

**RANTOUL VILLAGE BOARD OF TRUSTEES
REGULAR BOARD MEETING
MAY 11, 2010**

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

Bill Woodman, First United Methodist Church, opened the meeting with a prayer. Following the invocation, Trustee Joe Bolser 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 Roger Jones, Tony Brown, Joe Bolser, and Jim Stubblefield – 5.

The following members were found to be absent:

Trustees Margurette Carter and Charles Smith – 2.

The following representatives of Village departments were also present:

Bruce W. Sandahl, Administrator; Paul Farber, Police Chief; Kenneth Beth, Attorney; Scot Brandon, Comptroller; William Clayton, Aviation; Ken Waters, Fire Chief; Rich Thomas, Recreation; Greg Hazel, Public Works Director; Pete Passarelli, Assistant Public Works Director; Mike Loschen, Community Development; Dan Culkin, Inspection; and Village Clerk Jeremy Reale.

Approval of Agenda

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

Special Recognition of Retiring Village Employees

President Williams presented plaques to retiring Public Works employees David Miller and Dennis Tucker in honor of their years of service to the Village of Rantoul. Mr. Miller was recognized for 35 years of service, retiring as Chief of Operations for the Wastewater Division, and Mr. Tucker was recognized for 31 years of service, retiring as an Operator/Maintenance for the Wastewater Division.

Administrator Report

Mr. Sandahl reported that Village officials had conducted a walk-through inspection of some selected properties in the former base area to determine whether those buildings would be readily available for new commercial tenants. During that inspection, it was observed that the roof at the Rantoul Business Center was in serious need of repair, with considerable evidence of water damage and deterioration of the expansion joints. He informed the Board that staff would be obtaining quotes from contractors to address these issues as quickly as possible.

Mr. Sandahl also noted that representatives from RKG Associates would be delivering a presentation to update the Board on the preliminary findings of its property analysis with respect to the Chanute Economic Development Conveyance/Business Plan. This presentation would also be given to the Chanute-Rantoul National Aviation Center Redevelopment Commission on May 12, 2010.

Mr. Sandahl announced that Rantoul resident Michelle Clayton had been recently highlighted in an area publication entitled "Outstanding Women". Mrs. Clayton was being honored for her extensive community service work, including her efforts with the local bicycle refurbishing program. Copies of the magazine would be made available in the administrative office.

Section A. Consent Agenda

Approval of Consent Agenda Items by Omnibus Vote

- A. Approve Minutes: Public Hearing of April 6, 2010; Regular Study Session of April 6, 2010; and Regular Board Meeting of April 13, 2010
- B. Approve Bills and Monthly Financial Reports, as submitted by the Comptroller
- C. Concur with the Mayor in the appointment of members of various Boards, Committees, and Commissions, as listed:
 - 1) Bruce Johnson, Allen Jones, and Jeremy Reale to the Board of Zoning Appeals, for terms expiring in 2015;
 - 2) Ron Luna to the Board of Fire & Police Commissioners, for term expiring in 2013;
 - 3) Michael Loschen, Bruce Sandahl, and Dennis Long to the Micro Loan Review Committee, for terms expiring in 2013;
 - 4) Louis Smith, Michael Daugherty, and Doyle Beesley to the Plan Commission, for terms expiring in 2015;
 - 5) Larry Harmon to the Police Pension Board, for term expiring in 2012;
 - 6) Michael Loschen, Bruce Sandahl, and Dennis Long to the Revolving Loan Fund Review Committee, for terms expiring in 2013;
 - 7) Lorraine Wirges and Leonard Wirges to the Tree Commission, for terms expiring in 2012
- D. Concur with the Mayor in the annual appointment of Village Department Heads, as listed:
 - 1) Bruce Sandahl as Administrative Officer
 - 2) Michael Loschen as Community Development Director
 - 3) Scot Brandon as Comptroller
 - 4) Danny Russell as ESDA Coordinator
 - 5) Ken Waters as Fire Chief
 - 6) Dan Culkin as Village Inspector
 - 7) Paul Farber as Chief of Police
 - 8) Greg Hazel as Public Works Director
 - 9) Rich Thomas as Recreation Superintendent
- E. Pass **Resolution No. 5-10-1093**, **A RESOLUTION EXPRESSING OPPOSITION TO THE PROPOSED REDUCTION IN THE LOCAL GOVERNMENT DISTRIBUTIVE FUND (LGDF) TO MUNICIPALITIES**

