

**RANTOUL VILLAGE BOARD OF TRUSTEES
REGULAR STUDY SESSION
MAY 4, 2010**

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.

Roll Call

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

President Neal Williams and Trustees Roger Jones, Tony Brown, Margurette Carter, Joe Bolser, Charles Smith, and Jim Stubblefield – 7.

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.

Items from the Mayor

(A) President Williams presented a list of nominations to fill appointments on various citizen committees and commissions, noting that all of the citizens whose names had been placed in nomination were currently serving in the positions for which they had been nominated for reappointment. Following discussion, the consensus of the Board was to place this item upon the formal agenda for its regular meeting

(B) President Williams also presented a list of annual staff appointments, recommending that all current appointed officers of the Village be reappointed for an additional one-year term. The position of Economic Development Director, which had been vacant since the retirement of Robert Bruce, would remain unfilled for the time being. Following discussion, the consensus of the Board was to place this item upon the formal agenda for its regular meeting.

(C) President Williams asked the Board members to review a draft resolution that had been prepared to express the opposition of the Village of Rantoul to the proposal to reduce the amount of state income tax funding provided to municipalities through the Local Government Distributive Fund (LGDF). If passed by the General Assembly, it was estimated that this proposal would result in a loss of nearly \$300,000.00 in revenue to the Corporate Fund. Following discussion, the consensus of the Board was to place this item upon the formal agenda for its regular meeting.

Items from Trustees

(A) Trustee Smith inquired about the possibility of obtaining grant funding to construct a new bicycle path on the abandoned railroad right-of-way through portions of Rantoul, extending eastward to Dillsburg. Mr. Loschen responded that he would research the issue and review the process used by Bloomington-Normal in redeveloping railroad right-of-way into walking and biking paths. It was also noted that the Village had

received the portion of right-of-way from U.S. Route 45 to the eastern corporate limit through its agreement with Fisher Farmers. Staff would investigate the status of the railroad right-of-way extending beyond the Village limits and report back at a later date.

Presentation: Champaign County Convention & Visitors Bureau

Ms. Jayne DeLuce, Executive Director, delivered a brief presentation to the Board on the activities of the bureau and the benefits of tourism to the area, highlighting in particular the ways in which the organization actively promotes the Rantoul area in its programs and marketing literature.

Presentation: Housing Authority of Champaign County

Ms. Patty Smith, Facilities Manager, addressed the Board regarding a proposal to develop additional housing on vacant land along Charles Drive. While a marketing study would be conducted to assess the type of affordable housing to be constructed based upon the needs of the community, she presented the Board with a series of plans for one-, two-, and three-bedroom single-family units. She told the trustees that the Housing Authority wanted to solicit feedback from Village officials about the project and the perceived needs for new, affordable housing in Rantoul. She also noted that the organization had been contacted by a number of Rantoul residents in search of affordable housing opportunities that would allow them to stay in the community.

Mr. Edward Bland, Executive Director, also noted that at least some of the proposed units would be offered with an option to purchase, which would help to reduce the Village's significantly high rental rate and improve the property assessments in the area around Charles Drive. During subsequent discussion, several members of the Board expressed a preference for the two-bedroom units to serve a target population of elderly and retired residents. There was general consensus that a new housing development on that property would significantly improve the quality of the surrounding neighborhood.

Ms. Smith also stated that the Housing Authority was considering an expansion of its Youman Place housing area for elderly residents in the Birch Drive area. A vacant lot presently existed immediately across Birch Drive from the existing housing units and the organization envisioned constructing a new building consisting of four, one-bedroom units on that site. She stated that the owners of the property had indicated a willingness to sell; however, a zoning change would be required before any plans could proceed. Several trustees expressed support for the very successful Youman Place, although there were some concerns stated about situating a multi-unit in an area surrounded by single family homes. Ms. Smith responded that the Housing Authority was prepared to take steps during construction to ensure that any new unit would complement the existing homes and not detract from the neighborhood in any way. The representatives from the Housing Authority were encouraged to further discuss these plans with the appropriate staff members before initiating any formal request for a change in zoning of the property.

Items from the Administrator

(A) Mr. Sandahl reported that the latest meeting of the Illinois Senate Appropriations Committee had resulted in an agreement that programs and operations at Lincoln's Challenge Academy would be funded for the upcoming fiscal year. In the initial budget proposal advanced by Governor Quinn, there had been some uncertainty as to whether funding for the program would be reduced or eliminated.

