



**Rantoul Village Board of Trustees
Regular Board Meeting
February 13, 2024
6:00 PM**

1. Call to Order

2. Invocation

Pastor Noah Hankins, Youth Ministry | Maranatha Baptist Church

3. Pledge of Allegiance

4. Roll Call

**5. Leisure Service at Willard Airport Presentation
- Community Minimum Revenue Guarantee**

Carly McCrory McKay, Executive Director, Champaign County EDC

Jack Penning, Consultant, Volaire Aviation

Tim Bannon, Executive Director, Willard Airport

6. Approval of Agenda

7. Public Participation

Citizens wishing to address the Village Board with respect to any item of business listed on the agenda, or any matter not appearing on the agenda, are asked to sign up on the public participation form, and submit it to the Village Clerk prior to the meeting. Comments will be limited to three minutes for each speaker.

Section A - Consent Agenda

8. 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) Minutes of the January 9, 2024 Board Meeting

(B) Bills and Monthly Financial Reports

9. Approval of Any Items Removed from Consent Agenda

Section B - Consideration of Bids, Contracts & Other Expenditures
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- (10.) Motion to Authorize and Approve a Contract for Repair of the Prospect Substation Transformer (12000kva) with Sunbelt Solomon in the amount of \$254,181.00; Approval for Equipment Rental in the amount of \$12,000.00; and Contingency Funds in the amount of \$15,000.00

- (11.) Motion to Authorize and Approve the Purchase of 69kv Switch Equipment for the Prospect Substation from Ameren Services Company in the amount of \$39,677.73

Section C - Consideration of Ordinances & Resolutions

- (12.) Motion to Approve Ordinance 2759, an Ordinance Amending Chapter 18, Article II "Law Enforcement" of the Village Code in Connection with Appointments
- (13.) Motion to Approve Ordinance 2759, an Ordinance Amending the Official Zoning Map for 1310 S Century Blvd
- (14.) Motion to Approve Ordinance 2760, an Ordinance Amending Chapter 46 of the Village Code in Connection with the Zoning Ordinance (Barbed Wire Fencing)
- (15.) Motion to Approve Ordinance 2761, An Ordinance Amending Ordinance 2731 Authorizing and Approving a Loan Agreement from the Water Pollution Control Loan Program
- (16.) Motion to Pass Resolution 02-24-1407, a Resolution Authorizing and Approving a Services Contract with Deem Landscaping, Inc.
- (17.) Motion to Pass Resolution 02-24-1408, a Resolution Authorizing and Approving a Services Agreement with Clemens Insurance

Section D - Other Business

Section E - Public Announcements

- (18.) Fire Department Station 2 Open House
March 20, 2024 | 6:00 - 8:00pm
- (19.) Recreation Department Senior Luncheon
March 21, 2024 | 11:30am - 12:30pm
Call 217-893-5700 to RSVP

Section F - Closed Session

Section G - Adjournment

**BOARD OF TRUSTEES
VILLAGE OF RANTOUL**

AGENDA ITEM

ITEM: Pastor Noah Hankins, Youth Ministry Maranatha Baptist Church	DEPARTMENT: Administration
DATE: February 13, 2024	AMOUNT:
ATTACHMENTS:	ADMINISTRATIVE NOTES:
SUMMARY HIGHLIGHTS:	
RECOMMENDED ACTION:	
DEPARTMENT HEAD APPROVAL	VILLAGE ADMINISTRATOR

**BOARD OF TRUSTEES
VILLAGE OF RANTOUL**

AGENDA ITEM

ITEM: Leisure Service at Willard Airport Presentation - Community Minimum Revenue Guarantee	DEPARTMENT: Administration
DATE: February 13, 2024	AMOUNT:
ATTACHMENTS:	ADMINISTRATIVE NOTES:
SUMMARY HIGHLIGHTS:	
RECOMMENDED ACTION:	
DEPARTMENT HEAD APPROVAL	VILLAGE ADMINISTRATOR

**BOARD OF TRUSTEES
VILLAGE OF RANTOUL**

AGENDA ITEM

ITEM: Carly McCrory McKay, Executive Director, Champaign County EDC Jack Penning, Consultant, Volaire Aviation Tim Bannon, Executive Director, Willard Airport	DEPARTMENT: Administration
DATE: February 13, 2024	AMOUNT:
ATTACHMENTS:	ADMINISTRATIVE NOTES:
SUMMARY HIGHLIGHTS:	
RECOMMENDED ACTION:	
DEPARTMENT HEAD APPROVAL	VILLAGE ADMINISTRATOR

**BOARD OF TRUSTEES
VILLAGE OF RANTOUL**

AGENDA ITEM

ITEM: Public Participation	DEPARTMENT:
DATE: February 13, 2024	AMOUNT:
ATTACHMENTS:	ADMINISTRATIVE NOTES:
SUMMARY HIGHLIGHTS:	
RECOMMENDED ACTION:	
DEPARTMENT HEAD APPROVAL	VILLAGE ADMINISTRATOR

**BOARD OF TRUSTEES
VILLAGE OF RANTOUL**

AGENDA ITEM

ITEM: Minutes of the January 9, 2024 Board Meeting	DEPARTMENT: Administration
DATE: February 13, 2024	AMOUNT:
ATTACHMENTS: 1. January 9 Minutes - draft	ADMINISTRATIVE NOTES:
SUMMARY HIGHLIGHTS:	
RECOMMENDED ACTION:	
DEPARTMENT HEAD APPROVAL	VILLAGE ADMINISTRATOR

**RANTOUL VILLAGE BOARD OF TRUSTEES
REGULAR BOARD MEETING
JANUARY 9, 2024**

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 6:00 P.M., President Charles Smith presiding. President Smith called the meeting to order.

Invocation & Pledge of Allegiance

Pastor Terry Shepard, Christian Life Community Church opened the meeting with prayer. Following the invocation, Trustee Hall led the audience in recitation of the Pledge of Allegiance.

Roll Call

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

Mayor Smith, and Trustees Wilson, Robertson, Crider, Hall, Workman and Weathersby – 7.

The following representatives of Village departments were also present:

Scott Eisenhauer, Administrator; Tony Brown, Police Chief; Chad Smith, Fire Chief; Angie Schultz, Comptroller; Andy Graham, Assistant Recreation Director; Jake McCoy, Public Works Director; Chris Milliken, Planning and Zoning; Bryan Hunt, Community Development; Debbie Sage, Human Resources; David Wesner, Attorney; Tana Ward, Deputy Village Clerk and Janet Gray, Village Clerk.

Approval of Agenda

Trustee Hall moved to approve the agenda for the meeting, as presented.

Trustee Weathersby seconded the motion. On a Roll Call vote:

YEAS: Hall, Workman, Weathersby, Wilson, Robertson and Crider – 6.

NAYS: None – 0.

The motion carried 6-0.

Public Participation

Jim Cheek addressed the Board regarding the public comments at the December Board meeting concerning a Village Police Officer.

A. Consent Agenda

Approval of Consent Agenda Items by Omnibus Vote

- A. Minutes of Regular Study Session December 5, 2023.
- B. Minutes of Regular Board Meeting December 12, 2023.
- C. Approval of bills and monthly financial report.

Trustee Robertson moved to approve the Consent Agenda items by omnibus vote. Trustee Weathersby seconded the motion. On a Roll Call vote:

YEAS: Robertson, Crider, Hall, Workman, Weathersby and Wilson – 6.

NAYS: None – 0.

The motion carried 6-0.

B. Consideration of Bids, Contracts & Other Items of Expenditure

Trustee Hall moved to authorize and approve an Engineering Agreement for the Community Development Block Grant funded Design of Sidewalk Improvements, and the Oversight of Construction, with Hutchison Engineering, Inc in the amount not-to-exceed \$39,991.00. Trustee Weathersby seconded the motion. On a Roll Call vote:

YEAS: Hall, Workman, Weathersby, Wilson, Robertson and Crider – 6.

NAYS: None – 0.

The motion carried 6-0.

Note: This agreement is to design sidewalk improvements along Grove Street and Mitchell Court and along Wabash Avenue around the Community Service Center Building. CDBG funds have been budgeted for the design and construction of the sidewalks.

Trustee Wilson moved to authorize and approve an Engineering Agreement for the Review and Development of a Water Distribution System Master Plan Study with Donohue & Associates, Inc. in the amount not-to-exceed of \$74,200.00.

Trustee Hall seconded the motion. On a Roll Call vote:

YEAS: Wilson, Robertson, Crider, Hall, Workman and Weathersby – 6.

NAYS: None – 0.

The motion carried 6-0.

Note: This study is being done to determine future load growth and system expansion needs. The engineering fees will be funded in the Water Funds for FY 2024.

Trustee Hall moved to authorize and approve an Engineering Agreement for the Review and Development of a Stormwater System Master Plan Study with Donohue & Associates, Inc. in the amount not-to-exceed of \$84,300.00.

Trustee Workman seconded the motion. On a Roll Call vote:

YEAS: Hall, Workman, Weathersby, Wilson, Robertson and Crider – 6.

NAYS: None – 0.

The motion carried 6-0.

Note: This study is being done to determine future load growth and system expansion needs. The engineering fees will be funded in the Storm Drainage funds for FY 2024.

C. Consideration of Ordinances & Resolutions

Resolution No. 1-24-1405

A RESOLUTION APPROPRIATING MOTOR FUEL TAX FUNDS FOR MAINTENANCE UNDER THE ILLINOIS DEPARTMENT OF TRANSPORTATION HIGHWAY CODE

Trustee Hall moved to pass Resolution No. 1-24-1405. Trustee Robertson seconded the motion. On a Roll Call vote:

YEAS: Hall, Workman, Weathersby, Wilson, Robertson and Crider – 6.

NAYS: None – 0.

The motion carried 6-0.

Resolution No. 1-24-1406

A RESOLUTION AUTHORIZING AND APPROVING A LOCAL PUBLIC AGENCY AGREEMENT FOR FEDERAL PARTICIPATION CONCERNING THE CONSTRUCTION AND MAINTENANCE OF A SAFE ROUTES TO SCHOOL PROJECT (Pleasant Acres)

Trustee Robertson moved to pass Resolution No. 1-24-1406. Trustee Wilson seconded the motion. On a Roll Call vote:

YEAS: Robertson, Crider, Hall, Workman, Weathersby and Wilson – 6.

NAYS: None – 0.

The motion carried 6-0.

D. Public Announcement

Trustee Wilson asked about warming centers in anticipation of the upcoming inclement weather. The Forum will be used from 6:00 am to 9:00 pm. If outside of those hours, citizens should go to the Police Station. Transportation is available if roads are passable. If the Interstate is closed or there is an accident, the Sports Complex Center will be opened as a shelter.

E. Closed Session

Trustee Weathersby moved to go into closed session pursuant to 5 ILCS 120/2 (C) 21, for the discussion of Minutes of meetings lawfully Closed under the Open Meetings Act, whether for the purposes of approval by the body of the Minutes or semi-annual review of the Minutes as mandated by Section 2.06

AND

pursuant to 5 ILCS 120/2 (C) 6, to consider the setting of a price for sale or lease of property owned by the public body. Trustee second Crider seconded the motion. One a roll call vote:

YEAS: Weathersby, Wilson, Robertson, Crider, Hall and Workman - 6

NAYS: None – 0.

Motion carried 6-0.

The Board entered into closed session at 6:38 pm.

The Board returned to open session at 7:04 pm.

F. Other Business

Resolution No. 1-24-1404

A RESOLUTION DETERMINING WHETHER THE NEED FOR CONFIDENTIALITY STILL EXISTS OR IS NO LONGER REQUIRED AS TO ALL OR PART OF THE MINUTES OF ALL CONFIDENTIAL CLOSED MEETINGS

Trustee Hall moved to pass Resolution No. 1-24-1404. Trustee Workman seconded the motion. On a Roll Call vote:

YEAS: Hall, Workman, Weathersby, Wilson, Robertson and Crider – 6.

NAYS: None – 0.

The motion carried 6-0.

The Human Resources December 2023 Village Applicant Demographics Report was included in the Board Packet.

The Village will be advertising for seasonal employees in the next month.

G. Adjournment

Trustee Robertson moved to adjourn the meeting. Trustee Weathersby seconded the motion. On a Roll Call vote:

YEAS: Robertson, Crider, Hall, Workman, Weathersby and Wilson – 6.

NAYS: None – 0.

The motion carried 6-0.

MEETING ADJOURNED AT 7:10 PM.

Janet E. Gray, MMC
Village Clerk

Approved

Charles Smith
Village President

ATTEST:

Janet E. Gray, MMC
Village Clerk

I, Janet E. Gray, 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 January 9, 2023 as the same appears on the records of the Village now in my custody and keeping.

Janet E. Gray, MMC
Village Clerk

**BOARD OF TRUSTEES
VILLAGE OF RANTOUL**

AGENDA ITEM

ITEM: Bills and Monthly Financial Reports	DEPARTMENT:
DATE: February 13, 2024	AMOUNT:
ATTACHMENTS:	ADMINISTRATIVE NOTES:
SUMMARY HIGHLIGHTS:	
RECOMMENDED ACTION:	
DEPARTMENT HEAD APPROVAL	VILLAGE ADMINISTRATOR

**BOARD OF TRUSTEES
VILLAGE OF RANTOUL**

AGENDA ITEM

ITEM: Motion to Authorize and Approve a Contract for Repair of the Prospect Substation Transformer (12000kva) with Sunbelt Solomon in the amount of \$254,181.00; Approval for Equipment Rental in the amount of \$12,000.00; and Contingency Funds in the amount of \$15,000.00	DEPARTMENT: Public Works
DATE: February 13, 2024	AMOUNT: \$254,181.00 - Repairs 12,000.00 - Crane (loading & unloading) <u>15,000.00 - Contingency (6.75%)</u> \$281,181.00 - Total Project
ATTACHMENTS: 1. Sunbelt Solomon Quote	ADMINISTRATIVE NOTES:
SUMMARY HIGHLIGHTS: This Agenda item provides for the un-tanking and repair of the Prospect Substation transformer (12000kva: 69kv-13.8kv – 62,100 pounds), which serves the industrial area portion of the community. The transformer’s oil sample results have indicated increased levels of dissolved gases (methane, ethane, ethylene), which indicate an internal breakdown, and overheating in the transformer. Initial field inspections, testing, sampling, and evaluations have not identified the root cause, but the consensus recommendation is to remove and repair the transformer before a catastrophic equipment failure occurs. To determine and address the ultimate problem, the transformer’s oil will be drained, and the unit shipped to the factory where it will be un-tanked, evaluated, and repaired. The Village has collaborated with BHM Engineering and Sunbelt Solomon (Texas) during this evaluation and investigation period. The Sunbelt Solomon proposal (\$254,181.00) for the shipping, repair, and on-site bushing re-installation is provided. Funds are also requested for the equipment/crane rental for loading & unloading the transformer (\$12,000.00). Also, a contingency fund in the amount of \$15,000.00 is requested to address any unforeseen expenses associated with the repairs.	

Electric infrastructure funds (Account #541-1180-430.75-70) have been allocated in the Fiscal Year 2024 Budget to initiate the repairs of this transformer. The repairs will be an eight or nine month process.

RECOMMENDED ACTION: Authorize the approval of a contract with Sunbelt Solomon in the amount of \$254,181.00; approval of funds for equipment/crane rental (\$12,000.00); and contingency funds (\$15,000.00) for the repair of the Village's Prospect Substation transformer.

DEPARTMENT HEAD APPROVAL
Jacob D. McCoy, P.E.

VILLAGE ADMINISTRATOR
Scott Eisenhauer



Randy Etheridge
Village of Rantoul
retheridge@village.rantoul.il.us

Dana Allen
Inside Sales
dana.allen@sunbeltsolomon.com | +1 4235068823

PRODUCT	QTY	EACH
Recondition Repair Estimate Three Phase Substation - 12000 KVA Serial Number: AA390015, Manufacturer: Delta Star KVA: 12000/16000/20000 55 ° C Rise ONAN/ONAF/ONAF KVA: 13440/17920/22400 65 ° C Rise ONAN/ONAF/ONAF Primary Voltage: 67000 Delta 350 KV BIL Secondary Voltage: 13800Y/7970 110 KV BIL Primary Taps: 2-2.5% FCAN & BN Secondary Taps 32 Position LTC on Secondary Side of Transformer With 16 - 5/8 % Positions Above & Below Nominal Impedance: 7.69% Phase: 3 Frequency: 60 Harmonics Rating: K-1 Type Transformer: Substation	1	\$254,181
Standard Accessories: Primary Voltage Windings: Copper Continuous Disk Secondary Voltage Windings: Copper Continuous Disk Type of Cooling Medium: Mineral Oil Replace Primary Bushing Location: Cover Mounted ANSI Segment 3 Primary Bushing Enclosure Type: None Primary Bushing Type: Draw lead W/Stud Reuse Existing Primary Bushing Connector Type: None Secondary Bushing Location: Cover Mounted ANSI Segment 1 Secondary Bushing Enclosure Type: None Secondary Bushing Type: Stud Reuse Existing Secondary Bushing Connector Type: None LTC Mechanism: Unknown (Maybe a WH UTT-B) Normandy Repair: Reuse Existing LTC Controller: Unknown Reuse Existing Tap Changer: Reuse Existing Primary Connection Board: None Secondary Connection Board: None Miscellaneous Switches: None External Core Ground & Enclosure: Reuse Existing Main Tank Liquid Level Gauge W/ 1 Contact: Replace Main Tank Liquid Temperature Gauge W/3 Contacts: Replace Main Tank Pressure Gauge: Replace Main Tank Bleeder Valve: Replace Main Tank Winding Temperature Gauge W/4 Contacts: Replace Main Tank Sub Class Pressure Relief W/Contacts: Replace Main Tank Sudden Pressure Relay: Reuse Existing LTC Liquid Level Gauge W/ 1 Contact: None LTC Liquid Temperature Gauge: None LTC Pressure Vacuum Gauge: None LTC Bleeder Valve: None LTC Sub Class Pressure Relief: Reuse Existing LTC Sudden Pressure Relay: Reuse Existing Positive Nitrogen System: None Cooling Fans: Reuse Existing Control Box: Reuse Existing Primary Lightning Arresters: None Secondary Lightning Arresters None HV Arrester Brackets: Reuse Existing		



1922 S. MLK Jr. Drive
Temple, TX 76504



+01 800.433.3128



info@sunbeltsolomon.com
sunbeltsolomon.com



LV Arrester Brackets: Reuse Existing
Arrester Ground System: None
0 Primary Bushing CT'S Set # 1: None
0 Primary Bushing CT'S Set # 2: None
0 Primary Bushing CT'S Set # 3: None
0 Secondary Bushing CT'S Set # 1: None
0 Secondary Bushing CT'S Set # 2: None
0 Secondary Bushing CT'S Set # 3: None
0 Neutral Bushing CT # 1: None
0 Neutral Bushing CT # 2
CT Terminal Block & Enclosure: Reuse Existing
New Lid: None
New Tank: None
Radiators: Reuse Existing
Core Steel: None
Impact Recorder: Yes
Standard Aluminum Nameplate: Replace
Drawings & Instruction Manuals: None

Additional Comments:

1. Incoming inspection/evaluation charge includes incoming freight. Does not include any field tear down needed to drain unit and remove HV bushings and radiators for shipment to facility.
If those services are needed FS would need to provide a separate quote.

The priced quoted includes freight(Pickup and Delivery)

*We will test and evaluate the unit upon arrival at the at the repair facility.
A repair quote will be sent to you with our findings and recommendations. Once approval is given, the transformer will be released on our current schedule*

If the customer decides not to repair the transformer after the Testing and Evaluation or it is deemed we are unable to rewind the transformer, the charge for the Testing and Evaluation is \$32,850.00

Standard Factory Testing:

Turn Ratio, Test Megohm Insulation, Test Resistance Test, Excitation Test
No-Load Losses, Full Load Losses, Impedance, Induced Potential,
Applied Potential, Doble Power Factor

1- Year Warranty on Workmanship only

All REMAN Units are Completely Reconditioned to Nameplate Specifications

Destination: | **FOB:** Origin | **Shipping & Handling:** Prepaid & Allowed
Shipment: 8-12 Weeks | **Warranty:** 1 Year | **Terms:** Net 30 with approved credit.

