

**Rantoul Village Board of Trustees  
Regular Board Meeting  
October 13, 2009**

*Order of Business*

*Board Packet Page(s)*

- 1. Call to Order – Mayor Williams**
  - Invocation – Pastor Steve Sabin, Bible Baptist Church
  - Pledge of Allegiance
  - Roll Call
- 2. Approval of Agenda**
- 3. Public Participation**

*Citizens wishing to address the Village Board with respect to any pending item of business listed upon the agenda or any matter not appearing on the agenda are asked to complete a public participation form and submit it to the Village Clerk prior to the meeting. Public comments will be limited to three minutes for each speaker.*
- 4. Administrator Report – Mr. Sandahl**

**Section A – Consent Agenda**

- 5. Approval of Consent Agenda by Omnibus Vote**

*All items under the Consent Agenda are considered to be routine in nature and will be enacted by a single motion and subsequent roll call vote. There will be no separate discussion of these items unless a Village Board member so requests, in which event the item will be removed from the Consent Agenda and considered as the first item after approval of the Consent Agenda.*

  - (A) Approve Minutes of: Regular Study Session of September 1, 2009; and Regular Board Meeting of September 8, 2009
  - (B) Approve Bills and Monthly Financial Reports
  - (C) Authorize the award of bid to National Construction Services for Community Development emergency PLUS rehabilitation project at 528 East Grove Avenue - \$12,550.00 6
  - (D) Authorize the award of bid to National Construction Services for Community Development major rehabilitation project at 1209 Briarcliff Drive - \$14,951.12 7
- 6. Approval of Any Items Removed from Consent Agenda**

**Section B – Consideration of Ordinances & Resolutions**

- 7. Motion to pass Ordinance No. 2195, AN ORDINANCE SUPPLEMENTING AND AMENDING SECTION 3.2.7(e) AND (f) OF THE VILLAGE OF RANTOUL CODE-1977, AS SUPPLEMENTED AND AMENDED, IN CONNECTION WITH THE AUTHORIZED NUMBER OF CLASS P-1 AND P-2 LIQUOR LICENSES 1-3, 8-10**

Order of Business

Board Packet Page(s)

**Section B – Consideration of Ordinances & Resolutions (continued)**

8. Motion to pass Ordinance No. 2196, AN ORDINANCE AUTHORIZING THE CONVEYANCE OF PERSONAL PROPERTY OWNED BY THE VILLAGE OF RANTOUL, ILLINOIS (Police Radios) 4-5, 11
9. Motion to pass Resolution No. 10-09-1082, A RESOLUTION DECLARING AN INTENT TO CONSIDER THE POTENTIAL ISSUANCE OF ALTERNATE REVENUE GENERAL OBLIGATION BONDS FOR THE PURPOSE OF FINANCING CERTAIN REDEVELOPMENT PROJECTS WITHIN THE RANTOUL TAX INCREMENT FINANCING (TIF) DISTRICT NO. 2 12-14

**Section C – New Business**

*Discussion of any items of new business not listed upon the formal agenda. No formal action will be taken on these items during this proceeding.*

**Section D – Public Announcements**

**Section E – Adjournment**

10. Motion to Adjourn

*The Rantoul Village Board of Trustees meets in Study Session on the first Tuesday of each month at 6:15pm and in Regular Session on the second Tuesday of each month at 6:15pm. Unless otherwise noted, all proceedings are held in the Louis B. Schelling Memorial Board Room of the Rantoul Municipal Building, 333 S. Tanner Street, Rantoul, Illinois.*

**Statement Regarding the Americans with Disabilities Act (ADA)**

*The Village of Rantoul wishes to ensure that its programs, services, and activities are accessible to individuals with disabilities. All Village Board meetings are wheelchair accessible. Persons with hearing difficulties may obtain auxiliary hearing aids available at each meeting upon request. Persons requiring additional assistance regarding accessibility issues should contact the Village Administrator's office at (217) 892-6802. TTY users should call the Illinois Relay Center at 1-800-526-0844.*

*Citizens may visit our website at [www.village.rantoul.il.us](http://www.village.rantoul.il.us) to view live and archived video of all Village Board meetings. Citizens may also download complete Board packets containing information on all ordinances, resolutions and departmental requests under consideration by the Village Board each month.*

