

**RANTOUL VILLAGE BOARD OF TRUSTEES
REGULAR BOARD MEETING
SEPTEMBER 14, 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

Pastor Jeffray Green, American Lutheran Church, opened the meeting with a prayer. Following the invocation, Trustee Margurette Carter led the audience in recitation of the Pledge of Allegiance.

Roll Call

The Recording Secretary 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; Scot Brandon, Comptroller; Kenneth Beth, Attorney; Paul Farber, Police Chief; Dan Culkin, Inspection; Mike Loschen, Community Development; Greg Hazel, Public Works Director; Rich Thomas, Recreation; Bill Clayton, Aviation; Ken Waters, Fire Dept.; and Janet Gray, Executive Assistant.

Approval of Agenda

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

Administrators Report

Mr. Sandahl reported that the plans and proposed locations for the Entrance signs have been submitted to IDOT for review. The sign on the west side may have to be relocated. The right hand turn lane, east bound on Rt. 136 to south Murray Road may have to be widened to two lanes based on an IDOT traffic study. The south bound sign on the north side of Rantoul is very close to Rt. 45 and may have to be set further back. The Village needs to ensure that the north bound sign is not a convenient place to for citizens to hang banners and flags. The bid package is ready and the Village is waiting for approval from IDOT.

Trim Rite Foods will close their purchase on September 15. Mr. Sandahl met with two employees and toured the facility. They discussed improvements to the building which include the employee cafeteria, changing room, and redoing the concrete floors. Much of the equipment will be renovated and replaced and some automation will be put in.

The Center for Community Adaptation and the Chanute-Rantoul Redevelopment Commission will meet later this month. The Redevelopment Commission needs to be updated on the items the Board discussed with the Center for Adaptation and must be actively involved in redesigning the community. They will also discuss what properties are yet to be transferred by the Air Force

and how the transfer will affect the Village and any redevelopment activities. This includes the current airport boundaries, the five year transportation improvement program and the obstacles that could arise from it. Those obstacles are things such as the runway extensions and additional precision approach equipment. The Village needs to review this plan with consideration to any potential economic development, Camp Rantoul, and Lincoln Challenge. With a public benefit conveyance, the FAA has control of all that property.

Mr. Sandahl stated there was an immediate need for legal and administrative assistance to review the Air Force documents. These would include documents the Village is currently receiving as well as the documents received from the date the base closed to present. Greg Hazel, Pete Passarelli, and Berry Steinburg have located many historical documents that outline the limits and liability placed upon the Village. The Village needs to understand these documents better before it agrees to any future property transfers outside of Lincoln's Challenge's property. The legal and administrative assistance would help sort through the Air Force documents, legal agreements and history relating to the clean up activities at the former Chanute Air Force Base. This includes properties that have been transferred or are scheduled to be transferred, either privately held or public held by the Village, where the Village may have responsibility. The Village needs to understand the agreements and how to go forward with official property transfers that are to take place. It must answer the question does the Village want to transfer the property, and what additional liabilities would that hold. This involves the land and building leases, the abandoned properties and ongoing discussions concerning responsibility for maintenance and financial responsibilities for final above ground environmental remediation. The Air Force is responsible for any soil and ground water contamination. It is explicitly not responsible for any hazardous materials inside of buildings.

Another issue is the utility infrastructure easement transfer. All of the water lines, storm water lines, and wastewater lines are to be transferred to the Village. Some concerns are the condition of the lines, understanding what is in the easements, and what other financial liabilities the Village will have. The Village needs to know how to prevent the Air Force from transferring property where the Village would be financially responsible for large sums of money.

The Village is prohibited from using the Barry Steinburg to negotiate with the Air Force. The Village has an opportunity to contract with a U. of I. law student graduate who has her Master's of Science degree in natural resources and environmental sciences. Mr. Sandahl will meet with Ken Beth to prepare a plan with associated costs and take it to the Board for review. Mr. Beth would be the point person because of his history with the base closure.

Mr. Sandahl reported that Lincoln's Challenge is proceeding with the design and engineering phase of their project. They are anxious to receive title to the property and the Village is committed to transferring the property as quickly as possible. The proposed method of transfer is a public conveyance transfer sponsored by the FAA. FAA guidelines require a monetary exchange and the property cannot be sold for 7-10 years. The Air Force has agreed to change the conveyance mechanism to an economic development conveyance of property directly to the Village, as long as the Village receives support from the FAA. The change would require a new outline of the airport property.

Mr. Sandhal distributed a handout from the Center for Community Adaption which listed items discussed with the Center. These items will be discussed with the Chanute Redevelopment Commission. Also included in the handout was an article entitled Urbana Planning 494. A class at the U. of I. would like to conduct an Urban Planning project in Rantoul. The study will concentrate on the interstate interchange area.

Section A. Consent Agenda

Approval of Consent Agenda Items by Omnibus Vote

- A. Approve Minutes of: Regular Study Session of August 3, 2010; Regular Board Meeting, August 10, 2010 and Special Board Meeting, August 17, 2010
- B. Approve Bills and Monthly Financial Reports
- C. Concurrence with the Mayor in the Appointment of Ron Loy to the Plan Commission to complete a term that expires in 2015
- D. Acceptance of Preliminary Audit Report
- E. Authorize the approval of Access Agreement with Bodine Environmental Services for subsurface investigation within the Village's right of way on North Garrard St.
- F. Authorize the award of bid to National Construction Services for Community Development Major Rehabilitation Project at 323 N. Sheldon - \$20,445

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

The Recording Secretary called the roll:

YEAS: Bolser, Smith, Stubblefield, Jones, Brown, and Carter – 6.
NAYS: None – 0.
ABSENT: None – 0.

The motion carried by roll call vote of **6 to 0**. Items A through F, 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 Carter moved to affirm the appointment of Mike Graham as Acting Village Clerk. Trustee Stubblefield seconded the motion.

The Recording Secretary Clerk called the roll:

YEAS: Carter, Bolser, Smith, Stubblefield, Jones, and Brown – 6.
NAYS: None – 0.
ABSENT: None – 0.

The motion carried by roll call vote of **6 to 0**.

The Mayor then administered the oath of office to Acting Clerk Mike Graham.

Acting Clerk Graham stated for the record that he was appointing Janet Gray as Deputy Clerk.

Motion to authorize and award bid for roof repairs at Electric plant garage. This item was deferred to the Adjourned Board Meeting on September 21, 2010.

Motion to authorize and award bid for roof repairs at Forum. This item was deferred to the Adjourned Board Meeting on September 21, 2010

D. New Business

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

E. Announcements

No public announcements were made.

F. Adjournment

There being no further business to come before the Board, Trustee Brown moved to adjourn the meeting to September 21, 2010 at 6:15 pm. Trustee Carter seconded the motion. Motion carried viva voce vote.

MEETING ADJOURNED AT 6:50 P.M.

Janet E. Gray, MMC
Village Deputy Clerk

APPROVED October 12, 2010

Neal Williams
Village President

ATTEST:

Mike Graham
Acting Village Clerk

I, Mike Graham, Acting 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 September 14, 2010, as the same appears on the records of the Village now in my custody and keeping.

Mike Graham
Acting Village Clerk