Offer to sell valid for 30 days. Price is subject to re-evaluation after 15 days. Units subject to availability.

Please note any changes to the specifications on this quotation form and reference the quotation number on your Purchase Order. Sunbelt Solomon ("Supplier") will use your Purchase Order to proceed with manufacturing when terms and conditions are finalized. Please note that changes made after the manufacturing process begins may result in additional charges and potential delays in production. Production of units that are contingent on the approval/receipt of drawings will begin the manufacturing process after the final sign off on the specified drawings by the customer. Please contact your sales representative for the estimated drawing lead time associated with this quote.



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Temple, TX 76504



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sunbeltsolomon.com



All sales, rental and services are subject to Supplier's Terms and Conditions for Sales and Rentals of Equipment and/or Services ("Terms and Conditions") unless otherwise mutually agreed in writing by officer of Supplier as evidenced by such officer's signature. Acceptance of a Buyer purchase order by Supplier does not constitute acceptance of Buyer terms and conditions. As orders are time sensitive and it is cost prohibitive to review and negotiate terms and conditions between parties, Supplier Terms and Conditions apply to quotes/orders: 1) with a value before tax of \$25,000 or less, 2) emergency services or services completed before issuance of a purchase order, and 3) rush orders for sales and rental that are to ship within three (3) days regardless of submission of terms and conditions by Buyer. If the Quotation is for Company to perform evaluation services on Customer-owned equipment (e.g. for Company to determine how/if the piece of equipment failed and/or whether it can be repaired), then the provisions of terms and conditions will apply which include (among other provisions) risk of loss remaining with Customer and Company only being liable for damage to this equipment to the extent of its gross negligence or willful misconduct. In no event does Supplier accept consequential damages or agree to Prime/Owner contract terms and conditions.

Price does not include tax. If applicable, tax will be added to the invoice. If order is tax exempt, please provide a copy of your exemption certificate. Unit(s) quoted are for normal service conditions as defined by ANSI/IEEE Standards. Notify Supplier at time of quotation should the unit(s) be subject to harmonics, motor starting, shovel duty, or other special service conventions.

Schedules

All Delivery dates are estimates and under no circumstances does Company guarantee date of delivery. Company shall not be responsible or liable for any damage or loss which occurs during transportation and/or shipment of the Equipment. Company is not liable or responsible for any costs of Customer caused by any delays in transportation or delivery.

Company reserves the right to manufacture and ship any items in advance of the acknowledged shipping schedule, unless expressly forbidden by the Customer at the time of the order entry.

Cancellation or Revision of Order

Any Purchase Order may be cancelled or revised by Customer only upon written approval by an authorized representative of the Company, and at the Company's sole discretion. Should Company approve cancellation or revision of a Purchase Order, Customer shall pay the cancellation or revision charges specified in said approval. Cancellation or revision charges will include expenses previously incurred, commitments made pursuant to or in reliance upon such Purchase Order, whether or not such commitments are legally binding on Company, and any other factors considered relevant by Company. In the event that Company does not approve cancellation or revision, Customer shall remain liable to Company for the full price of the Equipment, Rental and/or Services ordered.

Cancellation charges are calculated for each unit cancelled per its individual status.

Standard Cancellation Charges:

Cancellation Charges:	% of Selling Price
Before Engineering Review / Scheduling	20
Before Production Begins	65
After Production Begins	100

Company reserves the right to re-quote both price and lead time for any request to revise an order. If it is determined that a revision will incur an additional revision charge, charges are calculated for each unit revised per its individual status.

Standard Revision Charges:

Revision Charges:	% of Selling Price
Before Engineering Review / Scheduling	0
Before Production Begins	35
After Production Begins	100



**BOARD OF TRUSTEES
VILLAGE OF RANTOUL**

AGENDA ITEM

ITEM: Motion to Authorize and Approve the Purchase of 69kv Switch Equipment for the Prospect Substation from Ameren Services Company in the amount of \$39,677.73	DEPARTMENT: Public Works
DATE: February 13, 2024	AMOUNT: \$39,677.73
ATTACHMENTS: 1. Ameren Invoice IR-I0436	ADMINISTRATIVE NOTES:
SUMMARY HIGHLIGHTS: This Agenda Item provides for the purchase of 69kv switch equipment from Ameren Services Company in the amount of \$39,677.73 for the Prospect Substation. Crews moved a backup transformer into the Prospect substation due to the failure of the original transformer. It required a different set of switches than what was there, so this purchase was necessary to get the transformer running. The project was included in the Fiscal Year 2024 Budget 541-1180-430-75-70.	
RECOMMENDED ACTION: Authorize the approval for the purchase of 69kv switch equipment from Ameren Services Company in the amount of \$39,677.73 at the Prospect Substation.	
DEPARTMENT HEAD APPROVAL Jacob D. McCoy, P.E.	VILLAGE ADMINISTRATOR Scott Eisenhauer

R 52128

Ameren Invoice # IR-I0436**Ameren Services Company,**

Agent for Ameren Corporation, its Subsidiaries and Affiliates
Investment Recovery, PO Box 66891, MC 1150,
St Louis, MO 63166-6891

Remit ACH/Wire Payment to:

US Bank N.A. Cincinnati OH (425 WALNUT STREET)Routing: **WIRE ABA: 042000013, ACH ABA: 042000013,**Acct# **Contact Investment Recovery; 314.861.5452**Note/Memo/Comment: **Investment Recovery 184-160**

Ameren Illinois Company d/b/a Ameren Illinois 6 Executive Drive, Collinsville, IL 62234

Sale Date: **12/29/2023**Customer PO/Order # Bill Date: **1/9/2024**

DUE: Upon Receipt

Purchaser: **Village of Rantoul**Contact: **Randy Etheridge**Address: **333 S Tanner**Phone: **217.892.6590**City: **Rantoul** State: **IL** Zip: **61866**E-Mail: **retherid@myrantoul.com**Tax Exempt # **exempt**FOB Location: **Decatur** Shipping Instructions: **Pickup**

AMEREN ID #	QTY	UOM	STOCK ITEM DESCRIPTION Storeroom – issues stk material as non-recurring to the correct account	\$ UNIT PRICE	\$ AMOUNT
7209885	1	ea	SWITCH, AIRBREAK, ELECTRICAL RATING: 69 KV, 2000 AMP, POLE: 3, OPERATED: GANG, MOUNT: HORIZONTAL, 69KV GANG OPERATED LOAD (INTERRUPTER) BREAK SWITCH, HORIZONTAL MOUNT WITH VERTICAL BREAK	39,677.73	39,677.73
Additional Instructions:					*SALES TAX%
					\$
Ameren Contact/Approver: Eric Hagen / Merit Vanpelt					AMOUNT DUE
					\$39,677.73

*SALES TAX: Unless Purchaser provides a valid tax exemption certificate, Seller will collect applicable tax on Property that is (i) picked up at a Seller's facility by Buyer or (ii) delivered to a Purchaser via common carrier within MO, IL or IA. [IL State Tax Rate](#) [MO State Tax rate](#)
If this sale is taxable and Seller does not collect Sales tax, purchaser must self-remit.
Ameren policy "To Be Invoiced" minimum billing is \$250.00 (+tax, if applicable)

BY SUBMITTING PAYMENT PURCHASER AGREES AND ACCEPTS Ameren Sales Agreement Terms

Contact information: InvestmentRecovery@ameren.com 314.861.5452**Ameren Internal Use Only**All sales are to be in accordance with the current [accommodation sales procedure](#)

Sales Ticket Prepared by: D. BEUTLER							Empl= 23476		PH= 314.861.5452		SUBTOTAL		\$ \$39,677.73			
Sales Authorization # 13002											SALES TAX%		\$			
							Date		/ /		TO BE PAID		\$ \$39,677.73			
CORP	U	BD	MAJ	MIN	FMC	RMC	T	PROJT	PR	ACTV	RT	FEEDER		AMOUNT		
	1								01	ARSS	98			\$		
	1			*					01			TAX		\$		
CORP		PR		ACCT		COST		LOC		ACTV		INT		RT		PROJT
AIC		CE		456010		REV0		ZA0		ARSS0		000		98	\$ \$39,677.73	.
		CE		241		0000		0		00000		000		00	\$	

Tax MO -020, IL Decatur 098; Marion 036; Mattoon 037; Peoria 096; Quincy 038; Others 023

**BOARD OF TRUSTEES
VILLAGE OF RANTOUL**

AGENDA ITEM

ITEM: Motion to Approve <u>Ordinance 2759</u> , an Ordinance Amending Chapter 18, Article II "Law Enforcement" of the Village Code in Connection with Appointments	DEPARTMENT: Police Department
DATE: February 13, 2024	AMOUNT: N/A
ATTACHMENTS: 1. 02-24-2759 Ordinance - Amending Chapter 18, Article II in Connection with Police Appointments	ADMINISTRATIVE NOTES:
SUMMARY HIGHLIGHTS: The Police Department is proposing to amend Chapter 18, Article II, Section 21 of the Village of Rantoul Code – Orders of Command, Appointments: (e)(2) In filling a position vacancy involving the Police Officer position, the Chief of Police shall separately consider and select any qualified candidate from the persons named on the eligibility list. The Chief of Police may separately select any of the persons so named, without regard for the number of times they may have been considered in the past or their position on the list in comparison to any of the other persons considered. 1. Moving forward, this change allows the Chief of Police to consider any person on the eligibility register for employment without regard to their position on the register (currently only top eight may be considered), and 2. Removes language, "When the chief of police determines that there is a clear and long-standing under utilization of members of a protected class, however, the chief of police may consider and select any qualified minority or female candidate then named on the eligibility list without regard to the top eight persons then named."	
RECOMMENDED ACTION: Approve Ordinance verbiage change	
DEPARTMENT HEAD APPROVAL Chief Tony Brown	VILLAGE ADMINISTRATOR Scott Eisenhauer

ORDINANCE 2759

**AN ORDINANCE
AMENDING ARTICLE II OF CHAPTER 18 “LAW ENFORCEMENT” OF THE
RANTOUL CODE IN CONNECTION WITH APPOINTMENTS**

**VILLAGE OF RANTOUL
CHAMPAIGN COUNTY, ILLINOIS**

CERTIFICATE OF PUBLICATION

Published in pamphlet form this 13th day of February, 2024, by authority of the President and Board of Trustees of the Village of Rantoul, Champaign County, Illinois.

Village Clerk

ORDINANCE 2759

**AN ORDINANCE
AMENDING ARTICLE II OF CHAPTER 18 “LAW ENFORCEMENT” OF THE
RANTOUL CODE IN CONNECTION WITH APPOINTMENTS**

WHEREAS, Rantoul Code Chapter 18 contains provisions concerning the appointment of individuals to the position of police officer; and,

WHEREAS, the Rantoul Village Board desires to update and amend Section 18-21 of Chapter 18 concerning such appointments.

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

Section 1. Amendment. That Section 18-21(e)(2) of Article II, entitled “Police Department”, of Chapter 18, entitled “Law Enforcement”, be and the same is hereby amended to read as follows:

(2) In filling a position vacancy involving the Police Officer position, the Chief of Police shall separately consider and select any qualified candidate from the persons named on the eligibility list. The Chief of Police may separately select any of the persons so named, without regard for the number of times they may have been considered in the past, or their position on the list in comparison to any of the other persons considered.

Section 2. Effective Date. The provisions of this Ordinance shall become effective 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 February, 2024.

Village Clerk

APPROVED this 13th day of February, 2024.

Village President

**BOARD OF TRUSTEES
VILLAGE OF RANTOUL**

AGENDA ITEM

ITEM: Motion to Approve <u>Ordinance 2759</u> , an Ordinance Amending the Official Zoning Map for 1310 S Century Blvd	DEPARTMENT: Community Development
DATE: February 13, 2024	AMOUNT: N/A
ATTACHMENTS: 1. 02-24-2759 Ordinance - Amending the Official Zoning Map (1310 S Century Blvd) 2. Rezoning Petition ZP23-3 - 1310 S Century Blvd	ADMINISTRATIVE NOTES:
SUMMARY HIGHLIGHTS: Matt Pundmann, DBA New Kids Investment Group, LLC, is requesting that the property located at and commonly known as 1310 S Century Blvd be rezoned from C-1 Neighborhood Commercial to C-4 Commercial/Industrial to allow for the construction of mini-warehouses at that location. The site is on the west side of South Century Boulevard, between Wheat Ave and Frost Ave, and is approximately 7.5 acres in size. The property is currently vacant/undeveloped, and it was most recently utilized as a tree nursery. The petitioner is the prospective purchaser of the property, and the current owner is supportive of the proposed rezoning. The petitioner has indicated that the development would consist of the construction of four buildings that would contain 180 self-storage units. The storage facility would be well lit and enclosed with a fence with access controlled by automatic gates. No correspondence was received from neighboring property owners expressing any specific concerns or objections. The requested rezoning would not be completely consistent with the Village's adopted Future Land Use Map. However, the future plan and uses of the entire area should be revisited in the near future. It is anticipated that further land use changes in the form of further commercial/light industrial development will occur in the immediate vicinity. The uses allowed by the change would be consistent with the existing development of the immediate area.	

The Planning & Zoning Commission recommended approval of the request by a 5-1 vote, and Staff supports approval of this request.

RECOMMENDED ACTION: Approve Ordinance Amending the Zoning Map to rezone 1310 S Century Blvd from C-1 Neighborhood Commercial to C-4 Commercial/Industrial.

DEPARTMENT HEAD APPROVAL
Chris Milliken

VILLAGE ADMINISTRATOR
Scott Eisenhower

ORDINANCE 2759

**AN ORDINANCE
AMENDING THE OFFICIAL ZONING MAP
(1310 S Century Blvd)**

**VILLAGE OF RANTOUL
CHAMPAIGN COUNTY, ILLINOIS**

CERTIFICATE OF PUBLICATION

Published in pamphlet form this 13th day of February, 2024, by authority of the President and Board of Trustees of the Village of Rantoul, Champaign County, Illinois.

Village Clerk

ORDINANCE 2759

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP (1310 S Century Blvd)

WHEREAS, under and pursuant to Section 46-36, Official Zoning Map, of ARTICLE 3, DISTRICTS AND BOUNDARIES, of Chapter 46 of the Code of Ordinances of the Village of Rantoul, Illinois (Chapter 46, being known and cited as the Rantoul Zoning Ordinance), as supplemented and amended (the **“Zoning Ordinance”**), the President and Board of Trustees (the **“Corporate Authorities”**) of the Village of Rantoul, Champaign County, Illinois (the **“Village”**) made provision for the Official Zoning Map (the **“Official Zoning Map”**), made it a part of the Zoning Ordinance, and provided that any change affecting the boundaries or the classification of land shall be portrayed on such Official Zoning Map in conformity with the procedures set forth in the Zoning Ordinance; and

WHEREAS, under and pursuant to Section 46-246, Amendments, of ARTICLE 17, ZONING CHANGE APPLICATIONS AND REVIEW, of the Zoning Ordinance, all amendments to such Zoning Ordinance, including the Official Zoning Map, may be initiated by any of the following methods:

1. The written request of the legal or equitable owner, by a contract purchaser or the holder of a binding option, which is filed with the Chairman or Secretary of the Village of Rantoul Planning and Zoning Commission (the **“Commission”**) or the Office of the President; or
2. By resolution of the Corporate Authorities; or
3. By approved motion of the Planning and Zoning Commission; and

WHEREAS, Matt Pundmann DBA New Kids Investment Group, LLC, as prospective purchaser, has filed with the Commission a request for a change in zoning classification from the C-1 Neighborhood Business Zoning District to the C-4 Commercial Industrial District (the **“Requested Zoning Change”**) for the parcel of real estate located generally at 1310 S Century Blvd., within the Village, more particularly described as follows (the **“Parcel”**):

Lot 3 of Little Wings Subdivision, Village of Rantoul, Champaign County, IL;
containing 7.5 acres more or less. PINs: 20-09-10-426-005; and

WHEREAS, notices of a public hearing (the **“Notices”**) to be held at 6:00pm, on Thursday, January 4, 2024, in the Village of Rantoul Municipal Building, 333 S. Tanner Street, Rantoul, Illinois on the Requested Zoning Change was (i) published once in the News Gazette, a newspaper of general circulation within Village, on December 20, 2023; (ii) mailed to the last known taxpayers of record adjacent to or within 250 feet of the Parcel on December 19, 2023, and (iii) posted with a sign on the Parcel on December 19, 2023, all such dates being not more than thirty (30) days nor less than fifteen (15) days before the date of such public hearing; and

WHEREAS, on January 4, 2024, at the time and place specified in the Notices, the Commission held and conducted the public hearing on the Requested Zoning Change, during which public hearing any person appearing at such public hearing and wishing to be heard or to otherwise communicate in writing concerning the Requested Zoning Change was permitted to do so by the Commission before final adjournment of such public hearing in connection with such Requested Zoning Change; and

WHEREAS, after hearing all testimony, receiving such written reports and other documentation related to the Requested Zoning Change and following a full and complete discussion of the Requested Zoning Change, the Commission, by an affirmative vote of 5-1, made and forwarded its recommendation to the Corporate Authorities that the change in zoning classification as requested in the Requested Zoning

Change be approved, and the Commission thereafter adjourned its meeting of January 4, 2024 in connection with the Requested Zoning Change;

WHEREAS, the Corporate Authorities hereby find that the requested Zoning Change is consistent with existing uses and zoning of nearby properties, will not reduce but rather enhance property values, will not create any hardship on the property owner, the property is suitable for the zoning classification sought, and the zoning classification sought is consistent with the Village’s comprehensive plan; and,

WHEREAS, the Corporate Authorities, after full and complete consideration of the Requested Zoning Change and the recommendation of the Commission in connection therewith, has now determined to approve such change to the Official Zoning Map, including as supplemented and amended, as is hereinafter set forth in this Ordinance below.

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

Section 1. The foregoing recitals are incorporated herein as if fully set forth as findings of the Village Board.

Section 2. The Official Zoning Map, as established under and pursuant to the Zoning Ordinance, is hereby authorized to be amended to change the zoning classification in the manner described in the Requested Zoning Change for the applicable Parcel.

Section 3. In accordance with the applicable provisions of Section 46-36 of ARTICLE 3 of the Zoning Ordinance, the appropriate officers of the Village are hereby authorized and directed to include such change as is authorized under Section 1 of this Ordinance above to the Official Zoning Map, but such change as is authorized under Section 1 of this Ordinance above shall become effective ten days after publication of this Ordinance regardless of whether such change has been incorporated in the Official Zoning Map.

Section 4. This Ordinance shall become effective ten (10) days after its passage, approval and publication as required by law.

Section 5. The Village Clerk is hereby authorized and directed to publish this Ordinance 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 at a regular meeting on the date set forth below.

PASSED this 13th day of February, 2024.

Village Clerk

APPROVED this 13th day of February, 2024.

Village President

REZONING PETITION
#ZP23-3

Matt Pundmann
DBA
New Kids Investment Group
LLC

1310 S Century Blvd

TO: The Planning & Zoning Commission
of the Village of Rantoul,
Champaign County, Illinois

Zoning Case Number: 2P23-3
Date of Filing: 12/8/23
[For Village Use Only]

APPLICATION FOR ZONING CHANGE

1. **APPLICANT(S)**. The name and address of applicant and interest in property:

NAME(S): J. Matt Pundmann dba New Kids Investment Group LLC

ADDRESS: _____

DAYTIME PHONE: _____

E-MAIL ADDRESS: _____

Applicant's Interest in property: () Owner (X) Contract Purchaser
() Other _____

The name and address of owner of record if different from the applicant:

NAME: Robeson, Roessler & Associates, LLC

ADDRESS: _____
Champaign IL 61820

DAYTIME PHONE: _____

E-MAIL ADDRESS: _____

2. **PROPERTY**. The address and legal description of the property for which the zoning change is sought, present zoning classification, and the proposed zoning classification requested by the applicant.

