a countywide mitigation plan that meets with federal criteria. Having a FEMA-approved local mitigation plan in place would allow the Village to receive its full amount of FEMA mitigation funds. In assembling a local planning team, the RPC had requested individuals with knowledge of planning and zoning, subdivision regulations, building codes and storm water management. To that end, President Williams had recommended that Mr. Culkin be named as the Village's representative to the team. Following discussion, the consensus of the Board was to place this item upon the formal agenda for its regular meeting.

Items from Community Development

(A) Mr. Loschen presented the proposed Community Development Block Grant (CDBG) budget and Village Consolidated Plan for FY 2008-2009. The Village anticipated receiving approximately \$363,122 in CDBG funds from the U.S. Department of Housing and Urban Development (HUD) for the upcoming fiscal year. The total department budget of \$463,122 also included carryover funds from the FY 2007-2008 projects and program income. He reported that the Citizens Advisory Board would be meeting on March 6, 2008 to review the proposed budget and recommend any changes prior to a final copy being forwarded to the Village Board for approval the following week. As currently presented, the budget would include: \$311,055 for the housing rehabilitation program; \$21,050 for senior citizen social services; \$62,587 for the purchase and demolition of unsafe properties; and the \$72,624 balance earmarked for planning and administrative fees. Following discussion, the consensus of the Board was to place this item upon the formal agenda for its regular meeting.

Items from the Comptroller

(A) Mr. Brandon presented a proposal to authorize a three-year contract with Illini FS for Village fleet fuel purchases. The Village had received three bids from local vendors for the supply of unleaded gasoline and diesel fuel. Following analysis of the bid packages received and

the volume pricing discounts proposed, staff was recommending that a contract be awarded to Illini FS, which provided the largest discount of \$0.04 per gallon. Mr. Brandon reported that no concerns had been raised by any departments with respect to proposed changeover to Illini FS. Following discussion, the consensus of the Board was to place this item upon the formal agenda for its regular meeting.

Items from Counsel

(A) Mr. Beth reported that he had received a final version of a quit claim deed for 52.619 acres of property on the former base as Phase 3 of the property transfer from the U.S. Air Force to the Village. The property in question had finally been determined to be clean and suitable for transfer. He told the trustees that he would prepare a resolution accepting the deed for their consideration at the regular meeting. Following discussion, the consensus of the Board was to place this item upon the formal agenda for its regular meeting.

Closed Session

Trustee Smith moved to adjourn to closed session pursuant to 5 ILCS 120/2 (C) 1, to consider the employment, compensation, discipline, performance, or dismissal of an employee. Trustee Fogal seconded the motion.

The Clerk called the roll:

YEAS: Smith, Fogal, Carter, and Bolser – 4.

NAYS: None – 0.

ABSENT: Stubblefield and White – 2.

The motion carried by roll call vote.

The Board entered into closed session at 7:23 P.M. By the authority of the Board, the following individuals were permitted to remain present: Kenneth Beth, Larry Madalon, and Jeremy Reale.

Trustee Bolser moved to adjourn the closed session and reconvene the open Study Session.

Trustee Smith seconded the motion.

The Clerk called the roll:

YEAS: Bolser, Smith, Fogal, and Carter – 4.

NAYS: None – 0.

ABSENT: Stubblefield and White – 2.

The Board reconvened in open session at 8:07 P.M.

Adjournment

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

MEETING ADJOURNED AT 8:08 P.M.

Respectfully submitted,

Jeremy A. Reale
Clerk of the Village of Rantoul

APPROVED APRIL 8, 2008

Neal Williams
Village President

ATTEST:

Jeremy A. Reale
Village Clerk