(B) Mr. Sandahl also distributed to the Board copies of an artistic rendering of proposed signage for the major entrances to the Village. He noted that the drawing left

sufficient space for an electronic message board, should the Village opt to include that element with the signage. If the Village ultimately decided to include an electronic message board with the signage, it would only be included with the signs placed at the south entrance on U.S. Route 45 and the west entrance on U.S. Route 136. Mr. Sandahl informed the Board that staff was in the process of obtaining formal quotes for the signage project; however, initial cost estimates have come in within the budgeted target.

Monthly Department Reports

1) Police

Chief Farber announced that the department would be soliciting additional funding through a Justice Assistance Grant (JAG) opportunity. Through the JAG program, approximately \$19,000.00 was expected to be made available to the Village. He also reported that a new officer had joined the department during the month of April.

2) Comptroller

Mr. Brandon reported that the 2009-2010 fiscal year had officially ended on April 30, 2010. In reviewing the preliminary Corporate Fund figures for the previous fiscal year, he showed a 4% decrease in revenues and 10% decrease in expenditures, resulting in a slight surplus of approximately \$120,000.00. He cautioned the Board that, despite ending the year with a surplus, the Village had deferred a considerable amount of capital and revenues were again projected to be down for the coming year. As such, additional "belt tightening" would be required. He also informed the Board that the Village was soliciting bids for its gas and electric utility liability insurance coverage. Bids were due to be received by the end of May and a recommendation would be prepared for the Board at its June Study Session.

3) Inspection

Mr. Culkin reported that all annual property registrations through the Rental Inspection Division had been due by May 1, 2010. Staff was currently reviewing the registration numbers and comparing those figures to the previous year. He stated that any property owners failing to submit late registrations by the end of the month would be turned over to the Village attorney for legal action. Mr. Culkin also responded to allegations that had been raised by resident David Hayes during the April Study Session regarding the inspections and ratings of his rental properties. Mr. Culkin stated that staff had reviewed the cases in question and had found many of the statements made by Mr. Hayes to be inaccurate. He rebutted the claim advanced by Mr. Hayes that his properties had initially received "A" ratings, providing evidence that most of those properties had received initial ratings of "B" or "C" and had only been upgraded to "A" ratings after improvements and reinspections. He also refuted the statement that one of the Hayes properties had never been inspected until after a tenant complaint was filed with the Village. The property in question had received a "C" rating after an initial inspection in 2007.

4) Community Development

Mr. Loschen reported that the department had been occupied with fulfilling several reporting requirements to the Department of Housing and Urban Development (HUD) during the month of April. Work on the installation of new accessible doors at the Rantoul Business Center had begun, as approved by the Board in March. Finally, he mentioned that he had also attended various HUD training sessions during the previous month.

5) Public Works

Mr. Hazel reported that the resurfacing of Flessner Avenue and Pacesetter Drive using ARRA federal funds had been completed. He also told the Board that the Illinois Department of Transportation (IDOT) had announced that the resurfacing of U.S. Route 136 from Sunview Drive to Bethany Park Drive was scheduled to begin in early summer. He reminded the public that crews would be conducting monthly brush collection this week.

6) Recreation

Mr. Thomas reported that youth baseball and softball programs would begin on May 15, with 745 participants registered for the summer. The Rantoul Township High School post-prom event had been held at the Youth Center, with approximately 100 students in attendance. The aquatic center was scheduled to open for the season on May 29 and the Community Foundation had donated funds for the purchase and installation of a new diving board. He also reported that maintenance crews had been working on the athletic fields, including expanding the areas of some of the ball diamonds.

7) Fire

Chief Waters reported twenty calls during the month of April. The department had also participated in a mock trauma automobile crash scene at Rantoul Township High School. He added that physical agility testing for new firefighter candidates was scheduled to take place on May 8, 2010 at 8:00 AM.

8) Aviation

Mr. Clayton reported that the Airport Fixed Base Operator (FBO) had established a helicopter flight training program based out of the airport. He also reported that representatives from the American Street Rod Association (ASRA) had visited the airport in March and April as part of their search for a location to host a regional car show. Mr. Clayton announced that Rantoul had been selected by the ASRA to host the show, which was scheduled to be on site September 24-26, 2010. The event was anticipated to bring over 1,000 participants, vendors, and visitors to the Rantoul area during the three-day period.

Items from Public Works

(A) Mr. Passarelli presented a request for the approval of a consultant services agreement to conduct an Infrastructure Assessment and Analysis (IA) of approximately 470 acres of property on the former Chanute Air Force Base in support of the Village's Economic Development Conveyance (EDC) application to the Air Force. This analysis would involve a detailed assessment of the conditions, needs, cost, value, operations, capital improvements, and other improvements necessary for the utility systems servicing the properties in question. This would include infiltration and inflow analysis of the sanitary sewer system, an evaluation of the condition of the storm sewer systems serving the South Pointe area, evaluation of the northwest quadrant of the former base water distribution system, and GIS mapping of all sanitary, water, and storm systems within the northwest quadrant. In addition to providing information about the condition of the existing utility systems, the IA would also consist of the development of recommended capital improvement projects, associated cost estimates, and a prioritization and phasing schedule for those improvements.