- F. Authorize the approval of contract with Burns & McDonnell for the design phase of the Airport Apron area fencing project – not to exceed \$30,205.10
- G. Pass **Ordinance No. 2226, AN ORDINANCE AMENDING SECTION 24-188, ENTITLED HEALTH INSURANCE, OF THE CODE OF ORDINANCES, VILLAGE OF RANTOUL, ILLINOIS**

Trustee Bolser moved to approve the Consent Agenda items by omnibus vote. Trustee Stubblefield seconded the motion.

The Clerk called the roll:

YEAS: Bolser, Stubblefield, Jones, and Brown – 4.

NAYS: None – 0.

ABSENT: Smith and Carter – 2.

The motion carried by roll call vote of **4 to 0, with 2 members absent.** Items A through G, as outlined on the Consent Agenda, were approved by roll call vote under the Omnibus Vote Designation.

B. Consideration of Bids, Contracts & Other Expenditures

Trustee Jones moved to authorize the approval of a consultant services contract with Burns & McDonnell to conduct an Infrastructure Analysis and Assessment of property on the former Chanute Air Force Base, for an amount not to exceed \$215,000.00. Trustee Brown seconded the motion.

The Clerk called the roll:

YEAS: Jones, Brown, Bolser, and Stubblefield – 4.

NAYS: None – 0.

ABSENT: Carter and Smith – 2.

The motion carried by roll call vote of **4 to 0, with 2 members absent.**

Trustee Stubblefield moved to authorize the approval of the employee benefits plan proposal for Benefits Plan Year (2010-11), including the following:

- a) Renewal of Health Alliance insurance plan with a 5% increase to the Village and 5% increase to employees with dependent coverage;
- b) Renewal of Personal Care insurance plan, with Village share of premium cost limited to the amount equivalent to the Health Alliance cost;
- c) Renewal of MetLife dental insurance plan, with 12% increase in employee contribution for employees with dependent coverage;
- d) Increase Prudential Life employee term life insurance coverage from \$15,000 to \$25,000 and from \$30,000 to \$60,000 for department heads, with employees offered the option to purchase additional life insurance coverage at their cost.

Trustee Bolser seconded the motion.

The Clerk called the roll:

YEAS: Stubblefield, Jones, Brown, and Bolser – 4.

NAYS: None – 0.

ABSENT: Carter and Smith – 2.

The motion carried by roll call vote of **4 to 0, with 2 members absent.**

C. Consideration of Ordinances & Resolutions

Ordinance No. 2225 AN ORDINANCE REVISING THE ANNUAL BUDGET (Water, Wastewater and Community Development Funds)

Trustee Bolser moved to pass Ordinance No. 2225. Trustee Stubblefield seconded the motion.

The Clerk called the roll:

YEAS: Bolser, Stubblefield, Jones, and Brown – 4.

NAYS: None – 0.

ABSENT: Smith and Carter – 2.

The motion carried by roll call vote of **4 to 0, with 2 members absent.**

D. New Business

There were no items of new business brought forward for discussion.

E. Announcements

Trustee Bolser announced that the Greater Rantoul Ministerial Association and the CORE Group would be sponsoring a community prayer breakfast on May 14, 2010 at 6:00 AM at St. Malachy School. The featured speaker for the event would be Greg McMahon, a Rantoul native and current assistant on the coaching staff of the Super Bowl champion New Orleans Saints.