Common Address: 1310 S Century Blvd, Rantoul IL 61866

Legal Description (Attach additional sheet, if necessary):

Lot 3 in Little Wings Subdivision

Present Zoning Classification: C-1

Proposed Zoning Classification: C-4

3. **State briefly the reasons for requesting the zoning change and describe any construction or improvements that you contemplate if the change is granted.**

The scope for the project is based upon constructing improvements for 3 to 4 buildings for mini-warehouse storage.

4. **Site Plan.** Attach to this application a site plan, approximately to scale, of the property showing the lot lines, dimensions, the location of any existing structures and any other improvements to be constructed on the property, including parking and loading areas if any, and where the zoning change is sought. The Site Plan should be on paper no larger than 11" x 17". At least 10 copies of such site plan shall be submitted with this application.

5. **List of names and address of all adjacent property owners within 250 feet.** Submit a list that contains the common addresses, owner names and mailing addresses for all properties located within 250 feet of the subject property. (the width of any public street or alley should be excluded in determining such 250 foot requirement). You should be able to obtain this information through the Champaign County Supervisor of Assessments office via their website at <http://www.co.champaign.il.us/ccao/propsearch.php>.

6. **Filing Fee and Cost of Publication.** Attach the filing fee in the form of a check made payable to the Village of Rantoul in the amount of \$50.00. The costs of publishing any notices of the public hearing to be held in connection with this application must also be paid by the Applicant(s) in the form of a check made payable to the Village of Rantoul upon being billed by the Village of Rantoul for such costs.

7. **Authorization or Consent of Others Having Ownership Interests.** If the applicant(s) signing this application below do not include all persons or entities having a legal or equitable interest in the property, submit with this application the written authorization or consent of any such other persons or entities to make application for the zoning change requested.

Each of the undersigned, being first duly sworn do hereby state that each knows the contents of this application and the matters and things therein set forth, and that the same are true and correct to the best of the knowledge and belief of each of the undersigned.

DATED this 13 day of November, 20 23.

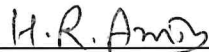


Applicant Signature

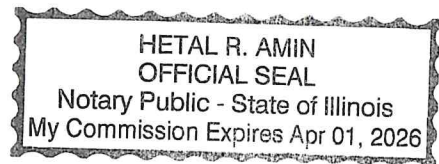
Applicant Signature

Subscribed and sworn to before me this

13 day of November, 2023.



Notary Public



Robeson, Roessler & Associates, LLC

November 7, 2023

Christopher Milliken
Urban Planning Manager
Village of Rantoul
(217) 892-6822
cmilliken@myrantoul.com

Dear Chris:

Robeson, Roessler & Associates, LLC is the owner of the real estate commonly known as 1310 S. Century Blvd. Our company has signed a Contract for Sale of Real Estate with New Kids Investment Group, LLC. As part of the sale, New Kids Investment Group, LLC desires to change the zoning of the property to C-4 (Commercial/Industrial District).

As Robeson, Roessler & Associates, LLC is desirous of selling the property to New Kids Investment Group, LLC, we agree with and are willing to be party to the rezoning and agree with the buyer's proposed use as a mini-warehouse facility.

If you have any questions or require additional information from Robeson, Roessler & Associates, LLC, please feel free to contact me.

Thank you,

A handwritten signature in black ink, appearing to read "Eric Robeson", followed by a long horizontal stroke.

Eric Robeson
President of Managing Member
Robeson, Roessler & Associates, LLC



Professional Services Agreement

This AGREEMENT (agreement) is made today **October 30, 2023** by and between **New Kids Investment, LLC** and PRECISION ENGINEERING GROUP, INC. (PEG), which agree as follows:

Project name: Pundmann Self Storage Facility

Project description/scope of work: Provide professional surveying and engineering services as described on the attached proposal letter prepared by Merle E. Ingersoll, Jr. dated October 28, 2023. The scope of work and costs described in the attached letter shall become part of this agreement.

Schedule to perform work:

Approximate Start Date: November 13, 2023

Approximate Completion Date: TBD

Fee: Basis of Charge: \$ lump sum per attached proposal

Estimated Price: \$

All services shall be performed in accordance with the General Terms and Conditions, which are attached and made part of this agreement. Any attachments or exhibits referenced in the Agreement are made part of this Agreement.

Approval: Authorization to proceed is acknowledged by signatures of the parties to this Agreement.

NEW KIDS INVESTMENT, LLC

PRECISION ENGINEERING GROUP, INC.

Merle E. Ingersoll, Jr.

MATT PUNDMANN
NEW KIDS INVESTMENT, LLC

MERLE E. INGERSOLL, JR.
PROJECT ENGINEER / SURVEYOR

Date

October 28, 2023

Date

October 28, 2023

Matt Pundmann
New Kids Investment Group, LLC

RE: Proposal for Pundmann Self-
 Storage Site Survey and Design
 1310 S. Century Blvd.
 Rantoul, IL 61866

Dear Matt,

This proposal letter describes PEG's scope of work for the site design of the above site. The scope within this letter covers the site civil services and requested costs for the project based upon constructing improvements for 3 to 4 (6,000 SF) buildings for storage. Please let me know if you need additional information for the following scope of work. Please provide lump sum costs.

SCOPE OF WORK

PRELIMINARY PHASE

A. RESEARCH

1. Research our files for plats of surveys done in the area of the project or adjacent to project.
2. Proposal does not include a title commitment or easement research by the surveyor.
3. Client to provide a copy of their deed or title commitment to Precision Engineering for review of legal description.

B. FIELD SURVEY

1. Locate any apparent corners and check distances between monuments. This will not be a boundary survey but establishing what the apparent boundary. Corners found will be shown on plans with topo information.
2. Apparent boundary line of parcel and ROW will be approximate based on what is found.
3. Topographic information will be established in the Northwest area of the parcel and Wheat Avenue as outlined on the attached sheet.
4. Control to be set for the topo and a benchmark will be established.

DESIGN PHASE

1. Obtain any input from client and city for site design.
2. Provide a rough layout of buildings and paving for client review and approval.
3. PEG will establish a benchmark and two control points for the project and show on the civil plans.
4. Design and plans for the following items will be covered by PEG to include the following:

- Civil Cover Sheet and Notes
 - Paving and Grading Plan
 - Erosion Control Plan
 - Storm sewer Plan and profile
 - Storm Detention and Stormwater management plan
 - Utility Plan (No sanitary or water plans)
 - Civil Detail sheets
8. Soil borings are not part of this proposal but I would recommend it for the buildings and pavement. If you want us to arrange that, I can get that done and just pass along the information to you and the architects for the building designs.
 9. Prepare an erosion control permit application and a storm water pollution prevention plan for IEPA permit. Fees to be paid by client.
 10. Provide any revisions to plans per city review and obtain approval for site plans.

CONSTRUCTION PHASE

1. After final design and planning of site improvements, PEG can provide a cost and proposal for construction layout once it is known what the site will look like after approval.

ASSUMPTIONS

1. There will be some onsite storm detention required.
2. There will be no sanitary sewers or permits.
3. Inspections will be done by client or contractor per plans and specs unless requested at an additional cost.
4. Meetings to be handled by the client with the city.

LUMP SUM COSTS FOR EACH PHASE

PRELIMINARY PHASE \$

DESIGN PHASE \$

TOTAL COST.....\$

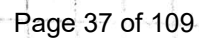
Precision Engineering appreciates this opportunity to provide this proposal. Again, if this does not meet your exact needs or you have any questions regarding this proposal, please feel free to contact me anytime. Thank you.

Sincerely,

Merle E. Ingersoll, Jr.

Merle E. Ingersoll, Jr

Precision Engineering Group, Inc. Senior Project
Engineer / Surveyor





Proposal

Matt Pundman

Job: Rantoul Self Storage Budget

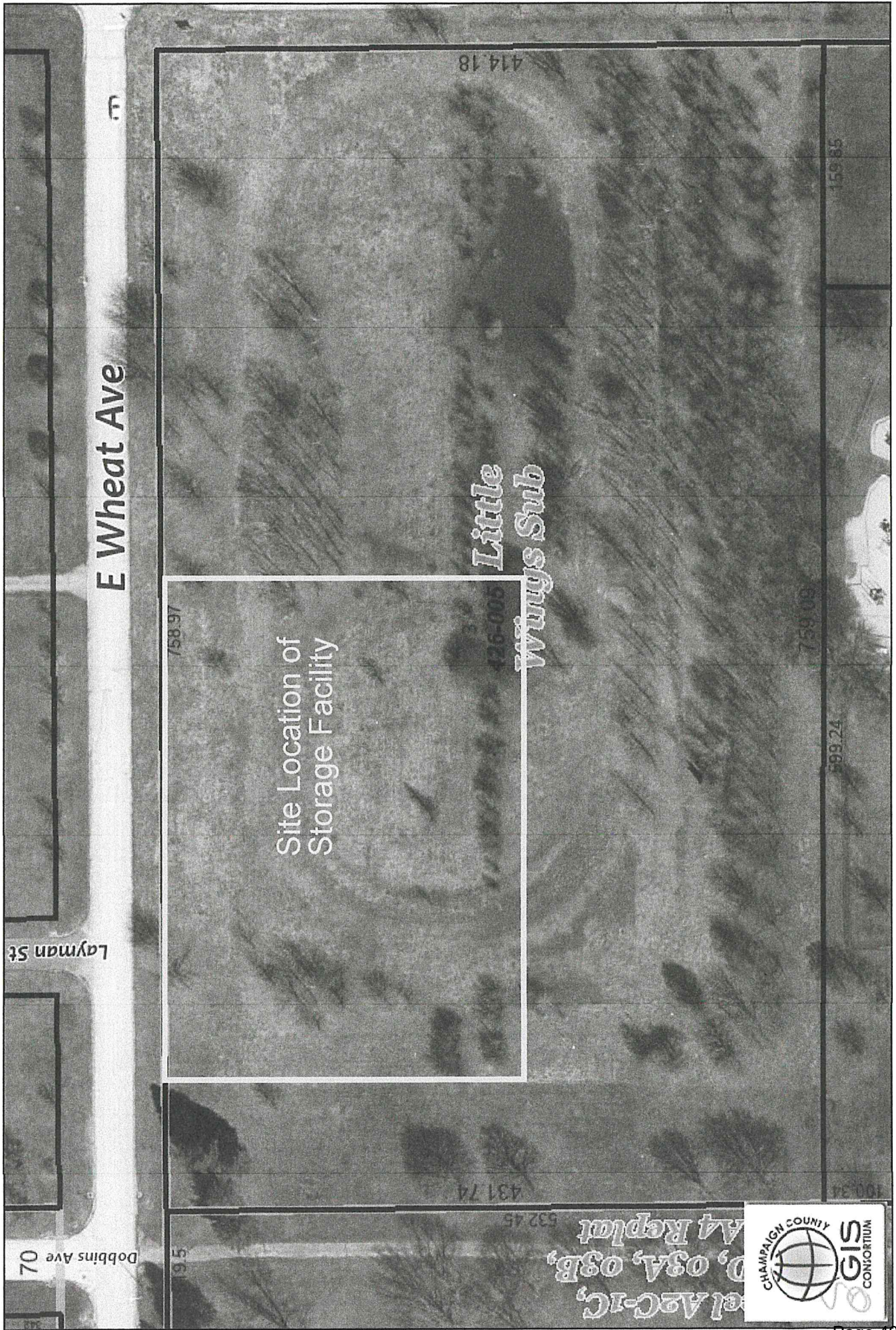
Location: Rantoul, IL

Mid Illinois Concrete proposes to complete the following scope of work in accordance with the preliminary drawing and scope provided.

Scope of Work:

- **Earthwork/ Erosion Control:**
 - Tree removal as needed.
 - Furnish and install silt fence and inlet protection.
 - Furnish and install construction entrance.
 - Strip topsoil and stockpile.
 - Excavate and place earth material to within +/- .10' of planned sub-grade elevations.
 - Replace topsoil in landscaped areas.
 - **Importing and/or exporting of clay fill and topsoil is not included.**
 - **Storm Sewer:**
 - Connect to existing storm sewer.
 - Furnish and install storm sewer piping and manholes.
 - Granular trench backfill under stone paving.
 - **Site Concrete/ Rock Work:**
 - Sa-cut and remove curb for new entrance.
 - Furnish and install CA-6 sub-base.
 - Furnish, place and broom finish 6" concrete entrance paving.
 - Furnish, place and compact 8" of CA-6 stone with fabric.
 - **Building Concrete:**
 - Furnish and install foundation reinforcing.
 - Excavate and bank pour 12" wide perimeter grade beams.
 - Furnish and install rigid insulation against interior of face of grade beam foundation.
 - Furnish, place and compact 6" CA-6 stone sub-base.
 - Furnish, place and trowel finish 6" slab on grade reinforced with 6x6 W1.4 welded wire mesh.
-

Pundmann Self Storage layout



This map was prepared with geographic information system (GIS) data created by the Champaign County GIS Consortium (CCGIS), or other CCGISC member agency. These entities do not warrant or guarantee the accuracy or suitability of GIS data for any purpose. The GIS data within this map is intended to be used as a general index to spatial information and not intended for detailed, site-specific analysis or resolution of legal matters. Users assume all risk arising from the use or misuse of this map and information contained herein. The use of this map constitutes acknowledgement of this disclaimer.





PLANNING & ZONING DIVISION PRELIMINARY STAFF REPORT

PETITION: **ZP23-3**

DATE PREPARED: **12/19/2023**

A. IDENTIFYING INFORMATION

REQUEST: The petitioner Matt Pundmann, DBA as New Kids Investment Group, LLC is requesting that the property located at and commonly known as 1310 S Century Blvd. be rezoned from C-1 (Neighborhood Commercial) to C-4 (Commercial Industrial) to allow for the construction of mini-warehousing at that location.

DATE PETITION FILED: 12/8/2023

SITE DESCRIPTION: The site is on the West side of South Century Boulevard between Wheat Ave. and Frost Ave. and is approximately 440 feet in width (North/South) and 760 feet deep (East/West). The property is approximately 7.5 acres in size. The property is currently vacant/undeveloped.

PROPOSED PHYSICAL IMPROVEMENTS, CHANGES AND/OR ADDITIONS

TO THE PROPERTY: Construction of mini-warehouses.

EXISTING ZONING:

SUBJECT PARCEL - C-1 (Neighborhood Commercial)
NORTH of PARCEL - AF (Airfield)
SOUTH of PARCEL - C-1
EAST of PARCEL - C-4 (Commercial/Industrial)
WEST of PARCEL - R-4 (Multi-Family Residential)

EXISTING LAND USE:

SUBJECT PARCEL - Vacant/undeveloped lot
NORTH of PARCEL - Vacant/undeveloped lot
SOUTH of PARCEL - Day Care & vacant/undeveloped lot
EAST of PARCEL - Airport
WEST of PARCEL - Vacant/undeveloped lot

B. CONFORMITY WITH COMPREHENSIVE PLAN

FUTURE LAND USE MAP DESIGNATION: Office/Hospitality –

The development and proposed use for this property would generally be consistent with the Comprehensive Plan. This zoning change is not consistent with the Future Land Use Map though

the future plan and uses of the entire immediate area need to be revisited in the near future. The uses allowed by the change would be consistent with the existing and planned development of the immediate area.

C. CONFORMITY WITH ZONING REGULATIONS

1. HAVE ALL HEIGHT, BULK AND SETBACK REQUIREMENTS BEEN MET?

Yes

2. HAVE PARKING SPACE REQUIREMENTS BEEN MET?

Yes

3. HAVE MINIMUM LANDSCAPING AND BUFFERING STANDARDS BEEN MET?

To be determined

4. IS PROPOSED SIGNAGE IN COMPLIANCE WITH THE ORDINANCE?

To be determined

5. IS THE PRESENT USE A NON-CONFORMING USE?

No

6. IS EXISTING DEVELOPMENT IN THE GENERAL AREA CONTRARY TO THE ZONING ORDINANCE? (ie. non-conformities, variations, violations)

No

D. IMPACT ON SURROUNDING NEIGHBORHOOD

PRESENT CHARACTER OF NEIGHBORHOOD: The area is currently a hodgepodge of uses with much of the land either underutilized or undeveloped.

1. Has there been a considerable change in the land use pattern of the area in the past 10 years? No

2. Will change be contrary to the general welfare? (i.e. excessive noise or traffic) No

3. Would the proposed change jeopardize public safety in the vicinity of the property? (i.e. dangerous traffic patterns) No

4. Would the change adversely influence living conditions in the vicinity due to any type of pollution? No

5. May property values in the vicinity be adversely affected by change? No

6. Will the proposed change create a conflict with existing neighboring uses? No

7. Would change substantially alter the population density of the area and thereby harmfully increase the load on public facilities? No

8. Are there other sites in the neighborhood with this proposed use in existence? No

9. Would the change result in significant private investment which would be beneficial to the redevelopment or revitalization of a deteriorating area? N/A

E. IMPACT ON INFRASTRUCTURE AND SERVICES

ANTICIPATED IMPACT TO EXISTING:

PUBLIC INFRASTRUCTURE – The subject property would be accessed via Wheat Ave, which currently carries an average of only 300 vehicles per day in this area. The proposed change and subsequent development is expected to generate an increase in vehicle trips per day, with an additional 10 to 20 vehicle trips per day expected.

MUNICIPAL SERVICES – No additional roadways or infrastructure would come under the jurisdiction of the Village or need to be maintained by the Village going forward.

UTILITIES – All connections would be made to existing utility infrastructure already in place.

F. UNANSWERED QUESTIONS

1. Specific lighting and screening to be used for the development?
2. Concerns of neighboring residents/property owners?
- 3.
- 4.

G. STAFF RECOMMENDATION

Based on the information currently available, and without the benefit of additional information that may be presented at the public hearing, the Planning & Zoning Division recommends APPROVAL of this request to rezone the property commonly known as 1310 S Century Blvd from C-1 to C-4 Commercial Industrial to allow for the construction of mini-warehouses at that location subject to the following conditions:

1. None.

The requested rezoning is not consistent with the Future Land Use Map designation for the area, and it is anticipated that further land uses changes in the form of further commercial/light industrial development will occur in the immediate vicinity in the future. The request is generally consistent with the goals and objectives of the Comprehensive Plan because it provides for development of the community in an area where services and utilities are already in place.

According to the Zoning Ordinance, the C-4 Zoning District is “intended to provide for a mix of commercial and light industrial uses related to research and development, engineering and testing, office uses, warehousing, and limited manufacturing and industrial activities that will not have an adverse effect upon the district or neighboring properties. In addition, lower-intensity commercial uses are permitted in this district to provide convenient access to goods and services for employees and patrons in this district. Light industrial uses are permitted by right, and general industrial uses may be permitted as a special use, depending on the attributes of the proposed general industrial use. This district may be located adjacent to recreation, residential or institutional uses with appropriate screening or other conditions and restrictions”. Rezoning of the site to C-4 would be consistent with the zoning ordinances stated purposes because the property would be developed with a commercial warehouse use that would provide convenient access to all of the area.

The requested rezoning will meet the LaSalle Case Criteria. Specifically, the proposed zone would be compatible with existing land uses and other zoning designations in the vicinity. The proposed zone would preserve and enhance the property value of the site by allowing for improved development opportunities for the lot to be made. The proposed zoning would help to promote the general welfare of the public by providing contiguous development for the

community. Finally, under its current zoning designation, the site has sat vacant/undeveloped for a number of years now.

The petitioner has been made aware of the Village's development codes and standards that would be applicable to the development of this site if this request is approved. The conceptual site plan included represents only the preliminary development plan. A final site plan will need to be reviewed and approved administratively in order for the development of the site to proceed.

Precedents: None.