**BOARD OF TRUSTEES  
VILLAGE OF RANTOUL**

**AGENDA ITEM**

**PAGE 1 OF 2**

<b>ITEM:</b> CD Emergency PLUS Rehabilitation 528 E. Grove Ave.	<b>DEPARTMENT:</b> Community Development
<b>AGENDA SECTION:</b>	<b>AMOUNT:</b> \$12,550.00
<b>ATTACHMENTS:</b> <input type="checkbox"/> ORDINANCE <input checked="" type="checkbox"/> RESOLUTION <input type="checkbox"/> OTHER (See Summary Highlights) <input type="checkbox"/> SUPPORTING DOCUMENTS	<b>DATE:</b> October 6, 2009
<b>SUMMARY HIGHLIGHTS:</b>  This is an emergency PLUS rehabilitation project. The project meets the community development goals and objectives as stated in the Consolidated Plan by providing full-home rehabilitations to low-moderate, owner occupied housing units to achieve sustainability for the purpose of providing decent affordable housing. National Construction Services, Mahomet, Illinois submitted the best bid of \$12,550.00 on the project as per specification verified as eligible by the Community Development and Inspection Departments. National Construction Services is not shown on the Department of Housing and Urban Development list indicating contractors debarred from participating in federally funded projects.  <u>NOTE:</u> This is being brought before you to be within the guidelines of the Village of Rantoul Purchasing Ordinance. The funds that are being used are not Village funds. They are federal dollars from the Department of Housing and Urban Development awarded thru the Community Development Block Grant (CDBG) and are being distributed thru Village accounts to administer the Community Development Rehabilitation Program. The Citizens Advisory Committee for the Community Development Department has approved the Rehabilitation Manual which states that Emergency PLUS Rehabilitation projects will not exceed \$20,000.00.	
<b>RECOMMENDED ACTION:</b> It is recommended that the project be awarded to National Construction Services.	
<b>DEPARTMENT HEAD APPROVAL:</b>	<b>VILLAGE ADMINISTRATOR:</b>
<b>AGENDA PAGE NUMBER:</b>	

**BOARD OF TRUSTEES  
VILLAGE OF RANTOUL**

**AGENDA ITEM**

**PAGE 1 OF 2**

<b>ITEM:</b> CD Major Rehabilitation 1209 Briarcliff Drive	<b>DEPARTMENT:</b> Community Development
<b>AGENDA SECTION:</b>	<b>AMOUNT:</b> \$14,951.12
<b>ATTACHMENTS:</b> <input type="checkbox"/> <b>ORDINANCE</b> <input checked="" type="checkbox"/> <b>RESOLUTION</b> <input type="checkbox"/> <b>OTHER (See Summary Highlights)</b> <input type="checkbox"/> <b>SUPPORTING DOCUMENTS</b>	<b>DATE:</b> October 6, 2009
<p><b>SUMMARY HIGHLIGHTS:</b>          This is a major rehabilitation project. The project meet the community development goals and objectives as stated in the Consolidate Plan by providing emergency repairs to low-moderate, owner occupied housing units to achieve sustainability for the purpose of providing decent affordable housing. National Construction Services, Mahomet, Illinois submitted the lowest and best bid of \$13,101.00 on the project as per specification verified as eligible by the Community Development and Inspection Departments. National Construction Services is not shown on the Department of Housing and Urban Development list indicating contractors debarred from participating in federally funded projects. After the project began it was noted that there were needed changes in the amount of \$1,850.12, that were within project cost and verified as eligible by the Community Development and Inspection Departments, which makes the final project total \$14,951.12.</p> <p><b>NOTE:</b> This is being brought before you to be within the guidelines of the Village of Rantoul Purchasing Ordinance. The funds that are being used are not Village funds. They are federal dollars from the Department of Housing and Urban Development awarded thru the Community Development Block Grant (CDBG) and are being distributed thru Village accounts to administer the Community Development Rehabilitation Program. The Citizens Advisory Committee for the Community Development Department has approved the Rehabilitation Manual which states that Major Rehabilitation projects will not exceed \$20,000.00.</p>	
<p><b>RECOMMENDED ACTION:</b>          It is recommended that the project that was awarded to National Construction Services be approved.</p>	
<b>DEPARTMENT HEAD APPROVAL:</b>	<b>VILLAGE ADMINISTRATOR:</b>
<b>AGENDA PAGE NUMBER:</b>	