F. Presentation: Chanute EDC/Business Plan Property Analysis

Mr. Craig Seymour, RKG Associates, addressed the Board regarding some of the preliminary findings of the property analysis being conducted in advance of the proposed economic development conveyance (EDC) of more than 600 acres of property from the U.S. Air Force to the Village of Rantoul. He noted that the original reuse plans for the former base had called for redeveloping the area into a large aviation maintenance facility for a commercial airline; however those plans had failed to materialize during the post-closure years. As a result, Village officials had adopted a revised approach of marketing the base properties for commercial and industrial development.

In analyzing the regional market, Mr. Seymour stated that RKG had determined that much of the former base property was significantly less marketable to potential commercial and industrial opportunities than the newer, higher quality development areas that had oversaturated the Champaign-Urbana region. Even within Rantoul, these properties were viewed as less desirable for development than the Village's westside industrial park because of the outdated infrastructure and relative distance from the major highway routes that service the community. As such, Mr. Seymour suggested that the buildings in the former Chanute area were, at best, only marginally competitive for prospective development within the overall region.

At issue was the fact that the Air Force was looking to transfer the remaining properties to the Village before September 2011. The proposed transfer would consist of 42 parcels, 69 buildings, and the remaining utility infrastructure. Mr. Seymour noted that several of these parcels were not environmentally clean and would thus require an "early transfer" with limitations on use or potential liabilities. Rantoul would be left with long-term liabilities, including monitoring, management and restricted development on some of the parcels with remaining environmental concerns. Most of the buildings and infrastructure included within the area were

deemed to have little economic value and would require a substantial investment to rehabilitate or demolish them. For example, preliminary cost estimates to demolish the 64,000 sq. ft. steam plant facility, including asbestos abatement, totaled approximately \$1.55 million and the expenses related to demolishing the 224,000 sq. ft. engine test cells would likely exceed \$1.6 million. Overall, the total cost for removing all of the dilapidated and unmarketable buildings within the transfer area had been estimated to fall between \$20 million and \$40 million.

Mr. Seymour told the Board that the primary issue for Village officials to settle would be making a determination as to how much additional financial risk or liability they would be willing to assume. To date, the Village had invested millions of dollars on maintenance of infrastructure, with roughly 30% of its public works budget spent on utilities that are considered to have reached or exceeded the end of useful life. Depreciated replacement cost estimates for the antiquated utility infrastructure and roadways totaled approximately \$38.3 million. The additional properties assumed through the EDC would add to the Village's cost of operations and exposure to large potential capital costs, with minimal sources of revenue coming in to offset those expenses. Removing the unusable buildings would be vital to reducing blight and public nuisances and avoiding the further decline in marketability of the area; however, there was simply no adequate source of funding available to demolish those buildings. Mr. Seymour also noted that there would be significant legal and administrative costs associated with the EDC process.

At this point, he presented a series of potential options available to the Village with respect to the proposed EDC. First, it was suggested that the Village could accept the property and utilities as offered and simply "hope for the best", although this route would likely continue to drain Village budgets. As an alternative, the Village could request financial assistance from the government to help offset some of the anticipated costs related to operations, demolition, and capital improvements. Mr. Seymour stressed that the second option might be unrealistic, given the indication from the Air Force that it lacks any funding for demolition or any other costs not associated with the environmental cleanup. Obtaining funding from other government sources was also uncertain and could potentially have a negative impact on the Village's ability to pursue and receive grant funding for other areas and programs in the future. Finally, Mr. Seymour stated that the Village could reject the transfer and leave the Air Force to deal with the property and run the utilities. This option could also have serious ramifications on the Village's ability to redevelop and market other areas of the former base, as the Air Force could theoretically allow its properties to continue to deteriorate and further blight the area.

G. Adjournment

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

MEETING ADJOURNED AT 7:19 P.M.

Jeremy A. Reale
Village Clerk

APPROVED JUNE 8, 2010

Neal Williams
Village President

ATTEST:

Jeremy A. Reale
Village Clerk

I, Jeremy A. Reale, Village Clerk of the Village of Rantoul, Illinois, do hereby certify that the foregoing minutes are a true and correct copy of the Regular Meeting of the Board of Trustees held May 11, 2010, as the same appears on the records of the Village now in my custody and keeping.

Jeremy A. Reale
Village Clerk