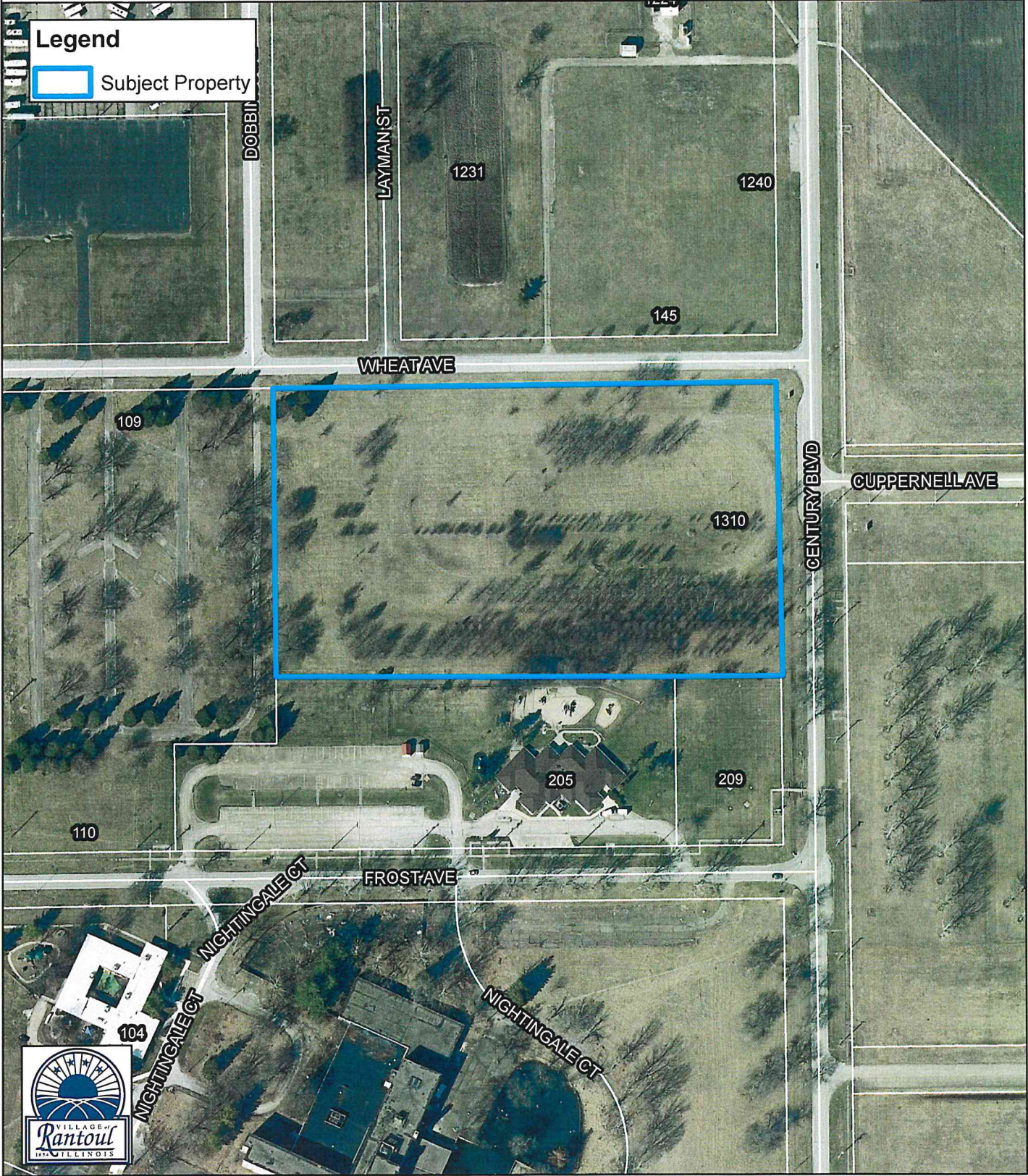
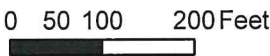
Staff has received no correspondence from neighboring property owners concerning this request.

H. PRELIMINARY FINDINGS OF FACT

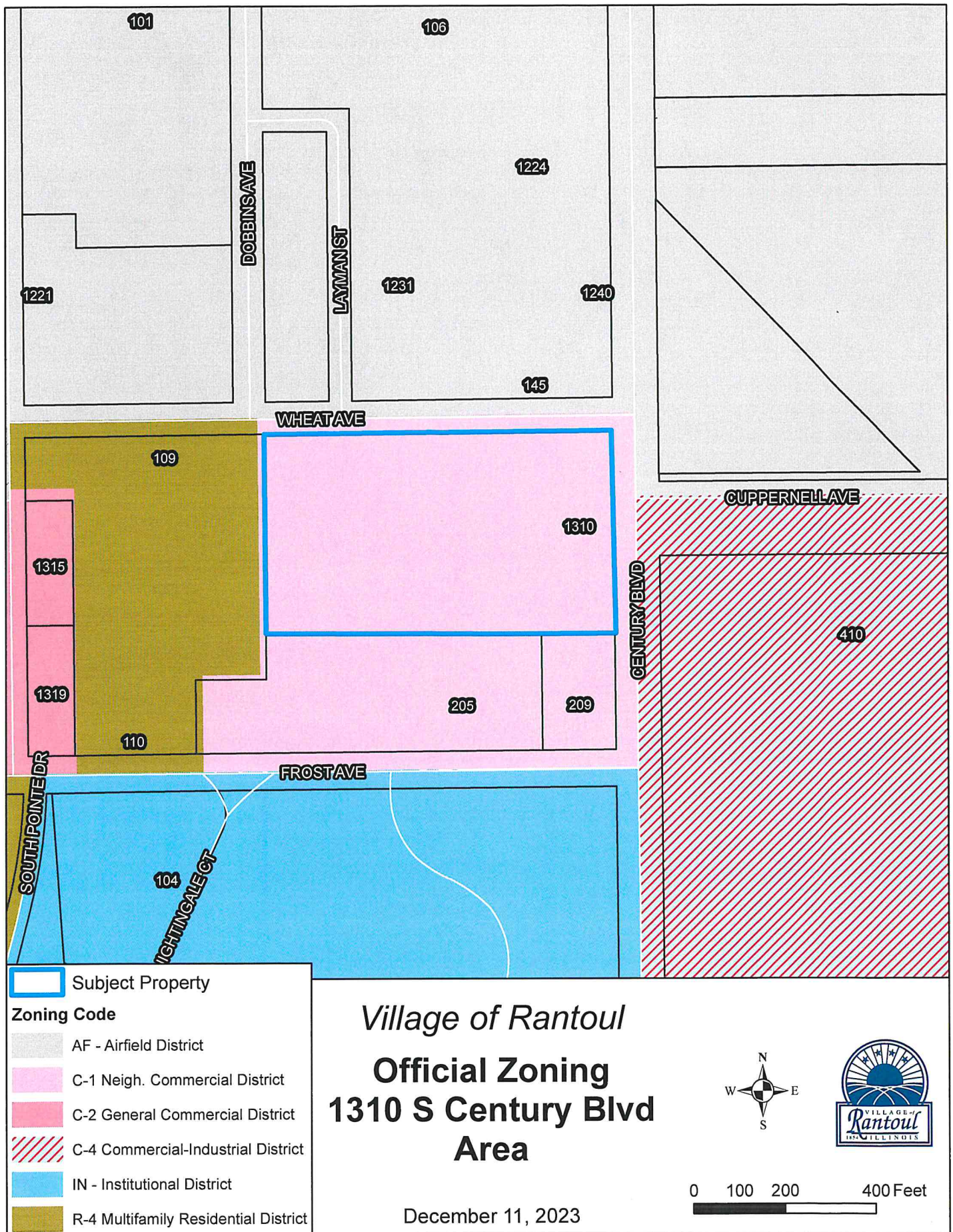
- 1. The proposed amendment IS consistent with the goals, objectives and policies of the Village's Comprehensive Plan and IS NOT in general conformity with the designations delineated on the Future Land Use Map.**
- 2. The proposed amendment IS consistent with the spirit, purpose and intent of the Zoning Ordinance.**
- 3. The development allowed by the proposed amendment WILL be compatible with existing uses and existing zoning classifications of property within the general area.**
- 4. The proposed amendment WILL NOT constitute an entering wedge and DOES NOT create an isolated, unrelated zoning district.**
- 5. The development allowed by the proposed amendment WILL preserve the essential character of the neighborhood in which it is located.**
- 6. The land use pattern of the area HAS changed since the present zoning was applied to the subject property.**
- 7. The proposed amendment WILL NOT adversely affect the health, safety or welfare of the public.**
- 8. The proposed amendment WILL NOT adversely influence living conditions in the immediate vicinity.**
- 9. The development allowed by the proposed amendment WILL NOT be injurious to the use and enjoyment of adjacent properties.**
- 10. The proposed amendment WILL NOT adversely impact existing traffic patterns.**
- 11. The proposed amendment DOES appear to meet the LaSalle Case criteria.**

1310 S Century Blvd

Aerial Acquired - Spring 2020



1 inch = 200 feet





333 S. Tanner Street
Rantoul, IL 61866

Phone 217.892.6800
Fax 217.892.5501

December 18, 2023

«OWNER»
«IN_CARE_OF»
«OWNER_ADDRESS»
«CITY», «ST» «ZIP»

Re: Notice of Public Hearing on Application for a Change in Zoning Classification at 1310 S Century Blvd, Rantoul, IL

TO WHOM IT MAY CONCERN:

This is to notify you that a Meeting of the Rantoul Planning and Zoning Commission will be held:

DATE: Thursday, January 4, 2024
TIME: 6:00 p.m.
PLACE: Board Room, Village of Rantoul Municipal Building
333 S. Tanner Street, Rantoul, IL

This meeting is being held regarding a request for a rezoning from C-1 (Neighborhood Commercial) to C-4 (Commercial/Industrial) at 1310 S Century Blvd. This change is being requested to allow for the construction of mini-warehouses at that location. The prospective purchaser, Matt Pundmann, Doing Business As New Kids Investment Group, LLC is the petitioner.

This letter is sent to property owners within 250 feet of the subject property for your information. You are welcome to attend this meeting to voice your opinions. If you are unable to attend the meeting, please do not hesitate to call with your comments or concerns (217) 892-6822.

Thank you,

Christopher Milliken

Christopher Milliken
Zoning Administrator
Village of Rantoul

PROPERTY ADDRESS	OWNER	IN CARE OF	OWNER ADDRESS	CITY	ST	ZIP
1310 S CENTURY	ROBESON ROESSLER & ASSOC	ALAN NUDO	201 S STATE ST	CHAMPAIGN	IL	61820
205 FROST AVE	PENTACRES DEVELOPMENT INC		24403 GLENBROOK CT	PLAINFIELD	IL	60585
109 WHEAT AVE	VILLAGE OF RANTOUL		333 S TANNER ST	RANTOUL	IL	61866



333 S. Tanner Street
Rantoul, IL 61866

Phone 217.892.6800
Fax 217.892.5501

MEMORANDUM

TO: Matt Pundmann
New Kids Investment Group, LLC

FROM: Christopher Milliken

DATE: 12/18/2023

SUBJECT: Rantoul Planning & Zoning Commission Meeting

Please be advised that your request for a change of zoning at 1310 S Century Blvd will be heard at the Planning and Zoning Commission meeting on **Thursday, January 4, 2024 at 6:00 p.m.** in the Board Room of the Village of Rantoul Municipal Building at 333 S. Tanner Street, Rantoul, IL. Please plan to attend. If you cannot attend please send another representative with thorough knowledge of the request to speak on your behalf.

If you should have any questions regarding this matter, please contact my office at (217) 892-6822.

Thank you,

Christopher Milliken

Christopher Milliken
Zoning Administrator
Village of Rantoul

**NOTICE OF PUBLIC HEARING ON REQUESTED CHANGE
TO THE OFFICIAL ZONING MAP OF THE VILLAGE OF RANTOUL**

A public hearing before the Planning and Zoning Commission of the Village of Rantoul, Champaign County, Illinois (the “**Planning and Zoning Commission**”), will be held on Thursday, January 4, 2024 at 6:00 p.m. in the Boardroom of the Village of Rantoul Municipal Building, 333 S. Tanner Street, Rantoul, Illinois, to consider the following:

Request made by Matt Pundmann DBA as New Kids Investment Group, LLC, as petitioner, for a change in zoning classification from the C-1 Neighborhood Commercial to the C-4 Commercial Industrial District for the parcel of real estate generally located at 1310 S Century Blvd., Rantoul, Illinois, more particularly described as follows:

Lot 3 of Little Wings Subdivision, Village of Rantoul, Champaign County, IL; containing 7.5 acres more or less.

PINs: 20-09-10-426-005

Such public hearing may be adjourned or continued from time to time to another date and time without further notice.

A copy of such request for the change in zoning classification is available for public inspection and examination by any interested person at the Office of the Recording Secretary of the Planning and Zoning Commission in of the Village of Rantoul Municipal Building, 333 S. Tanner Street, Rantoul, Illinois.

Any person wishing to appear at such public hearing and be heard may do so in person or by attorney or other representative. Communications in writing in relation to such request for the change in zoning classification may also be filed with the Planning and Zoning Commission at the office of its Recording Secretary or at such public hearing at any time prior to the time that such public hearing is finally adjourned.

PLANNING AND ZONING COMMISSION OF
THE VILLAGE OF RANTOUL, ILLINOIS

By: /s/Allen Jones

Chairman

NOTE TO THE NEWS GAZETTE:

This notice is to be published one time on Wednesday, December 20, 2023 in the legal notice section of the newspaper. Please send two (2) publication certificates and your invoice to Chris Milliken, Village of Rantoul Municipal Building, 333 S. Tanner Street, Rantoul, Illinois 61866.

**BOARD OF TRUSTEES
VILLAGE OF RANTOUL**

AGENDA ITEM

ITEM: Motion to Approve <u>Ordinance 2760</u> , an Ordinance Amending Chapter 46 of the Village Code in Connection with the Zoning Ordinance (Barbed Wire Fencing)	DEPARTMENT: Community Development
DATE: February 13, 2024	AMOUNT: N/A
ATTACHMENTS: 1. 02-24-2760 Ordinance - Amending Chapter 46 (Zoning - Barbed Wire) 2. Zoning Petition ZP23-4 - Barb Wire Fencing	ADMINISTRATIVE NOTES:
SUMMARY HIGHLIGHTS: The Zoning Administrator and the Village Planning & Zoning Commission, are requesting that the Rantoul Zoning Ordinance be amended to allow for the installation of barbed wire on fences in certain zoning districts. The Zoning Ordinance currently prohibits the installation and use of barbed wire on property anywhere in the Village. However, there are a number of properties where barbed wire has previously been installed, and is still present today. There was discussion on the use of barbed wire at a past Planning & Zoning Commission meeting. Staff reviewed where barbed wire was in existence in the community, and what other surrounding community's Ordinances were in regard to barbed wire, and based on feedback from the Planning & Zoning Commission a change to the Village Zoning Ordinance language was prepared. The proposed change to the Zoning Ordinance would remove the blanket prohibition on the use of barbed wire. The change would allow for barbed wire to be placed on fences that are on a property located in a non-residential Zoning District. The placement would be allowed so long as the property is not adjacent to a property that is in a Residential Zoning District or is a residential use. Additionally, any strands of barb wire would have to be at least six feet above ground level. The Planning & Zoning Commission recommended approval of the petition by a 6-1 vote, and Staff supports approval of this request.	

RECOMMENDED ACTION: Approve Ordinance Amending the Rantoul Zoning Ordinance to permit barbed wire on fencing on property in a Non-Residential Zoning District under certain circumstances.

DEPARTMENT HEAD APPROVAL
Chris Milliken

VILLAGE ADMINISTRATOR
Scott Eisenhauer

ORDINANCE 2760

**AN ORDINANCE
AMENDING THE ZONING ORDINANCE OF THE VILLAGE OF RANTOUL
(Chapter 46 of the Rantoul Code as supplemented and amended)**

**VILLAGE OF RANTOUL
CHAMPAIGN COUNTY, ILLINOIS**

CERTIFICATE OF PUBLICATION

Published in pamphlet form this 13th day of February, 2024, by authority of the President and Board of Trustees of the Village of Rantoul, Champaign County, Illinois.

Village Clerk

ORDINANCE 2760

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE VILLAGE OF RANTOUL (Chapter 46 of the Rantoul Code as supplemented and amended)

WHEREAS, the Corporate Authorities of the Village of Rantoul, on September 12, 2017, adopted Ordinance 2542, an Ordinance adopting a Comprehensive Amendment to the Zoning Ordinance of the Village of Rantoul (Chapter 46 of the Code of Ordinances of the Village of Rantoul), which is known and cited as the Rantoul Zoning Ordinance (the “**Zoning Ordinance**”); and

WHEREAS, the Rantoul Zoning Administrator, as petitioner, has filed with the Rantoul Planning & Zoning Commission (the “**Commission**”) a request to amend the Zoning Ordinance to make changes to site development standards in the Ordinance, including permitting the installation of barb wiring on fencing in certain zoning districts and for certain uses (the “**Requested Zoning Change**”) and;

WHEREAS, notices of a public hearing (the “**Notices**”) to be held at 6:00 pm, on Thursday, January 4, 2024, in the Village of Rantoul Municipal Building, 333 S. Tanner Street, Rantoul, Illinois on the Requested Zoning Change was published once in the News Gazette, a newspaper of general circulation within Village, on December 20, 2023; date being not more than thirty (30) days nor less than fifteen (15) days before the date of such public hearing; and

WHEREAS, on January 4, 2024, at the time and place specified in the Notices, the Commission held and conducted the public hearing on the Requested Zoning Change, during which public hearing any person appearing at such public hearing and wishing to be heard or to otherwise communicate in writing concerning the Requested Zoning Change was permitted to do so by the Commission before final adjournment of such public hearing in connection with such Requested Zoning Change; and

WHEREAS, after hearing all testimony, receiving such written reports and other documentation related to the Requested Zoning Change, and following a full and complete discussion of the Requested Zoning Change, the Commission, by an affirmative vote of 6-1, made and forwarded its recommendation to the Corporate Authorities that the change as requested in the Requested Zoning Change be approved, and the Commission thereafter adjourned its meeting of January 4, 2024 in connection with the Requested Zoning Change;

WHEREAS, the Corporate Authorities hereby find that the Requested Zoning Change is consistent with and conforms to the goals, policies, and objectives of the Village’s comprehensive plan; and,

WHEREAS, the Corporate Authorities, after full and complete consideration of the Requested Zoning Change, and the recommendation of the Commission in connection therewith, has deemed it is in the best interests of the Village to approve and adopt the change, as is hereinafter set forth in this Ordinance below.

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

Section 1. The foregoing recitals are incorporated herein as if fully set forth as findings of the Village Board.

Section 2. Chapter 46, the Zoning Ordinance of the Village of Rantoul, be amended as follows with strikethroughs being deletions and underlining being additions:

Sec. 46-134. - Fence or Wall.