**ORDINANCE NO. 2195**

**AN ORDINANCE  
SUPPLEMENTING AND AMENDING SECTION 3.2.7(e) AND (f) OF  
THE VILLAGE OF RANTOUL CODE-1977, AS SUPPLEMENTED  
AND AMENDED, IN CONNECTION WITH THE AUTHORIZED  
NUMBER OF CLASS P-1 AND P-2 LIQUOR LICENSES**

**VILLAGE OF RANTOUL  
CHAMPAIGN COUNTY, ILLINOIS**

**CERTIFICATE OF PUBLICATION**

Published in pamphlet form this 13th day of October, 2009, by authority of the President and Board of Trustees of the Village of Rantoul, Champaign County, Illinois.

\_\_\_\_\_  
Village Clerk

**ORDINANCE NO. 2195**

**AN ORDINANCE  
SUPPLEMENTING AND AMENDING SECTION 3.2.7(e) AND (f) OF  
THE VILLAGE OF RANTOUL CODE-1977, AS SUPPLEMENTED  
AND AMENDED, IN CONNECTION WITH THE AUTHORIZED  
NUMBER OF CLASS P-1 AND P-2 LIQUOR LICENSES**

**BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE  
VILLAGE OF RANTOUL, CHAMPAIGN COUNTY, ILLINOIS, as follows:**

**Section 1. Amendment.** That subsection (c), entitled "Class P-1 - Package Liquor License" and subsection (f), entitled "Class P-2 - Package Beer and Wine License" of Section 3.2.7, entitled "Classification", of ARTICLE II, entitled "RETAIL LICENSE", of CHAPTER 3, entitled "ALCOHOLIC LIQUOR", be and the same is hereby amended to provide as follows:

**Section 3.2.7. Classification.**

(c) Class P-1 - Package Liquor License

- (1) A Class P-1 - Package Liquor License shall authorize the sale at retail of any alcoholic liquor in original package form for consumption off the licensed premises where sold and not for resale in any form.
- (2) Samples of alcoholic liquor may from time to time be served on the licensed premises of a Class P-1 - Package Liquor License with the prior permission of the Local Commissioner.
- (3) Not more than eleven (11) Class P-1 - Package Liquor Licenses and Class P-2 - Package Beer and Wine Licenses combined shall be issued and outstanding at any one time.
- (4) The fee for a Class P-1 - Package Liquor License shall be \$1,435.00 per year.

(f) Class P-2 - Package Beer and Wine License

- (1) A Class P-2 - Package Beer and Wine License shall authorize the sale at retail of beer and wine in original package form for consumption off the licensed premises where sold and not for resale in any form.
- (2) Samples of wine may from time to time be served on the licensed premises of a Class P-2 - Package Beer and Wine License with the prior permission of the Local Commissioner.
- (3) Not more than a total of eleven (11) Class P-2 - Package Beer and Wine Licenses and Class P-1 - Package Liquor Licenses combined shall be issued and outstanding at any one time.
- (4) The fee for any Class P-2 - Package Beer and Wine License shall be \$1,060.00 per year.

**Section 2. Effective Date.** The provisions of this Ordinance shall become effective on November 1, 2009, following its passage, approval and publication as required by law.

**Section 3. Conflict.** All ordinances or parts of ordinances which are in conflict with the provisions of this Ordinance are, to the extent of such conflict, hereby superseded.

**Section 4. Publication.** The Village Clerk is hereby authorized and directed to cause this Ordinance to be published in pamphlet form.

This Ordinance is hereby passed, the "ayes" and "nays" being called, by the concurrence of a majority of the members of the Corporate Authorities then holding office on the date set forth below.