Mr. Passarelli stated that three consultants had participated in the pre-bid conference conducted on April 21, 2010. Village staff was currently in the process of reviewing the proposals based upon a set of graded selection criteria and it was anticipated that a final recommendation would be provided to the Board by the end of the present week. Funding for the consultant services would be provided through a

combination of a \$200,000.00 OEA (Office of Economic Adjustment) grant and a match of \$22,200.00 of in-kind services and monies. 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 series of proposed budget amendments to provide for year-end adjustments to various Water Fund and Wastewater Fund accounts in the FY 2009-2010 budget. An additional budget amendment would be required to adjust salary expenses in the Community Development Fund due to lower-than-anticipated activity in the rental rehabilitation program in the previous year. As U.S. Housing and Urban Development (HUD) guidelines would only permit rental rehab funds to be expended for time actually incurred on those specific projects, Community Development would be responsible for paying the balance of the salary amounts originally budgeted in the Rental Rehab Fund. Following discussion, the consensus of the Board was to place these items upon the formal agenda for its regular meeting.

(B) Mr. Brandon presented the proposed group insurance plan for the 2010-2011 employee benefits year. For employees on the Health Alliance medical plan, the only changes in coverage were an increase of \$50.00 for emergency room co-pay and the expansion of the coverage network to include Christie Clinics and Provena Medical Centers and Hospitals. Health Alliance was offering a 5% premium increase whereas Personal Care had proposed a 49% premium increase with no change in existing coverage. Given the significant increase in premium costs associated with Personal Care and assuming that all employees would retain their current providers, Mr. Brandon noted that the costs incurred by the Village for its portion of health insurance would exceed the 10% increase included in the 2010-2011 budget.

He reported that staff had formulated a recommendation whereby employees who chose the Personal Care medical plan would be required to pay the difference between the monthly premium cost of coverage for Personal Care and the monthly premium cost of coverage for the Health Alliance plan. It was believed that this proposal would alleviate some of the stress that would have otherwise been placed upon the Village budget by the sizable increase in Personal Care premium costs, while providing a relatively equitable solution to the disparity in the benefit amounts paid by the Village between Personal Care and Health Alliance customers. Given the relatively small percentage of employees currently under Personal Care and the likelihood that at least some portion of those employees would opt to switch providers, the Board was told to expect Personal Care to eventually drop the Village as a client.

With the suggested adjustments, the recommended benefits plan proposal would include the following:

- Renewal of Health Alliance plan with a 5% increase to the Village and a 5% increase to employees with dependent coverage;
- Renewal of Personal Care plan with a cap placed on the Village share of premium costs to an amount equivalent to that of the Health Alliance premium;
- Renewal of dental insurance plan with MetLife, including a 12% increase to employee contributions for those with dependent coverage;
- Approval of increases in employee term life insurance coverage through Prudential Life from \$15,000.00 to \$25,000.00 and from \$30,000.00 to \$60,000.00 for department heads. Employees would also be offered the option to purchase additional life coverage at their own cost.

Mr. Beth noted that the employee benefits provisions of the Personnel Code (Chapter 24 of the Village Code of Ordinances) would need to be revised to match the terms of the

current proposal regarding the Village's share of insurance premium costs. He stated that he would review the code and prepare a corresponding ordinance revising Chapter 24 for the Board's consideration at its regular meeting. Following discussion, the consensus of the Board was to place these items upon the formal agenda for its regular meeting.

Items from Aviation

(A) Mr. Clayton presented a request for the approval of a contract with Burns & McDonnell for the design phase of the airport apron area fencing project, in an amount not to exceed \$30,205.10. This project would consist of designing, constructing and installing a security fence behind the Fixed Base Operator (FBO) and AT&T buildings that would connect to the existing airport fence by Gate No. 2. This fencing would prevent wildlife access to the airfield as well as providing some additional control over human access to those areas around the airport. He noted that the majority of the costs associated with the design and construction phases of the project would be reimbursable from the State of Illinois, less a 2.5% share to be paid by the Village. The State was projecting a total project cost of \$116,000.00. 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.

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 Study Session of the Board of Trustees held May 4, 2010, as the same appears on the records of the Village now in my custody and keeping.

Jeremy A. Reale
Village Clerk