1. A building permit is required for all fences and walls.
2. Any fence or wall, bounding any yard and in any district, must be constructed or installed with any posts, other supporting material, or rough or unfinished material facing the interior of the lot on which the fence or wall is located.
3. A fence or wall may be erected along property lines, but must not encroach within six inches of existing public sidewalks or public rights-of-way. Fences built on or within a public easement may be removed by the village or at the direction of the Village at the owner's expense in the event that repairs, maintenance, replacements, or improvements are deemed necessary by the Village in such easements.
4. A fence or wall must not obstruct the intersection visibility clearance area or driveway visibility clearance areas as described in Section 46-133. Fence or wall height shall be limited to 2.5 feet in these areas.
5. Fences or walls that do not exceed eight feet in height are permitted in any required side or rear yard of any zoning district.
6. Fences or walls in any required front yard of a residential district are permitted only as follows:
 - a. No chain link fences shall be permitted in a residential front yard.
 - b. Fences or walls providing less than 70 percent open visibility must not exceed three feet in height, subject to the provisions of Item 4 of this section.
 - c. Fences or walls providing 70 percent or more open visibility must not exceed four feet in height, subject to the provisions of Item 4 of this section.
 - d. On corner lots located at the intersection of any two street rights-of-way, the portion of the required front yard not designated as the mailing or postal address of the corner lot, and that does not extend into or overlap the required front yard designated as the mailing or postal address, may be treated as a side yard, and fences, walls, and hedges that do not exceed six feet in height shall be permitted; provided, however, that:
 - i. Such fences, walls, and hedges are not permitted within five feet of any front lot line treated as being within a side yard; and
 - ii. Such are subject to the restrictions contained in Section 46-133.
7. Fences or walls in any required front yard of a non-residential district are permitted only as follows:
 - a. No chain link fences shall be permitted in a non-residential front yard.
 - b. Fences or walls providing less than 70 percent open visibility must not exceed three feet in height, subject to the provisions of Item 4 of this section.
 - c. Fences or walls providing 70 percent or more open visibility must not exceed six feet in height subject to the provisions of Item 4 of this section.
 - d. On corner lots located at the intersection of any two street rights-of-way, the portion of the required front yard not otherwise designated as the mailing or postal address of the corner lot, and that does not extend into or overlap the required front yard designated as the mailing or postal address (or the lesser distance as is parallel to the face of an existing building designated as the mailing or postal address and used for the principal use in the CB district),

may be treated as a side yard, and fences and walls that do not exceed six feet in height shall be permitted; provided, however, that such fences and walls shall be not permitted within:

- i. Ten feet of any front lot line treated as being within a side yard; or
- ii. Within the intersection visibility area or driveway visibility area described under Section 46-133.

8. Any fence or wall must meet the following requirements:

- a. Fencing materials may include ornamental metal fencing, decorative wood fencing, or decorative vinyl fencing.
- b. Chain link fencing shall only be permitted as a fencing material under circumstances when it is used for the purpose of protecting persons or property and promoting public safety:
 - i. In the Airfield (AF) District, the Industrial/Commercial (IC) District, Industrial (I) District, or
 - ii. In any zoning district for a non-residential development provided that the chain link fencing material is vinyl-coated.
- c. Noncommercial grade solid wood stockade fencing and corrugated sheet metal fencing are prohibited as fencing materials.
- d. Wall materials may include masonry and precast decorative concrete panels. "Jersey" style modular concrete or plastic barriers are prohibited as a wall material.
- e. Masonry or concrete walls must have a column or other design variation every 20 feet.
- f. Materials and colors of fences and walls must be compatible with surrounding development, and must be durable and intended for outdoor usage.
- g. A fence or wall equipped with barbed wire shall only be erected or maintained on property in a non-residential Zoning District, and shall not be located adjacent to a property in a Residential Zoning District, or a residential use. Any strands of such wire shall be at least six feet above ground level. It shall be unlawful for any person to erect or maintain a fence or wall equipped with barbed wire, razor wire or any similar or other sharp or sharp pointed material.
- h. No person shall erect or maintain anywhere in the Village an above ground electrically charged fence or wall.

Section 3. This Ordinance shall become effective ten (10) days after its passage, approval, and publication as required by law.

Section 4. The Village Clerk is hereby authorized and directed to publish this Ordinance 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 at a regular meeting on the date set forth below.

PASSED this 13th day of February, 2024.

Village Clerk

APPROVED this 13th day of February, 2024.

Village President

PETITION #ZP23-4

**Rantoul Zoning
Administrator**

**Amending Zoning Ordinance
to permit the installation of
barb wire on fencing in
certain zoning districts and
for certain uses**

TO: The Planning & Zoning Commission
of the Village of Rantoul,
Champaign County, Illinois

Zoning Case Number: 2P23-4
Date of Filing: 12/12/2023
[For Village Use Only]

APPLICATION FOR ZONING TEXT AMENDMENT

1. APPLICANT.

Name: Rantoul Zoning Administrator
Address: 333 S. Tanner St., Rantoul
Daytime Phone: (217) 892-6822
Email Address: cmilliken@myrantoul.com

2. PORTIONS OF ZONING ORDINANCE AFFECTED BY THE PETITION.

Change: Section 46-134 Paragraph _____

Existing Text of the Ordinance: _____
See Exhibit Attached

Proposed Text of the Ordinance: _____
See Exhibit Attached

Each of the undersigned, being first duly sworn do hereby state that each knows the contents of this application and the matters and things therein set forth, and that the same are true and correct to the best of the knowledge and belief of each of the undersigned.

DATED this 12th day of December, 20 23.

Christopher J. Milliken
Applicant Signature

Subscribed and sworn to before me this
_____ day of _____, 20____.

Notary Public

EXHIBIT A

Sec. 46-134. - Fence or wall.

1. A building permit is required for all fences and walls.
2. Any fence or wall, bounding any yard and in any district, must be constructed or installed with any posts, other supporting material, or rough or unfinished material facing the interior of the lot on which the fence or wall is located.
3. A fence or wall may be erected along property lines, but must not encroach within six inches of existing public sidewalks or public rights-of-way. Fences built on or within a public easement may be removed by the village or at the direction of the village at the owner's expense in the event that repairs, maintenance, replacements or improvements are deemed necessary by the village in such easements.
4. A fence or wall must not obstruct the intersection visibility clearance area or driveway visibility clearance areas as described in Section 46-133. Fence or wall height shall be limited to 2.5 feet in these areas.
5. Fences or walls that do not exceed eight feet in height are permitted in any required side or rear yard of any zoning district.
6. Fences or walls in any required front yard of a residential district are permitted only as follows:
 - a. No chain link fences shall be permitted in a residential front yard.
 - b. Fences or walls providing less than 70 percent open visibility must not exceed three feet in height, subject to the provisions of Item 4 of this section.
 - c. Fences or walls providing 70 percent or more open visibility must not exceed four feet in height, subject to the provisions of Item 4 of this section.
 - d. On corner lots located at the intersection of any two street rights-of-way, the portion of the required front yard not designated as the mailing or postal address of the corner lot, and that does not extend into or overlap the required front yard designated as the mailing or postal address, may be treated as a side yard, and fences, walls and hedges that do not exceed six feet in height shall be permitted; provided, however, that:
 - i. Such fences, walls and hedges are not permitted within five feet of any front lot line treated as being within a side yard; and
 - ii. Such are subject to the restrictions contained in Section 46-133.
7. Fences or walls in any required front yard of a non-residential district are permitted only as follows:
 - a. No chain link fences shall be permitted in a non-residential front yard.
 - b. Fences or walls providing less than 70 percent open visibility must not exceed three feet in height, subject to the provisions of Item 4 of this section.
 - c. Fences or walls providing 70 percent or more open visibility must not exceed six feet in height subject to the provisions of Item 4 of this section.

- d. On corner lots located at the intersection of any two street rights-of-way, the portion of the required front yard not otherwise designated as the mailing or postal address of the corner lot, and that does not extend into or overlap the required front yard designated as the mailing or postal address (or the lesser distance as is parallel to the face of an existing building designated as the mailing or postal address and used for the principal use in the CB district), may be treated as a side yard, and fences and walls that do not exceed six feet in height shall be permitted; provided, however, that such fences and walls shall be not permitted within:
 - i. 10 feet of any front lot line treated as being within a side yard; or
 - ii. Within the intersection visibility area or driveway visibility area described under Section 46-133.
- 8. Any fence or wall must meet the following requirements:
 - a. Fencing materials may include ornamental metal fencing, decorative wood fencing, or decorative vinyl fencing.
 - b. Chain link fencing shall only be permitted as a fencing material under circumstances when it is used for the purpose of protecting persons or property and promoting public safety:
 - i. In the Airfield (AF) District, the Industrial/Commercial (IC) District, Industrial (I) District, or
 - ii. In any zoning district for a non-residential development provided that the chain link fencing material is vinyl-coated.
 - c. Noncommercial grade solid wood stockade fencing and corrugated sheet metal fencing are prohibited as fencing materials.
 - d. Wall materials may include masonry and precast decorative concrete panels. "Jersey" style modular concrete or plastic barriers are prohibited as a wall material.
 - e. Masonry or concrete walls must have a column or other design variation every 20 feet.
 - f. Materials and colors of fences and walls must be compatible with surrounding development and must be durable and intended for outdoor usage.
 - g. A fence or wall equipped with barbed wire shall only be erected or maintained on property in a non-residential Zoning District and shall not be located adjacent to a property in a Residential Zoning District or a residential use. Any strands of such wire shall be at least six feet above ground level. It shall be unlawful for any person to erect or maintain a fence or wall equipped with barbed wire, razor wire or any similar or other sharp or sharp-pointed material.
 - h. No person shall erect or maintain anywhere in the village an above ground electrically charged fence or wall.

**NOTICE OF PUBLIC HEARING ON REQUESTED CHANGE
TO THE OFFICIAL ZONING ORDINANCE OF THE VILLAGE OF RANTOUL**

A public hearing before the Planning and Zoning Commission of the Village of Rantoul, Champaign County, Illinois (the “**Planning and Zoning Commission**”), will be held on Thursday, January 4, 2024 at 6:00 p.m. in the Boardroom of the Village of Rantoul Municipal Building, 333 S. Tanner Street, Rantoul, Illinois, to consider the following:

Request made by the Rantoul Zoning Administrator, as petitioner, to amend Chapter 46 of the Village Code, commonly known as the Rantoul Zoning Ordinance, to make changes to the site development standards in the ordinance, including permitting the installation of barb wire on fencing in certain zoning districts and for certain uses.

Such public hearing may be adjourned or continued from time to time to another date and time without further notice.

A copy of such request for the change in the zoning ordinance is available for public inspection and examination by any interested person at the Office of the Recording Secretary of the Planning and Zoning Commission in of the Village of Rantoul Municipal Building, 333 S. Tanner Street, Rantoul, Illinois.

Any person wishing to appear at such public hearing and be heard may do so in person or by attorney or other representative. Communications in writing in relation to such request for the change in zoning classification may also be filed with the Planning and Zoning Commission at the office of its Recording Secretary or at such public hearing at any time prior to the time that such public hearing is finally adjourned.

PLANNING AND ZONING COMMISSION OF
THE VILLAGE OF RANTOUL, ILLINOIS

By: /s/Allen Jones

Chairman

NOTE TO THE NEWS GAZETTE:

This notice is to be published one time on Wednesday, December 20, 2023 in the legal notice section of the newspaper. Please send two (2) publication certificates and your invoice to Chris Milliken, Village of Rantoul Municipal Building, 333 S. Tanner Street, Rantoul, Illinois 61866.

**BOARD OF TRUSTEES
VILLAGE OF RANTOUL**

AGENDA ITEM

ITEM: Motion to Approve <u>Ordinance 2761</u> , An Ordinance Amending Ordinance 2731 Authorizing and Approving a Loan Agreement from the Water Pollution Control Loan Program	DEPARTMENT: Public Works
DATE: February 13, 2024	AMOUNT: \$18,215,000.00
ATTACHMENTS: 1. 02-24-2761 Ordinance - Amending Ordinance 2731 Regarding the Water Pollution Control Loan Program 2. Donohue - Wastewater Treatment Plant Bid Tabulation 121323	ADMINISTRATIVE NOTES:
SUMMARY HIGHLIGHTS: This Agenda item would amend Ordinance 2731, which authorizes the Village to borrow funds from the Water Pollution Control Loan Program in the aggregate principal amount of \$11,500,000.00 to \$18,215,000.00. Under the Official Advertisement for Bids, the Village of Rantoul received sealed bids for the above-referenced project, and publicly opened and read aloud. We have reviewed the Bids received for the Work, and have enclosed a copy of the prepared Bid Tabulation and evaluation for your information and consideration. Three (3) sealed bids were received. The low bid was submitted by Grunloh Building, Inc. of Effingham, Illinois, and was raised to the amount of \$15,588,207.00. As this is much higher than the loan, the IEPA has authorized the ability to borrow more loan funds. The Village is now permitted to revise the loan agreement to \$18,215,000.00.	
RECOMMENDED ACTION: Amend Ordinance 2731, which authorizes the Village to borrow funds from the Water Pollution Control Loan Program in the aggregate principal amount of \$11,500,000.00 to \$18,215,000.00.	
DEPARTMENT HEAD APPROVAL	VILLAGE ADMINISTRATOR

ORDINANCE 2761

AN ORDINANCE AMENDING ORDINANCE 2731 AUTHORIZING AND APPROVING A LOAN AGREEMENT FROM THE WATER POLLUTION CONTROL LOAN PROGRAM

WHEREAS, the Village of Rantoul, Champaign County, Illinois (the “**Village**”) operates its sewerage system (“the **System**”) and in accordance with the provisions of Article VII, Section 6 of the Illinois Constitution and the Local Government Debt Reform Act, 30 ILCS 350/1 (collectively, “the **Act**”), and

WHEREAS, the Mayor and Board of the Village (“the **Corporate Authorities**”) determined that it is advisable, necessary and in the best interests of public health, safety and welfare to improve the System, including the following:

Wastewater Treatment Plant and System Improvements: Phase I together with any land or rights in land, and all electrical, mechanical, or other services necessary, useful or advisable to the construction and installation (“the Project”), all in accordance with the plans and specifications prepared by consulting engineers of the Village; which Project has a useful life of 35 years; and

WHEREAS, the estimated cost of construction and installation of the Project, including engineering, legal, financial, and other related expenses was expected to be \$11,500,000.00, and there are insufficient funds on hand and lawfully available to pay these costs; and

WHEREAS, the Village adopted Ordinance 2731, which authorized the Village to borrow funds from the Water Pollution Control Loan Program through the Illinois Environmental Protection Agency (IEPA), the loan to be repaid from Revenues of the System in the amount of the expected costs of the improvements; and

WHEREAS, the loan shall bear an interest rate as defined by 35 Ill. Adm. Code 662, which does not exceed the maximum rate authorized by the Bond Authorization Act, as amended, 30 ILCS 305/0.01 et seq., at the time of the issuance of the loan; and

WHEREAS, the principal and interest payment shall be payable semi-annually, and the Loan shall mature in 30 years, which is within the period of useful life of the Project; and,

WHEREAS, the bids obtained by the Village for the improvements exceeded the original amount authorized to be borrowed through the Water Pollution Control Loan Program; and,

WHEREAS, the IEPA has authorized the Village to borrow additional funds through the Water Pollution Control Program up to \$18,215,000.00; and,

WHEREAS, it is necessary to amend Ordinance 2731 to increase the amount the Village is authorized to borrow in order to pay for the costs of the improvements;

WHEREAS, the loan to the Village shall be made pursuant to a Loan Agreement, including certain terms and conditions, between the Village and the Illinois Environmental Protection Agency;

NOW THEREFORE, BE IT ORDAINED BY THE CORPORATE AUTHORITIES OF THE VILLAGE OF RANTOUL, CHAMPAIGN COUNTY, ILLINOIS, as follows:

SECTION 1. The Corporate Authorities hereby find that the recitals contained in the preambles are true and correct, and incorporate them into this Ordinance by this reference.

SECTION 2. Section 2 of Ordinance 2731 adopted by the Village on February 14, 2023 shall be amended to increase the amount of funds authorized to be borrowed from \$11,500,000.00 to \$18,215,000.00. All other provisions of Section 2 of Ordinance 2731 shall remain in full force and effect.

SECTION 3. All other provisions of Ordinance 2731 adopted by the Village on February 14, 2023 not otherwise amended shall remain in full force and effect.

SECTION 4. The MAYOR is hereby authorized and directed to execute the Loan Agreement, consistent with this amending ordinance, with the Illinois Environmental Protection Agency.

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

PASSED this 13th day of February, 2024.

Village Clerk

APPROVED this 13th day of February, 2024.

Village President

STATE OF ILLINOIS)
COUNTY OF CHAMPAIGN) SS.
VILLAGE OF RANTOUL)

CERTIFICATION OF ORDINANCE

I, the undersigned, do hereby certify that I am the duly qualified and acting Village Clerk of the Village of Rantoul, Champaign County, Illinois (the “**Village**”), and as such official I am the keeper of the records and files of the Village and of the President and Board of Trustees of the Village (the “**Corporate Authorities**”).

I do further certify that the attached constitutes a full, true and complete excerpt from the proceedings of the meeting of the Corporate Authorities held on the 13th day of February, 2024, insofar as same relates to amending Ordinance 2731 previously adopted on February 14, 2023, entitled:

**AN ORDINANCE AMENDING ORDINANCE 2731
AUTHORIZING AND APPROVING A LOAN AGREEMENT
FROM THE WATER POLLUTION CONTROL LOAN PROGRAM**

a true, correct and complete copy of which ordinance (the “**Ordinance**”) as adopted at such meeting appears in the transcript of the minutes of such meeting and is hereto attached. The Ordinance was adopted and approved by the vote and on the date therein set forth.

I do further certify that the deliberations of the Corporate Authorities on the adoption of the Ordinance were taken openly, that the vote on the adoption of the Ordinance was taken openly and was preceded by a public recital of the nature of the matter being considered and such information as would inform the public of the business being conducted, that such meeting was held at a specified time and place convenient to the public, that the agenda for the meeting was duly posted on the Village’s website and at the Village Hall at least 48 hours prior to the meeting; that notice of such meeting was duly given to all of the news media requesting such notice, that such meeting was called and held in strict compliance with the provisions of the open meeting laws of the State of Illinois, as amended, and the Illinois Municipal Code, as amended, and that the Corporate Authorities have complied with all of the applicable provisions of such open meeting laws and the Illinois Municipal Code and their procedural rules in the adoption of the Ordinance.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of the Village of Rantoul, Champaign County, Illinois, this 13th day of February, 2024.

(SEAL)

Village Clerk



Donohue & Associates, Inc.
1605 S State Street | Champaign, IL 61820
217.352.9990 | donohue-associates.com

December 19, 2023

Mr. Jake McCoy
Public Works Director
Village of Rantoul
200 W Grove Ave
Rantoul, IL 61866

Re: WWTP Improvements Phase 1 Dewatering, Disinfection, and Lift Stations
Bid Evaluation and Letter of Recommendation
Donohue Project No. 14239

Dear Mr. McCoy:

Pursuant to the Official Advertisement for Bids, sealed bids for the above referenced project were received by the Village of Rantoul at the Rantoul Municipal Building, 333 South Tanner Street, on December 13, 2023 at 10:00 am local time, and publicly opened and read aloud. We have reviewed the Bids received for the Work and have enclosed a copy of the prepared Bid Tabulation and evaluation for your information and consideration.

Three (3) sealed bid were received. The low bid was submitted by Williams Brothers Construction, Inc. of Peoria, Illinois in the amount of \$12,840,00.00. This bid was withdrawn due to a substantial mistake in the preparation of the bid and is no longer being considered. See the Williams Brothers withdrawal letter attached. The second low bid was submitted by Grunloh Building, Inc. of Effingham, Illinois submitted in the amount of \$15,588,207.00. The third low bid was submitted by Schomburg and Schomburg Construction, Inc. of Danville, Illinois in the amount of \$16,304,767.40. It is our opinion that the next lowest bidder, Grunloh Building, Inc., submitted a responsive, responsible bid and is capable of performing the Work as specified. A contract award by the Village of Rantoul would be on the condition of closing the IEPA's SRF Loan.

We respectfully present this analysis and review for consideration by the Village of Rantoul. We will be pleased to answer any question concerning the information presented herein. We are also attaching the Notice of Intent to Award to be executed by the Village.

Sincerely,

A handwritten signature in black ink, appearing to read 'Terry K. Boyer', is written over a light blue horizontal line.