**PASSED** this 13th day of October, 2009.

\_\_\_\_\_  
Village Clerk

**APPROVED** this 13th day of October, 2009.

\_\_\_\_\_  
Village President

ORDINANCE NO. 2196

AN ORDINANCE  
AUTHORIZING THE CONVEYANCE OF PERSONAL  
PROPERTY OWNED BY THE VILLAGE OF RANTOUL, ILLINOIS  
(police radios)

**WHEREAS**, the Village of Rantoul, Champaign County, Illinois (the "Village") is a home rule unit under and pursuant to Section 6(a) of Article VII of the Constitution of the State of Illinois, and is authorized to exercise any power and perform any function pertaining to its government and affairs, including the power to authorize the sale, conversion, conveyance, trade-in or other disposition (any of which is collectively referred to herein as a "conveyance") of any of its personal property in such manner as the President and the Board of Trustees of the Village (the "Corporate Authorities") may authorize, with or without advertising or competitive bid for any such conveyance; and

**WHEREAS**, the Village owns the items of personal property consisting of 31 portable and 10 mobile radios formerly used by the Police Department of the Village (collectively, the "Personal Property"), which the Corporate Authorities find may have an estimated total value of less than \$5,000.00 but which are no longer necessary or useful to, or in the best interests of, the Village to retain and are to be donated rather than conveyed for any consideration.

**NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF RANTOUL, CHAMPAIGN COUNTY, ILLINOIS**, as follows:

**Section 1.** The conveyance of the Personal Property is hereby authorized to be made by means of a donation thereof in "as is" condition to the Rantoul City School District No. 137.

**Section 2.** From and after the effective date of this Ordinance, the proper officers, employees and agents of the Village are hereby authorized, empowered and directed to do all such acts and things and to execute and deliver all documents and instruments as may be necessary to complete the conveyance of such Personal Property and to carry out the intent and accomplish the purposes of this Ordinance in accordance with its terms.

**Section 3.** This Ordinance is hereby passed, the "ayes" and "nays" being called, by the concurrence of a majority of the members of the Corporate Authorities then holding office at a rescheduled regular meeting on the date set forth below.

PASSED this 13th day of October, 2009.

\_\_\_\_\_  
Village Clerk

APPROVED this 13th day of October, 2009.

\_\_\_\_\_  
Village President

RESOLUTION NO. 10-09-1082

**A RESOLUTION  
DECLARING AN INTENT TO CONSIDER THE  
POTENTIAL ISSUANCE OF ALTERNATE REVENUE  
GENERAL OBLIGATION BONDS FOR THE PURPOSE OF  
FINANCING CERTAIN REDEVELOPMENT PROJECTS WITHIN  
THE RANTOUL TAX INCREMENT FINANCING (TIF) DISTRICT NO. 2**

**WHEREAS**, the President and Board of Trustees (the “**Corporate Authorities**”) of the Village of Rantoul, Champaign County, Illinois (the “**Municipality**”) desires to promote the health, safety and welfare of the Municipality and its citizens, and to prevent the spread of blight and deterioration by promoting the development of private investment in property thereby increasing the real estate tax base of the Municipality and providing employment for its citizens; and

**WHEREAS**, the Corporate Authorities approved an Annexation, Subdivision, and Pre-Development Agreement (the “**Agreement**”) on June 26, 2008 with Joseph H. Warner, Gerald E. Warner, Kristi Ann Pflugmacher, as Trustee of the Warner Dynasty Trust under Agreement dated May 1, 2006, and Denise Ann Foster, as Trustee of the Warner Dynasty Trust under Agreement dated May 1, 2006 (jointly and severally the “**Owner**”); and

**WHEREAS**, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4 *et. seq.*, as amended (the “**Act**”), the Corporate Authorities approved and adopted the Rantoul Tax Increment Financing District No. 2 Redevelopment Plan, Area, and Projects on June 26, 2008; and

**WHEREAS**, pursuant to the provisions of the Illinois Municipal Code at 65 ILCS 5/11-15.1 *et. seq.* and 65 ILCS 5/11-74.4-1 *et. seq.*, the Municipality has previously entered into a Redevelopment Agreement on August 12, 2008 with the Owner, which said Redevelopment Agreement contains the same essential terms and conditions of the Annexation, Subdivision and Pre-Development Agreement; and

**WHEREAS**, the Agreement provides at Section 5(C)(3) that the Municipality agrees to issue TIF Obligations, secured solely by the net increment, including but not limited to Developer Notes and TIF Revenue Bonds in support of the Development in the amounts, form and substance as requested by the Owner, and that the Owner shall be responsible for the sale or financing of such TIF Obligations; and that the costs for issuance of such TIF Obligations shall be borne by the Owner and are Eligible Project Costs; and such TIF Obligations shall not require the general obligation backing of the Municipality; and

**WHEREAS**, the Corporate Authorities recognize that the potential now exists whereby the Municipality and the Owner could realize substantial savings in interest costs over a twenty-year period through the issuance of \$4,400,000.00 TIF Alternate Revenue General Obligation Bonds (the “**Bonds**”) rather than through a TIF Obligation secured solely by the net real estate tax increment of the Owner.

**NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF RANTOUL, CHAMPAIGN COUNTY, ILLINOIS, as follows:**

**Section 1.** The Corporate Authorities hereby declare the official intent of the Municipality to proceed, in cooperation with the Owner, with further consideration and investigation of the potential issuance of the Bonds for the purpose of assisting in the Phase I financing of the Stone Bridge Center Project (the "**Owner's Project**"), as described by the Owner to the Corporate Authorities on October 6, 2009.

**Section 2.** The process of further consideration and investigation of the potential issuance of the Bonds shall include, but not be limited to: coordination with the Owner to organize a group of professionals and consultants as necessary to expedite the issuance and subsequent sale or placement of the Bonds in the event that the Corporate Authorities should authorize the issuance of such Bonds at a future date; consultation with the Owner to secure the commitment of adequate collateral to reduce the amount of risk assumed by the Municipality; and evaluation of the Agreement to determine the modifications and amendments necessary to ensure that the issuance of such Bonds comports with the terms of the Agreement in force.

**Section 3.** From and after the passage and approval of this Resolution, the proper officers, employees and agents of the Municipality are hereby authorized, empowered and directed to do all such acts and things as may be necessary or required to carry out the intent and accomplish the purposes of this Resolution in accordance with the Act.

**Section 4.** This Resolution is merely an expression of the intent of the Corporate Authorities of the Municipality to consider and pursue the possible issuance of the Bonds and nothing contained herein shall be interpreted or construed to create any obligation on the part of the Municipality to authorize the issuance of such Bonds for the purpose of financing any redevelopment projects within Rantoul TIF District No. 2 or to create any rights or benefits in any other party.

This Resolution is hereby passed, the "ayes" and "nays" being called, by the concurrence of a majority of the members of the Corporate Authorities then holding office at a regular meeting on the date set forth below.

**PASSED** this 13th day of October, 2009.

\_\_\_\_\_  
Village Clerk

**APPROVED** this 13th day of October, 2009.

\_\_\_\_\_  
Village President

**United Developers, LLC  
Stone Bridge Center #1  
Collateral Analysis**

Bond Amount	4,000,000
Collateral	
Reserve Account	450,000
Completed Pad Sites, Stone Bridge Center	6,380,000
Unsecured Farm Ground 100 Acres @ \$6,000/Acre	600,000
<b>Total</b>	<b>7,430,000</b>
<b>Asset Coverage Ratio</b>	<b>1.86</b>

The Village's collateral will include the Developer's share of the increment generated from Stone Bridge Center Commercial Phase #1, up to the amount of the annual bond payment. The Village will agree to release the unsecured farm ground once Joe has sold 4 parcels and the parcels are developed with operating businesses. The valuation of the parcels is considered conservative. A similar parcel in a new development in Heyworth recently sold for \$4.50 per acre. The Heyworth location would be considered inferior to Stone Bridge Center.

Pad #	Client Type	Pad Site Value Analysis		Price/SF	Value
		Acres	SF		
101	TBD	3.245	141,352	4.00	565,409
102	TBD	5.774	251,515	4.00	1,006,062
103A	Holiday Inn Express	2.000	87,120	4.00	348,480
103B	TBD	1.869	81,414	4.00	325,655
104	TBD	4.179	182,037	4.00	728,149
105A	Strip Center	2.000	87,120	4.00	348,480
105B	TBD	2.013	87,686	4.00	350,745
106	TBD	2.483	108,159	4.00	432,638
107	TBD	1.841	80,194	4.00	320,776
108	TBD	1.914	83,374	4.00	333,495
109	TBD	3.424	149,149	4.00	596,598
110	TBD	1.528	66,560	4.00	266,239
#6	TBD	4.372	190,444	4.00	761,777
		<b>36.642</b>	<b>1,596,126</b>		<b>6,384,502</b>