Terry K. Boyer, P.E.
Vice President



BID TABULATION

Owner: Village of Rantoul, IL
Project: WWTP Improvements Phase 1 – L17-3611
Project No.: 14239
Bid Date & Time: 10:00 AM, December 13, 2023

Contractor	Lump Sum Bid Price	5% Certified Check, Bank Check, or Bid Bond	American Iron & Steel Cert Included?	DBE Documents Included?	Acknowledge All Addenda?
Schomburg Construction Inc.	\$16,304,767.40	Yes	Yes	Yes	Yes
Grunloh Building, Inc.	\$15,588,207.00	Yes	Yes	Yes	Yes
Williams Brothers Construction	\$12,840,000.00	Yes	Yes	Yes	Yes

**BOARD OF TRUSTEES
VILLAGE OF RANTOUL**

AGENDA ITEM

ITEM: Motion to Pass <u>Resolution 02-24-1407</u> , a Resolution Authorizing and Approving a Services Contract with Deem Landscaping, Inc.	DEPARTMENT: Recreation
DATE: February 13, 2024	AMOUNT: \$32,609.00
ATTACHMENTS: 1. 02-24-1407 Resolution - Approving a Services Contract with Deem Landscaping, Inc 2. Landscape Maintenance Services Contract - Deem Landscaping, Inc (2024) 3. Landscape Maintenance Scope of Work - Deem Landscaping, Inc (2024) 4. Landscape Maintenance Proposal - Deem Landscaping, Inc (2024)	ADMINISTRATIVE NOTES:
SUMMARY HIGHLIGHTS: This agenda item provides for a one-year contract extension with Deem Landscaping for Landscape Installation and Maintenance for the 2024 season. The scope of work is consistent with the 2023 season with the following adjustment: • Addition of landscaping around the north and east sides of the building at the Youth Center The proposed contract is for the period from April 22, 2024 – November 22, 2024 at a cost of \$32,609.00, plus \$140.00 per occurrence for watering and de-weeding on an as-needed basis. This contract provides beautification of Village properties by an efficient and professional landscaping contractor who has provided quality service to the Village since 2019.	
RECOMMENDED ACTION: Approve	
DEPARTMENT HEAD APPROVAL	VILLAGE ADMINISTRATOR

Luke A. Humphrey	Scott Eisenhower
------------------	------------------

RESOLUTION 02-24-1407

**A RESOLUTION
AUTHORIZING AND APPROVING A SERVICES CONTRACT
BETWEEN THE VILLAGE OF RANTOUL AND DEEM LANDSCAPING, INC.**

WHEREAS, there has been presented to, and there is now before, this meeting of the President and the Board of Trustees (the **“Corporate Authorities”**) of the Village of Rantoul, Champaign County, Illinois (the **“Village”**) at which this Resolution is adopted, the form of a certain Services Contract (Landscape Installation and Maintenance Project) (the **“Contract”**) by and between the Village and Deem Landscaping, Inc. (the **“Contractor”**) in connection with the provision of certain landscape installation and maintenance services.

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

Section 1. That the Contract by and between the Village and the Contractor, in substantially the form thereof, which has been presented to, and is now before, the meeting of the Corporate Authorities of the Village at which this Resolution is adopted, be and the same is hereby authorized and approved.

Section 2. That for and on behalf of the Village, the Village President is hereby authorized to execute and deliver the Contract, and the Village Clerk is hereby authorized to attest thereto, with such insertions, corrections and technical revisions in the form of such Contract as may be approved by such Village President, such execution or acceptance thereof, as the case may be, to constitute conclusive evidence of such approval of any and all such insertions, corrections or technical revisions therein from the form of the Contract now before the meeting of the Corporate Authorities at which this Resolution is adopted.

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 held on the date set forth below.

PASSED this 13th day of February, 2024.

Village Clerk

APPROVED this 13th day of February, 2024.

Village President

**SERVICES CONTRACT
(LANDSCAPE INSTALLATION & MAINTENANCE PROJECT)**

**BY AND BETWEEN THE

VILLAGE OF RANTOUL, CHAMPAIGN COUNTY, ILLINOIS**

AND

DEEM LANDSCAPING, INC.

DATED AS OF January 16, 2024

SERVICES CONTRACT
(LANDSCAPE INSTALLATION & MAINTENANCE PROJECT)

THIS SERVICES CONTRACT (this “**Contract**”) is made and entered into as of the 16th day of January, 2024, but actually executed by the parties on the dates respectively set forth to the left of their signatures below, by and between the Village of Rantoul, Champaign County, Illinois, an Illinois municipal corporation (the “**Village**”) and Deem Landscaping, Inc., an Illinois corporation (the “**Contractor**”).

WHEREAS, the Village made a Request for Proposals (VRNTL-20-R-06 Landscape Installation & Maintenance Project) dated January 10, 2020 (the “**RFP**”) under and by which proposals were requested to provide any and all services, including any related labor, parts, materials, supplies and equipment in connection with Landscape Installation & Maintenance (the “**Project**”); and

WHEREAS, the RFP included a provision that allows the Village to extend the original term under the RFP for successive additional one-year periods without issuing additional RFPs, which the Village desires to exercise; and,

WHEREAS, the Contractor, who was awarded the contract under the RFP, submitted a Proposal Form for the period of April 22, 2024 through November 22, 2024 (the “**Proposal**”) under and by which the Contractor proposed to perform all services required to be performed under the Contract Documents (as defined below) in connection with the Project; and

WHEREAS, the Village has determined that it is necessary and in the best interests of the Village that it enter into this Contract in order that the Contractor may provide such services for and on behalf of the Village in connection with the Project.

NOW, THEREFORE, in consideration of the mutual promises, covenants, conditions, obligations and agreements herein contained, the Village and the Contractor hereby mutually covenant and agree as follows:

Section 1. The Services. The Contractor agrees to perform and/or furnish any and all services, including any and all labor, parts, materials, supplies and equipment required to be performed and/or furnished under the Contract Documents (as defined below), including the submission of any and all documents, instruments and certificates required to be submitted thereunder (collectively, the “**Work**”). In material part, such Work is more particularly specified under the Scope of Work (as defined in Section 2 of this Contract below).

Section 2. Contract Documents. Incorporated into and made a part of this Contract to the same extent as if fully set forth herein, and referred to jointly together with this Contract, are the following documents (collectively, the “**Contract Documents**”):

- (a) The Scope of Work for the Project for the period April 22, 2024 through November 22, 2024 (the “**Scope of Work**”);
- (b) The General Terms and Conditions (Services Contract) (the “**General Terms and Conditions**”); and

- (c) The Proposal Form of the Contractor for the period April 22, 2024 through November 22, 2024 (the **“Proposal”**).

The Contract Documents, together with any Change Orders to the Scope of Work subsequently ordered by the Village under and pursuant to the Contract Documents, shall constitute the entire agreement between the Village and the Contractor. There are no covenants, promises, agreements, conditions or understandings, either oral or written, between the Village and the Contractor other than as set forth in the Contract Documents. The Contract Documents are intended to be complementary and any requirement or obligation under any one of them shall, to the extent applicable, be construed to be a requirement or obligation under all. The provisions of each of the Contract Documents are therefore further intended to be construed together in such a manner as to give full effect to each in the context of application, but in the event of any irreconcilable conflict between or among any of the provisions of the Contract Documents, the provisions of each of the following Contract Documents, in the order named below, shall prevail:

- (a) The Scope of Work;
- (b) This Contract;
- (c) The General Terms and Conditions; and
- (d) The Proposal.

Section 3. Prevailing Rate of Hourly Wages. The Contractor shall pay as and to the extent required by the Prevailing Wage Act (820 ILCS 130/0.01 et seq.) not less than the prevailing rate of hourly wages to all laborers, workers and mechanics employed by the Contractor or any subcontractor in connection with the Work. The most recently revised prevailing rate of hourly wages, as determined by the Department of Labor of the State of Illinois, may be found on the website of the Department of Labor.

Section 4. Contract Term. The Work under this Contract shall be for the period commencing on April 22, 2024, and terminating on November 22, 2024, subject to any modifications or earlier termination as provided for in the Contract Documents (the **“Contract Term”**). The Contract Documents shall be and remain in full force and effect for the full period of the Contract Term and thereafter until the Village determines that all requirements and conditions of the Contract Documents have been met and that the Work is deemed complete. No Work shall be deemed complete unless and until it is accepted by the Village.

Section 5. Contract Amount. The Village shall pay to the Contractor, as full and complete consideration for the Contractor’s satisfactory performance of all of its obligations under the Contract Documents, except as may otherwise be specifically provided therein, a total amount of Thirty-two Thousand Six Hundred Nine Dollars (\$32,609.00) (the **“Contract Amount”**) for all completed Work provided by the Contractor during the Contract Term, subject to the terms and conditions of the Contract Documents plus One Hundred Forty Dollars (\$140.00) per occurrence, on an as needed basis, for watering and de-weeding. A breakdown of the Contract Amount is as follows:

Labor: \$20,580.00

Annual Plant Cost: \$4,964.00
Perennial Plant Cost: \$1,890.00
Mulch Cost: \$3,075.00
Free Standing Planters: \$2,100.00
Total Contract Cost: \$32,609.00

Section 6. Payment. After partial completion or periodic performance of the Work in accordance with all applicable provisions of the Contract Documents, and upon an invoice submitted by the Contractor to the Village not more frequently than monthly for such partially completed or periodically performed Work, the Village shall pay the Contractor the amount of such invoice as does not exceed such percentage of the Contract Amount as is equivalent to Four Thousand Six Hundred Fifty-eight 42/100 Dollars (4,658.42) per month plus One Hundred Forty Dollars (\$140.00) per occurrence, on an as needed basis, for watering and de-weeding. Such invoice shall be in such form and detail as may be required by the Village and shall be accompanied by waivers of liens or the equivalent from all suppliers and subcontractors, if any. Such amount shall be paid by the Village within thirty (30) calendar days of the date submitted to the Village by the Contractor, provided, however, that the Village may withhold from such amount a sufficient amount of payment otherwise due to cover any or all of the following:

- (a) any defective Work not otherwise remedied by the Contractor;
- (b) any claim arising in or from the performance of the Work by the Contractor under the Contract Documents; or
- (c) any failure of the Contractor to make any proper payment in connection with the Work to any of the Contractor's suppliers or subcontractors.

Section 7. Reserved.

Section 8. Minimum Insurance Requirements. Pursuant to Sections 5.02, 5.03 and 5.04 of the General Terms and Conditions (Services Contract) of the Contract Documents, the Contractor and any of its subcontractors may not commence any Work under the Contract Documents until the Contractor and any such subcontractors have obtained and paid for all such insurance as may be required under and pursuant to such sections, and until such insurance has been approved by the Village. The types of insurance coverages and the amounts thereof (denoted in minimum amounts) under the Contract Documents (the "**Minimum Insurance Requirements**") are attached to this Contract and made part hereof.

Section 9. Notices. All notices, or other communications under or in respect of the Contract Documents, shall be in writing and shall be deemed to have been given when the same are: (i) deposited in the United States mail and sent by registered or certified mail, postage prepaid, return receipt requested; (ii) personally delivered; or (iii) deposited with a nationally-recognized carrier for next day delivery, delivery charge prepaid; in each case, to the Village and the Contractor at their respective addresses (or at such other address as each may designate by written notice to the other), as follows:

If to the Village: Village of Rantoul
 Municipal Building

333 South Tanner Street
Rantoul, IL 61866
Attn: Luke A. Humphrey
Tel: (217) 893-5700

If to the Contractor: Deem Landscaping, Inc.
2052 Co. Rd. 1800E
Urbana, IL 61802
Attn: Derek Deem
Tel: (217) 369-7119

Section 10. Effective Date. This Contract and the related Contract Documents shall become effective upon the respective execution and delivery of this Contract by both the Village and the Contractor.

IN WITNESS WHEREOF, on the dates set forth to the left of their respective signatures, the parties hereto have executed or have caused this Contract to be executed by proper officers duly authorized to execute the same in two (2) or more duplicate originals or counterparts, as the case may be, any one of which shall be deemed an original of this Contract.

VILLAGE:
VILLAGE OF RANTOUL, CHAMPAIGN
COUNTY, ILLINOIS

Dated: _____

By: _____
Charles Smith, Its Mayor

ATTEST:

Janet Gray, Its Village Clerk

CONTRACTOR:
Deem Landscaping Inc.
2052 Co. Rd. 1800E
Urbana, Illinois 61802

Dated: _____

By: _____
Derek Deem, Its President

ATTEST:

Marla Deem, Its Secretary

MINIMUM INSURANCE REQUIREMENTS

1. Comprehensive General Liability (including Premises-Operations; Independent Contractors' Protective; Products and Completed Operations; Board Form Property Damage):

- | | | |
|----|---|--|
| a. | Bodily Injury: | |
| | \$1,000,000.00 | Each Occurrence |
| | \$1,000,000.00 | Aggregate, Products and Completed Operations |
| b. | Property Damage: | |
| | \$500,000.00 | Each Occurrence |
| | \$500,000.00 | Aggregate |
| c. | Contractual Liability (Hold Harmless Coverage): | |
| 1. | Bodily Injury: | |
| | \$1,000,000.00 | Each Occurrence |
| 2. | Property Damage: | |
| | \$500,000.00 | Each Occurrence |
| | \$500,000.00 | Aggregate |
| d. | Personal Injury, with Employment Exclusion deleted: | |
| | \$1,000,000.00 | Aggregate |

2. Comprehensive Automobile Liability (including owned, non-owned and hired):

- | | | |
|----|------------------|-----------------|
| a. | Bodily Injury: | |
| | \$1,000,000.00 | Each Person |
| | \$1,000,000.00 | Each Accident |
| b. | Property Damage: | |
| | \$500,000.00 | Each Occurrence |

3. Workers' Compensation:

- | | | |
|----|---|---------------|
| a. | State: Illinois | Statutory |
| b. | Employer's Liability: | \$500,000 |
| c. | Benefits Required by Union labor contracts: | As applicable |

4. Umbrella Liability:

\$1,000,000.00

SCOPE OF WORK
SERVICES CONTRACT
(LANDSCAPE INSTALLATION & MAINTENANCE PROJECT)

Prepared by:

Village of Rantoul
Parks and Recreation Department
Municipal Building
333 South Tanner Street
Rantoul, IL 61866

January 16, 2024

SCOPE OF WORK

DESCRIPTION OF SERVICES

The Landscape Maintenance Contractor (Contractor) shall perform in accordance with all stated intents, specifications and stipulations contained or referenced herein as well as the proposal submitted by Contractor. The Contractor shall be responsible for researching existing conditions and matters that affect the cost or performance of services.

The Contractor shall furnish all plants, flowers, mulch, labor, equipment, supplies and services required to install and maintain the landscape in an attractive condition throughout the contract period. Maintenance of plant materials shall include, but not be limited to, installation, watering, weeding, pruning, fertilizing, and spring/fall cleanup of beds and existing ornamental grasses and perennials. It is the responsibility of the Contractor to have adequate equipment and staff to perform the specified services under the contract. In the event of a mechanical breakdown of equipment, the Contractor will be expected to provide backup services as required under the terms of the contract.

The Contractor shall inspect landscaped areas for indications of pest problems and advise the Village of such problems.

The Scope of Work also includes:

33 Flower Beds and 30 Free Standing Planters

Spring

- Removal of any existing weed cloth
- Beds will be stripped of soil that is higher than edging
- New bed edges cut as needed
- Trim all shrubs and clean existing perennials
- Work areas with small rotor tiller to loosen soil
- Installation of garden compost in annuals planting areas
- Installation of slow-release fertilizer
- Installation of new perennial plant material
- Installation of annuals flowers around May 15th
- Installation of enhanced brown mulch in all beds as needed
- Installation of assorted annual flowers (using 8" OC)
- Work and amend free standing planters and plant with new annuals

Summer

- Watering new plantings and annuals as needed to obtain maximum growth and health plant material
- De-weeding and trash removal in beds as contractor waters
- Once monthly water will be treated with plant fertilizer

Fall

- The 30 free-standing planters will have one annual switch to a fall theme around mid-October
- Removal of all annual plants which will be disposed of off site
- Trim any perennial as needed
- Trim any shrubs as needed
- Removal of all leaves in the service areas

Deem Landscaping, Inc.

Complete Landscaping Service

2052 Co Rd 1800E. Urbana, IL 61802 (217) 369-7119

Email: deemd1@yahoo.com www.deemlandscaping.com



VRNTL-20-R-06

Landscape Installation and Maintenance

Village of Rantoul

Luke Humphrey, Recreation Director

100E Flessner Rantoul, IL 61866

Proposal prepared by Deem Landscaping, Inc The information contained in this Proposal is intended only for the use of the individual(s) or entity names above. You are hereby Notified that any dissemination, distribution or copying of this proposal or plans is strictly prohibited.

The Purpose of this proposal is to make the areas listed by the village of Rantoul appealing to the eye and beatify the town at the local points of interest.

The Service period in this proposal is from April 22nd 2024 through November 22nd 2024. All beds to receive a one-time cleaning in spring around beginning of contract date. New bed edges cut if needed

- Trim all shrubs and clean existing perennials
- Work areas with small tiller to loosen soil
- Installation of garden compost in annual planting areas
- Installation of slow-release fertilizer
- Installation of annuals flowers around May 15th
- Maintain 5 beds: Substation, PowerStation, Municipal Building beds, Constitution Park, and Garden bed park for weed free areas

Fall Planting

- The 30 Freestanding planters will have one annual switch to a fall theme around Mid-October

Deem Landscaping, Inc.

Complete Landscaping Service

2052 Co Rd 1800E. Urbana, IL 61802 (217) 369-7119

Email: deemd1@yahoo.com www.deemlandscaping.com



Beds Included for annual Flowers

North 45 Entrance
South 45 Entrance
West 136 Entrance
East 136 Entrance
Fire Station 1
Rantoul Municipal Building
Youth Center
Rantoul Business Center
Rantoul Parade Grounds
Aquatic Center
Forum Fitness Center
Rantoul Library
Rantoul Recreation Building
AT&T Building
Sports Complex Entrance sign
Ryan Park Circle Bed
Garden Club bed
Various pots throughout village

Proposal 2022	4-22-2024 to 11-22-2024
Labor	\$20,580.00
Annual Cost	\$ 4,964.00
Watering Cost*	Per Occurrence
Mulch Cost	\$ 3,075.00
Planter Cost	\$ 2,100.00
Perennial Plants	\$ 1890.00
Total Project Cost	\$ 32,609.00

*Watering Cost is based on per occurrence rate of \$ 140.00
Water and hydrant meter to be supplied by Village of Rantoul

Deem Landscaping, Inc.

Complete Landscaping Service

2052 Co Rd 1800E. Urbana, IL 61802 (217) 369-7119

Email: deemd1@yahoo.com www.deemlandscaping.com



Weekly Maintenance to be preformed in the service period

- Watering new plantings to obtain maximum growth and healthy plants
- Weeding, and trash removal in beds as person waters
- Once monthly watering will be treated with plant fertilizer

Fall Clean up and plant removal

- Removal of all annual plants and disposal off site
- Trim any perennials as needed
- Trim any shrubs as needed
- Removal of all leaves in the service area

Youth Center

- One time clean up and plant removal around building
- Installation of new plant material
 - 9 low maintenance shrubs
- Installation of enhanced brown mulch

Thank you for your time and consideration and look forward to working together to beautify the Village of Rantoul

Sincerely,

A handwritten signature in blue ink, appearing to read 'Derek Deem'. The signature is stylized with a long, sweeping underline.

Derek Deem

Deem Landscaping, Inc

Derek@deemlandscaping.com

(217)369-7119

**BOARD OF TRUSTEES
VILLAGE OF RANTOUL**

AGENDA ITEM

ITEM: Motion to Pass <u>Resolution 02-24-1408</u> , a Resolution Authorizing and Approving a Services Agreement with Clemens Insurance	DEPARTMENT: Administration
DATE: February 13, 2024	AMOUNT:
ATTACHMENTS: 1. 02-24-1408 Resolution - Approving a Services Agreement with Clemens Insurance 2. Clemens Insurance Service Proposal	ADMINISTRATIVE NOTES:
SUMMARY HIGHLIGHTS: The Administration elected to seek Request For Qualifications (RFQ) from Health Insurance Brokers for services relative to our benefits programs. An RFQ was issued on November 1st, 2023 with all submittals due December 8th, 2023, at which point ten firms provided a response. In January 2024, the Committee (made up of Angela Schultz, Deborah Sage, Jake McCoy, Luke Humphrey, Sara Simpkins, and Scott Eisenhauer) met with seven firms, and allowed them each 90 minutes to present to the Committee. Following all the presentations, the Committee met and identified Clemens Insurance as the preferred candidate. The term is for one year with annual options to renew, and there is no direct cost to the Village (the Village is fully insured, and commissions are payable to the licensed broker subject to the insurance company's standard contract language). The Administration asks that you approve Clemens Insurance to provide benefit brokerage services to the Village.	
RECOMMENDED ACTION: Approve Clemens Insurance to provide benefit brokerage services to the Village.	
DEPARTMENT HEAD APPROVAL Scott Eisenhauer	VILLAGE ADMINISTRATOR Scott Eisenhauer

RESOLUTION 02-24-1408

**A RESOLUTION
AUTHORIZING AND APPROVING A SERVICES AGREEMENT
BETWEEN THE VILLAGE OF RANTOUL AND CLEMENS INSURANCE**

WHEREAS, there has been presented to and there is now before this meeting of the President and the Board of Trustees (the **“Corporate Authorities”**) of the Village of Rantoul, Champaign County, Illinois (the **“Village”**) at which this Resolution is adopted, the form of a certain Proposal for Services Agreement (the **“Agreement”**), by and between the Village and Clemens Insurance (**“Clemens”**) in connection with the provision of certain broker services for health insurance.

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

Section 1. That the Agreement by and between the Village and Clemens, in substantially the form thereof, which has been presented to and is now before the meeting of the Corporate Authorities of the Village at which this Resolution is adopted, be and the same is hereby authorized and approved.

Section 2. That for and on behalf of the Village, the Village President is hereby authorized to execute and deliver the Agreement, and the Village Clerk is hereby authorized to attest thereto, with such insertions, corrections, and technical revisions in the form of such Agreement as may be approved by such Village President, such execution or acceptance thereof, as the case may be, to constitute conclusive evidence of such approval of any and all such insertions, corrections or technical revisions therein from the form of the Agreement now before the meeting of the Corporate Authorities at which this Resolution is adopted.

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 held on the date set forth below.

PASSED this 13th day of February, 2024.

Village Clerk

APPROVED this 13th day of February, 2024.

Village President

1. Proposal for Broker Services



Presented by:
Michael Lynch
David Underkoffler

Clemens Insurance
Corporate Benefits
2806 E. Empire
Bloomington, IL 61704
Phone : (309) 662-2100 – Fax (309) 665-4163
michael@mslbenefits.com
david@clemensins.com



2. Company History – Clemens and Associates

Clemens & Associates is proud of its long history of servicing the employee benefits needs of employers throughout Illinois.

Clemens and Associates was founded in 1948 in Bloomington, Illinois as a multi-line independent insurance agency. Since our founding, **Clemens and Associates** has expanded to multiple locations throughout the United States including Carbondale and Jerseyville, Illinois, Lebanon, Tennessee, Orlando, Florida, and Newnan, Georgia. As the demand for specialization within the insurance industry increased **Clemens and Associates Corporate Benefit Division** was formed in 1979.

Founded in 1979 **Clemens and Associates Corporate Benefit Division** specializes in the delivery of public and private sector health care products and employee benefit packages. Since our inception Clemens and Associates has grown to become one of the largest distribution centers for health insurance offerings in the entire state of Illinois. Through the success and growth of our valued clients we are privileged to represent over 400 employee benefit plans to employers through-out the state.

Clemens and Associates is honored to have earned agency distinction with:

- **BlueCross BlueShield of Illinois**
- **Health Alliance Medical Plans**

With our designation our clients are able to take part in:

- **Premium Pricing Advantages-** *Fully Insured and Self-Funded groups*
- **Additional Premium Discounts** – *When adding specialty lines of coverage*
- **Wellness Benefit Programs** – *That are proven to reduce future health care cost*

Clemens and Associates gives our employer groups the unparalleled advantage of **local market knowledge**, cost-efficient processes, and access to expertise on innovations and compliance. Today's health and benefit solutions require in-depth knowledge of global and local markets that can be leveraged by access to innovative solutions, support for legislative compliance and an efficient operating platform. Whether your organization is located in one market, multiple regions or spans the United States, **Clemens and Associates** delivers health, life, financial security, workplace, voluntary, and other benefits programs that are modern and cost-effective.

Our associates help employers of all sizes with planning, strategy, benchmarking, design, pricing, financial management, communication, compliance, and administration. As one of the largest consulting/brokerage firms in the State of Illinois, **Clemens and Associates** is uniquely positioned to study and comprehend the intricacies of the Village of Rantoul's employee benefits and design a benefit strategy mapping your needs to components from our large array of providers.

We commit to keeping our clients informed about the ever-changing health care environment on a statewide and national platform. This will better equip you to make informed decisions that unquestionably could have a dramatic impact on **Village of Rantoul's** future health care relationships and fiscal bottom line.

3. Scope of Services

1) Development of short-term and long-term employee benefit goals and strategies.

We recommend that our clients make employee benefits management a strategic initiative. By defining objectives and developing an action plan based on meeting those objectives, we ensure an organized, comprehensive approach to fulfilling your benefits needs. Our careful strategic planning services include ongoing evaluation of all your plan's characteristics, such as access, service, and price, to ensure a proper balance is achieved. Strategic planning also shields your plan from becoming obsolete as new trends and market factors emerge and can help with budgeting and long-term cost management.

2) In cooperation with the Village's human resources and finance staff, research and respond to inquiries from Village personnel regarding plan benefits and related information throughout the plan year.

Clemens and Associates is fully staffed to assist employees of the Village of Rantoul with their employee questions. Our licensed staff are available 8:00 – 4:30, Monday through Friday, or by appointment at other times if necessary.

3) Analyze the Village's claims experience and plan utilization to provide guidance for structuring plan benefits appropriately to maximize positive financial outcomes for both employees and the Village.

At Clemens and Associates, we use a 4-step process to market your employee benefits.

Step 1

- Request claims by location from current vendors
- Analyze claims data to identify utilization trends
- Prepare and present utilization data report with plan design recommendations
- Model plan design changes to provide cost differentials (if applicable)

Prepare network evaluation based on utilization data and available networks

4) Prepare, solicit, evaluate, and negotiate group insurance proposals from the marketplace. Offeror may be required to present proposal information to the Village Board.

At Clemens and Associates, we use a 4-step process to market your employee benefits.

Step 2

While completing the activities described in Step 1, above, Clemens & Associates will perform a complete market study to determine the best possible insurance and/or administrator vendors for the Village of Rantoul. The market study will entail the following activities.

Planning Phase/Meeting

- Identify and introduce team members
- Establish communication channels
- Determine 's satisfaction with current service
- Determine 's expectations for future service
- Determine 's specific objectives for an insurer or administrator
- Determine project scope
- Discuss timeframe
- Review fixed costs
- Review current carrier financial information (experience and rate guarantee)
- Determine stop-loss insurance to include in RFP
- Identify information needed in RFP

Information Gathering

- Determine missing information
- Request missing information
- Acquire historical claims data
- Acquire and review plan document(s) and amendments
- Acquire and review rate, benefit and financial histories

Develop RFP Specifications

- Inventory current services provided
- Review contractual obligations of current vendors
- Finalize list of desired vendor services
- Determine other bidding requirements
- Review and prioritize bid specifications

5) Provide ongoing education to Village administration in regard to local and national trends in employee benefit administration.

The Clemens & Associates team will educate you on important issues while helping you tackle your mounting employee communication challenges. With strategic planning and thorough understanding of your communication objectives, we provide custom communication materials that will help your employees understand their plans and the issues influencing your benefits decisions.

6) Assist in communicating and administering new or updated programs, including Open Enrollment activities and employee meetings.

The Clemens & Associates team will build and maintain an employee benefit administration system (Employee Navigator). Employee Navigator will allow employees to enroll online, designate beneficiaries, and locate all important plan documents, mandatory notices, and more. Human Resources will be able to monitor all benefits activity, and the Clemens team is there to provide in-person assistance. With over 100 clients utilizing this system, we have become experts at communicating your benefits to your employees.

7) Advise and assist the Village in complying with state and federal regulations related to COBRA, HIPAA, ACA, FMLA, and other reporting and regulatory compliance matters.

In addition to free COBRA Services provided by PrimePay, our expert team will help ensure that you are meeting your compliance obligations. We stay up to date and will inform you of any laws or regulations that may affect your employee benefit program. Our compliance consulting services include:

- Easy-to-read *Legislative Briefs* that summarize recent federal legislative developments in insurance and employee benefits.
- Answers to common COBRA, FMLA, health care reform, HIPAA, HIPAA Privacy, Medicare Part D and Section 125 questions.
- Commonly used forms in COBRA, FMLA, health care reform, HIPAA, HIPAA Privacy, Medicare Part D and Section 125 administration.
- State-specific compliance materials, including COBRA, FMLA, disability laws, state mandates and more.
- A community of knowledgeable colleagues from all over the country to share resources and information via an online interactive forum.

Legislative Briefs

Our firm is happy to provide our clients with the *Legislative Brief* publication that summarizes recent federal legislative developments in insurance and employee benefits. These informative documents are researched and written in an easy-to-read manner by experienced benefits attorneys.

8) Research and introduce programs and techniques to aggressively manage healthcare and general insurance costs.

In addition to general day-to-day services, Clemens & Associates will release a Request for Proposal (RFP) to the marketplace in order to review all of your vendor options now and at renewal. We specialize in evaluating, negotiating with and recommending insurers and providers to our clients. Our position in the marketplace allows us to enjoy preferred financial arrangements with insurance vendors and third-party administrators across the United States. We actively cultivate long-standing relationships with major carriers, and those relationships allow us to negotiate aggressively and obtain cost-effective proposals for our clients.

As we negotiate with vendors, we will also examine your loss history, establish the necessary types of coverage consistent with your risk tolerance, choose carriers that provide superior services, and adopt the optimal funding mechanisms for your specific needs.

9) Meet regularly with Village administration to review program results and plan for expected changes and trends in the healthcare and insurance markets.

The Clemens team is fully committed to excellent service and will meet with Village administration at an agreed upon date and time to discuss program results and plan for expected changes to all offered employee benefits.

4. Clemens Employee Resumes

Clemens and Associates Village of Rantoul Team Members

Our commitment to five-star service is made at all levels of our organization. The following individuals are dedicated to providing high-quality service for all of the Village of Rantoul's employee benefits needs.

Michael S. Lynch, VP, Senior Marketing Executive

Michael lives in Kankakee, Illinois and has offices in Kankakee, Illinois and Watseka, Illinois. With 39 years of benefits experience in both public and private sectors, he is licensed in Life, Health, Disability, and Long-Term Insurance products and for Medicare Prescription Drug coverage and Medicare Supplement coverages.

He has served on the Blue Cross Blue Shield of Illinois Producers Advisory Council for two terms. In addition, was twice named Principal Financials Outstanding producer, and named top producer for Humana Insurance (for disability).

He is the current Broker/Consultant for Kankakee Community College, the county of Kankakee, the City of Watseka, and many other accounts. Mike was born, raised and lived in Watseka for the majority of his life but now lives in Kankakee but maintains offices in Watseka & Kankakee. He is also a proud alum of Western Illinois University and will be a primary contact for your group!

David Underkoffler, Senior Marketing Executive, CLU

David has 37 years of benefits experience in both the private and public sector, the last 25 years with Clemens & Associates. Prior to Clemens & Associates, David worked as both a Large Group Underwriter and Marketing Executive with Blue Cross Blue Shield of Illinois. He is licensed for Life, Health, and Disability products. David is also an Illinois State University alum.

Kaleigh Vaughn

Senior Account Executive

Kaleigh has worked at Clemens for 14 years. Kaleigh is licensed for Life, Health, and Disability products. In addition to managing our Customer Service Representatives, she currently coordinates Employee Navigator, our legislative compliance and client communications.

Erin Gwaltney

Account Assistant

Erin is a licensed agent for Life/Health insurance with 15 years of service in the insurance industry. Prior to coming to MSL Benefits, she worked for CIGNA insurance company in their customer service area. Erin will be available for any kind of customer service phone calls and assistance during working hours along with providing a variety of reports to our customers.

5. References – minimum of 3

- City of Pontiac
Fawn Baker, Administrative Assistant
Pontiac City Hall
115 West Howard Street
Pontiac, IL 61764
(815) 844-3396
- County of Kankakee
Anita Speckman, County Administrator
189 E Court Street, Suite 502
Kankakee, IL 60901
(815) 936-5516
- City of Watseka
Cathy Molock, Assistant to the Mayor
201 Brianna Drive
Watsaka, IL 60970
(815) 432-2711
- Kankakee Community College
David W. Cagle, SPHR
Director of Human Resources
100 College Drive
Kankakee, IL 60901
(815) 802-8128

Other Clients

- McLean County Unit 5 School District
- CIRA – Bloomington/Normal Airport Authority
- Illinois Bankers Association, Health and Ancillary Insurance Plans, Consultants.
- Ridgeview CUSD #19
- Heyworth CUSD #4

Blue Cross Blue Shield of Illinois – References

Brian Snell, Divisional Senior Vice President, Illinois Group Markets

Robert Miller, Vice President, Illinois Group Markets

6. Draft Contract

Clemens & Associates - Fees

Clemens and Associates annual fee \$0.

The Village of Rantoul is fully insured and commissions are payable to licensed brokers subject to insurance companies standard contract language. Therefore, no further compensation will be requested from the Village.

Scope of Services

Clemens and Associates agrees to all of the services:

- 1) Negotiating annual renewal of coverages from carriers for Health, Prescription Drug, Dental, Life coverage. Seek competitive quotes from other benefit carriers and provide advice and recommendations for consideration. Preparation of all necessary bid specifications, evaluation of bids, coverage and premium analysis, and recommendation of carrier.
- 2) Reviewing policies and endorsement for accuracy and conformance with negotiated coverages.
- 3) Assisting the Village of Rantoul's employees in understanding benefits and settling claims or grievances relating to insurance benefits issues.
- 4) Assisting the Village of Rantoul with health benefit plan administration, wellness and preventive insurance management and providing advice and guidance on new laws, regulations, and procedures in the area of health benefit administration.
- 5) Assisting the Village of Rantoul's personnel in processing of enrollment, terminations, changes, COBRA notification processes and applications and any other forms for administration and claims.
- 6) Providing the Village of Rantoul's administration with reasonable preliminary renewal figures during the budget process.
- 7) Attending on request the Village of Rantoul's meetings, Committee meetings and Board meetings whenever necessary.
- 8) Assisting the Village of Rantoul's personnel with required employee presentation.
- 9) Assisting the Village of Rantoul with all aspects of its health insurance consulting/brokerage services and management of all aspects of the Village's health and welfare insurance program; this includes but is not limited to Medical, Prescription, Dental, Life, Employee Assistance Programs, and Vision programs.
- 10) Assist the Village with any online enrollment applications.
- 11) Additional services as listed in Article 2 of the RFP.

Clemens & Associates is a privately held organization and considers all information contained herein to be proprietary.

7. Other Services offered at no cost to the Village of Rantoul

- 1) Benefits Administration offered using Employee Navigator
- 2) COBRA Administration from PrimePay
- 3) Compliance suite of products from Zywave
- 4) On-Retainer Attorney, Lawrence (Larry) Grudzien, JD, LL.M

8. What Distinguishes Clemens from other firms?

Clemens and Associates gives our employer groups unparalleled knowledge of state markets, cost-efficient processes, and access to expertise on innovations and compliance. Today's health and benefit solutions require in-depth knowledge of global and local markets that can be leveraged by access to innovative solutions, support for legislative compliance and an efficient operating platform. Whether we are talking about a local employee, or a retiree located in another state, The Clemens team delivers health, financial security, work/life, voluntary and other benefits programs that are modern and cost-effective.

Clemens & Associates is built upon a tradition of integrity, industry leadership and excellence. We are committed to delivering tailored benefit solutions with thoughtful strategic planning, valuable professional services, and technology-based solutions that result in sustained customer and employee satisfaction. Through initiative and follow-through, we help our customers find answers, implement solutions, and anticipate consequences.

Clemens & Associates has assembled the finest staff of benefits professionals whose experience is matched by their intelligence and integrity. We further arm them with continuous education, training, and cutting-edge technical resources. These highly specialized consultants have helped us build our reputation for excellence and fuel our growth.

This proposal for employee benefits consulting and brokerage services outlines our history, business philosophy and services as they relate to satisfying the Village of Rantoul's employee benefits objectives.

Following is a summary of our firm's resume with **BlueCross BlueShield of Illinois**. We consider these facts to be important when considering Clemens & Associates as your Broker / Consultant.

1. We have been active in the corporate and municipal benefits arenas with **BlueCross BlueShield** for more than 40 years.
2. **Clemens & Associates** is the **largest producer** of **BlueCross BlueShield** products in all of downstate Illinois, exclusive of the immediate Chicago marketplace.
3. We serve on the **Producer Advisory Council** for **BlueCross BlueShield**. This is a group comprised of 12 elite producers who provide a forum for professional exchange between brokers and **BlueCross BlueShield** senior management and their Board of Directors.
4. In addition, we have been appointed and serve on the **Strategic Producer Council** for **BlueCross BlueShield**. **SPC's** mission is to be a strategic and interactive platform to review market conditions, anticipate customer needs and support initiatives needed for **BlueCross BlueShield's** distribution channels. Participants discuss and provide input on **BlueCross BlueShield's** portfolio offerings, market trends, sales tools, quality improvement approaches and other related concerns.
5. We represent our client's best interests first and foremost and will use our relationship with **BlueCross BlueShield** to produce the most cost-effective alternatives each year.

9. Responses to the following interrogatories:

a. **Provide details of your firm's financial status.**

Clemens Insurance is a privately owned firm with more than 60 employees. With approximately 20 million in revenues per year, Clemens and Associates is financially secure.

b. **Provide details of any expected organizational changes in your firm that would affect services provided to the Village.**

None known at this time.

c. **Provide a breakdown of client mix (organization sizes, categories).**

At Clemens and Associates we provide employee benefits to all size employer groups and all types of employers.

We currently insure more than 40 school districts, municipalities, county governments, and other taxing bodies.

d. **What is your service philosophy?**

Five-star Service

We pride ourselves on the level of knowledge and service we provide to our clients.

- *Contact:* We meet with clients regularly to ensure carriers, coverage and costs are meeting expectations.
- *Education:* We conduct employee meetings and provide custom communication materials for employees.
- *Advocacy:* We work on your behalf to bring an unbiased perspective to all situations, with no allegiance to any specific carrier or vendor.
- *Personnel:* We hire and maintain a professional, experienced staff and ensure that they are up to date on all the latest trends and information.
- *Information:* We possess the information and expertise that allow us to negotiate comprehensive, competitive benefits programs and we know where to find answers to your insurance, employee benefits and human resources questions.

e. **What metrics are used to measure and evaluate customer satisfaction?**

Employee education and engagement are keys to a successful employee benefits package. We have utilized surveys to gauge satisfaction which can be useful especially prior to making any major changes to employee benefits. Another way to evaluate satisfaction is to meet with subgroups (union leaders, etc.) of employees to discuss concerns or listen to suggestions they may have regarding employee benefits.

f. **Municipal governments operate under unique rules and constraints not typical in the private sector. How will your firm help the Village meet the challenges associated with Illinois local government?**

Our vast knowledge of governmental benefits, rules, and constraints allows us to navigate the employee benefits for the Village's employees.

g. **How would your company communicate with our employees?**

Our Clemens team is available for in person employee meetings, however sometimes video meetings are necessary. Meetings combined with Employee Navigator allow for more employee engagement.

h. **Does your company have online tools or mobile applications available for employee use? If so, please describe.**

Clemens Insurance also provides Zywave for HR assistance as well as carrier websites and portals. Employees will have access to Employee Navigator 24/7. Employees are able to review their benefits, important plan documents, change beneficiary information, process life events, and locate contact information for any questions they may have.

i. **Does your company provide programs or consulting on employer wellness programs?**

Wellness benefits refer to the education and activities that a workplace may implement to promote healthy lifestyles to employees and their families. Examples of wellness programming include health education classes, subsidized use of fitness facilities, internal policies or activities that promote healthy behavior, and any other activity, policy or environmental change that affects the health of employees.

At Clemens & Associates, we can help you design and implement a simple or complex wellness program. Many programs require a minimal investment of time and money. More substantial programs require more resources, but the long-term return on your investment will outweigh the costs.

Wellness programs help control rising health care costs. They also increase employee productivity and morale and decrease absenteeism.

We can build and customize a wellness program specific to your employee's needs and health care data, and we will deliver the tools you need to get a successful wellness program off the ground. We also can provide turn-key wellness programs that provide you with everything you need, from posters, guides, surveys and information to help you gauge your ROI, tailored to meet specific wellness initiatives.

We will help you:

- Gather claims data, employee feedback, health risk assessment aggregate results, prescription drug utilization, and other pertinent data.
- Build a strategic wellness plan that incorporates specific goals and objectives.
- Help support the implementation of the wellness plan with targeted resources and communication vehicles.
- Evaluate and refine the plan over time.

Appendix



About For Employers



Employee Navigator centralizes your HR records online and syncs your employee data across multiple systems, including payroll, and benefits.

The screenshot shows the 'Medical' section of the Employee Navigator portal for 'Umbrellas, Inc.'. It includes a progress bar for 'Progress: 6 of 7', a 'Who am I enrolling?' section with 'Myself' selected, and a 'Which plan do I want?' section. Two plans are listed: '2018 BlueChoice HD-HP HMO' with a cost of \$46.15 and '2018 BCBS PPO' with a cost of \$138.46. A 'Help me choose a plan' section offers 'Things to Consider' and 'Decision Support'. A 'Helpful Resources' section lists '2018 BCBS PPO Providers' and '2018 BCBS PPO'. A 'How much will it cost?' section shows a table with columns for Plan Cost, Employer Contribution, and My Cost.

Centralize All Your HR Efforts

Streamline employee management

Know instantly when enrollment events occur and minimize claim and billing issues.

Employee self-service

Our easy-to-navigate self-service portal puts employees in the driver's seat.

Improve employee communication

Whether it's benefits, compliance, or company communications; employees are always in the loop.

Online employee directory

Through our online employee directory your entire team can easily stay connected with each other.

Modernize Your HR

Paperless

Paper forms and files are replaced by a centralized HR management system and employee portal that's always up-to-date.

Efficient

Manage your interactions from one place so you can spend more time growing your business and less time on manual processes.

Accessible

Help your employees help themselves by allowing them to find the information they need without having to call for support.

Control

Go beyond the basics and improve communication and engagement with quick access to reports and configuration tools.

What We Do



Benefits
Administration



HR
Management



New Hire
Onboarding



Asset
Tracking



Integrated
Payroll



PTO



Integrated
COBRA & FSA



INCLUDES
 **employee**
NAVIGATOR
INTEGRATION

Proud to make our
clients smile since 1986.



Payroll



Onboarding & HR Services



Benefits Administration



Insurance & Compliance

Businesses spend as much as
40% of their time
on non-revenue-generating tasks.

TOTAL BUSINESS HOURS

TIME SPENT ON
NON-REVENUE-
GENERATING TASKS



How Can You Get All That Time Back?

SOLUTIONS THAT WORK FOR YOU

Our payroll and HR offerings help clients manage the employee life cycle. Organizations know how to run their operations well. The less time they have to spend on tasks like payroll or taxes is more time they can spend doing what they love.

WORKING WITH YOUR SCHEDULE

Employee management done your way: Online, anytime for when you're on the go.

HAVING A TRUSTED GO-TO TEAM

With PrimePay, our service team always has your back. It's our differentiator. Whether you choose to run payroll yourself online, or want to be in the hands of a trusted, personalized specialist, we will get to know your business and its particular needs.



"I'm not an accountant or payroll specialist. I'm a PR person and a business owner that has the ability to lean on my PrimePay representative to help me maximize my payroll efficiency."

- Brian M. Lowe

BML Public Relations, Montclair, NJ

Client Since 2015



"I chose PrimePay because they help make it easier for me to devote my time to working with kids, not tied down with worrying about payroll issues and more paperwork."

- James Deoria

Phoenixville Area Police Athletic League,

Phoenixville, PA

Client Since 2014

Our Why

We strive to make our clients smile every day through exceptional support. PrimePay holds the principles of serving its clients to the highest of standards. We are proud of our clients and how they focus on their teams. According to our research, over 80% of businesses saw an increase in or retained the same number of employees in the past 5 years.

PrimePay's Suite of Services

PAYROLL



Online Processing



Payroll Tax Filing



Applicant Tracking & Employee Onboarding



Workers' Compensation

INSURANCE & BENEFIT SERVICES



Online HR & Benefits Admin



COBRA Administration



Pre-Tax Health Accounts

TIME & LABOR MANAGEMENT



Time & Attendance

HR & COMPLIANCE SERVICES



ERISA Solution



Nondiscrimination Testing



ACA Compliance Navigator



Pre-Employment Screening



Labor Law Posters



HR Compliance & Training



HR & Business Legal Resources



Unemployment Cost Management

Get started with PrimePay.
(833) 968-6288
primepay.com

LOGO UPLOAD

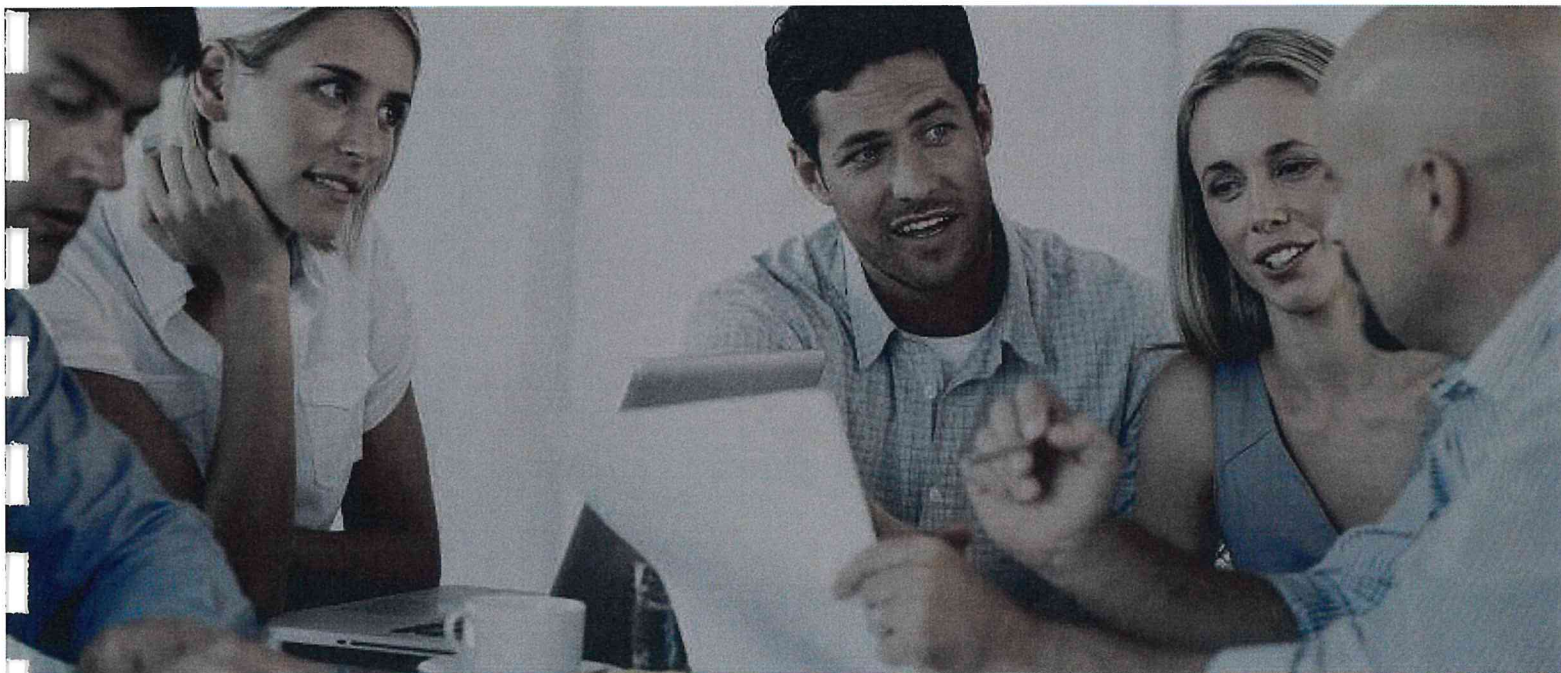
This PrimePay information provided to you by:

Broker/Agency Name

Broker/Agency Email or Address

(555) 555-5555

TOTAL SERVICES OVERVIEW



ARE YOU LOOKING FOR A COMPREHENSIVE INSURANCE SOLUTION?

- Tackling compliance, risk management and employee benefits can be complex and time-consuming. We have resources that help you manage these tasks and protect your bottom line.

DO YOU WANT TO SAVE MONEY ON YOUR EMPLOYEE BENEFITS AND STILL ATTRACT AND RETAIN TOP TALENT?

- We provide a variety of value-added professional services to our clients that reduce customer costs, increase efficiency and improve employee satisfaction.

ARE YOU TAKING THE PROPER STEPS TO REDUCE YOUR ORGANIZATION'S TOTAL COST OF RISK?

- Staying up to date with all the rules and regulations governing property and casualty insurance—while also reducing your organization's risks—is a hefty task. We offer attorney-reviewed resources to help you stay in compliance and ensure your organization's safety and continued success.

(309) 662-2100

www.clemensinsurance.com

2806 East Empire, Bloomington, IL 61704

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COMPLIANCE BULLETINS

The Compliance Bulletins provide timely, essential information on the latest legal updates. These newsletters cover a variety of legislative topics, including health care law and federal agency health and safety standards.

NEWSLETTERS

Remaining informed on a variety of legislation and trending industry topics is easy with our regular newsletters. These newsletters feature concise summaries of rule changes and other topics to help you catch up with the latest information.

INTERACTIVE TOOLS

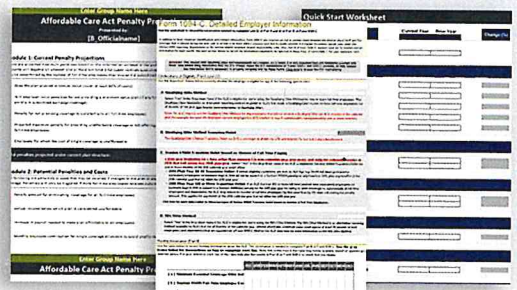
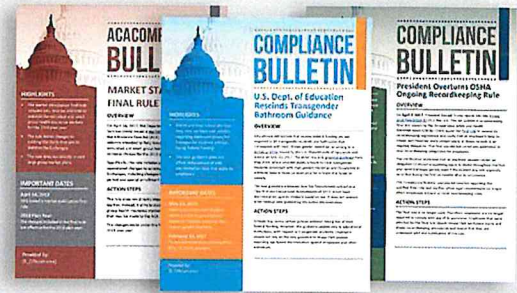
Our suite of multifunctional tools allows for the evaluation of various industry pain points. Many of these tools can be customized for your organization's specific needs.

EMPLOYER RESOURCES

We have thousands of employer-facing materials that can help you understand a number of topics. Whether you need tips to create the perfect workplace program or a guide on a new insurance topic, we have all of the easy-to-read resources to keep you updated.

EMPLOYEE COMMUNICATIONS

Promote various workplace topics with flyers, newsletters, bulletins and employee guides to keep health and safety top of mind.

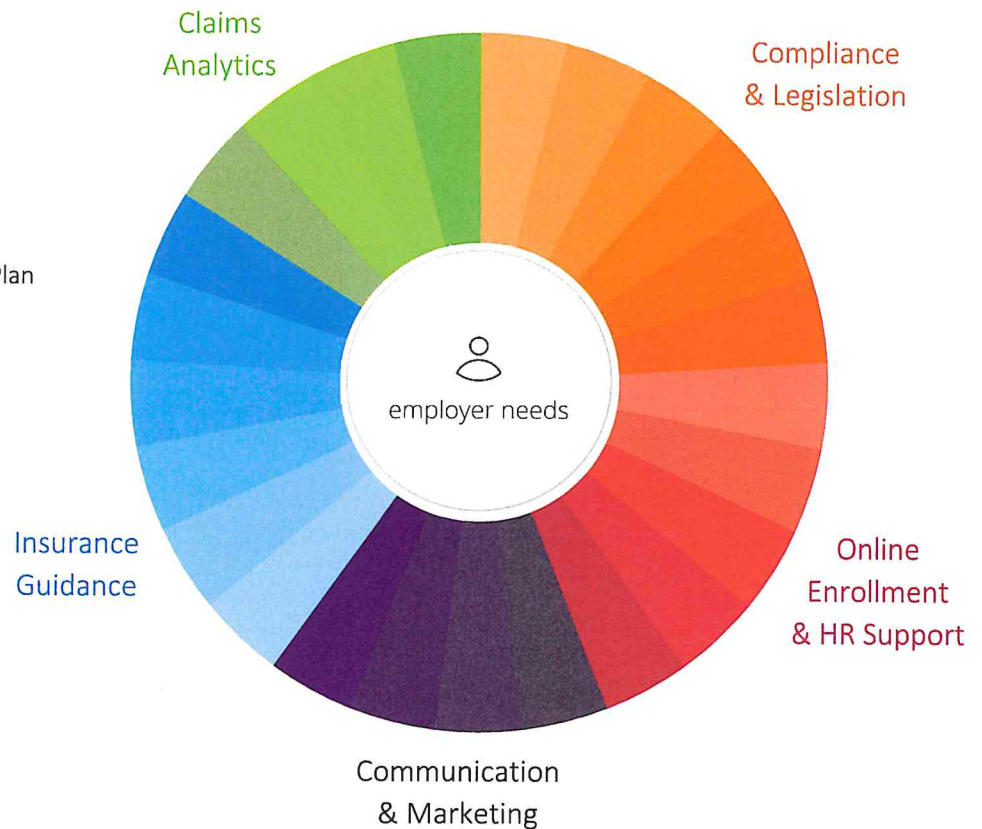


EXCEEDING EXPECTATIONS:

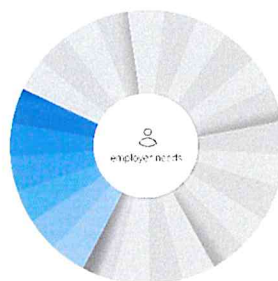
Employee Benefits Solutions

From compliance to communication, let us provide a full spectrum of solutions for you and your company. We understand the challenges today's employers face, and we know you're asked to take on more than ever before. Expect more from a broker—expect our full spectrum of solutions.

- ACA & DOL Compliance
- 6055/6056 Reporting
- 1094/1095 Filing
- HR Assistance
- Employee Benefits Statements
- Employee Handbook
- Vacation Tracking
- Online Enrollment
- Onboarding/Offboarding Assistance Plan
- Design Decision Support
- Employee Portal/HR Intranet
- Health & Wellness Information
- Healthy Lifestyles/Fitness Programs
- Employee Newsletters & Videos
- Employee Communications
- Quote Plans
- Claims & Billing Assistance
- Negotiate Renewal
- Plan Comparison
- Coverage & Policy Expertise
- Application Submission
- Plan Design & Selection Support
- Medical & Prescription Analytics
- Plan Disruption Analysis
- Employee Retention Strategies

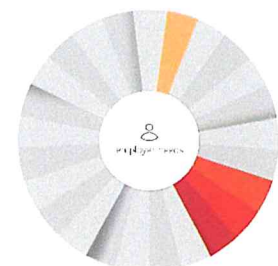


Typical Services



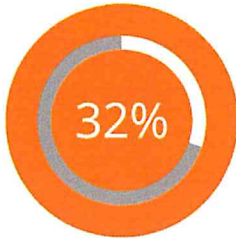
From Brokers

Break away from the mold of the traditional broker. The average broker meets your basic needs when it comes to claims, plans and renewal negotiation. What about open enrollment? New legislation? Department of Labor (DOL) compliance?



From Technology Companies

New tech giants can be focused on curing the pains of HR, such as benefits administration and small compliance issues, but lack the personal touch and insurance expertise that an independent broker like us provides.

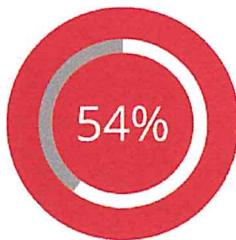
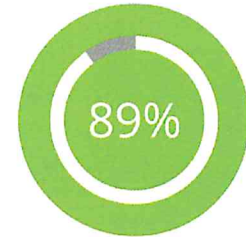


32 percent of business plans audited by the DOL received fines of over \$10,000.

No need to worry—you can rest easy with our regular compliance newsletters, articles, action plans and support to keep you up to date and in the know.

89 percent of employees expect decision-making tools during open enrollment.

Our decision support tools match your industry, region and company size from a plan design perspective. We'll provide medical and prescription analytics, employee retention plans and open enrollment assistance specified to your business needs and goals.

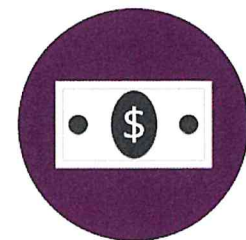


54 percent of employees say selecting a health plan is more complicated than solving a Rubik's Cube.

Take the guesswork out of plan selection and simplify your day-to-day operations with our streamlined online enrollment, vacation tracking and more on a customized intranet site.

Only 34 percent of employees were aware of wellness plans offered by their employer. An inactive employee can cost you up to \$1,500 extra in health costs per year.

Communication is the most important part of any relationship. Let us help you engage and educate your employees by providing health and wellness plans, benefits guides, and numerous safety and awareness materials.



We're your trusted source.

Get all these services, plus the guidance to navigate the complexities of insurance, from a partner you can trust.

Clemens & Associates
309.662.2100
nick@clemensins.com
www.clemensinsurance.com

**BOARD OF TRUSTEES
VILLAGE OF RANTOUL**

AGENDA ITEM

ITEM: Fire Department Station 2 Open House March 20, 2024 6:00 - 8:00pm	DEPARTMENT: Administration
DATE: February 13, 2024	AMOUNT:
ATTACHMENTS:	ADMINISTRATIVE NOTES:
SUMMARY HIGHLIGHTS:	
RECOMMENDED ACTION:	
DEPARTMENT HEAD APPROVAL	VILLAGE ADMINISTRATOR

**BOARD OF TRUSTEES
VILLAGE OF RANTOUL**

AGENDA ITEM

ITEM: Recreation Department Senior Luncheon March 21, 2024 11:30am - 12:30pm Call 217-893-5700 to RSVP	DEPARTMENT: Administration
DATE: February 13, 2024	AMOUNT:
ATTACHMENTS: 1. Senior Luncheon Schedule 2024	ADMINISTRATIVE NOTES:
SUMMARY HIGHLIGHTS:	
RECOMMENDED ACTION:	
DEPARTMENT HEAD APPROVAL	VILLAGE ADMINISTRATOR



RANTOUL SENIOR LUNCHEONS 2024

DATES:

MARCH 21ST, 2024

MAY 16TH, 2024

JULY 18TH, 2024

SEPTEMBER 19TH, 2024

TIME: 11:30AM-12:30PM

AGES :55+

LOCATION:

RANTOUL RECREATION DEPARTMENT
100 E FLESSNER AVE, RANTOUL IL 61866

AT SPORTS COMPLEX



RSVP BY CALLING THE RANTOUL RECREATION
DEPARTMENT AT 217-893-5700