

VILLAGE OF RANTOUL BOARD OF TRUSTEES
BOARD STUDY SESSION
TUESDAY, APRIL 2, 2024

LOUIS B. SCHELLING MEMORIAL BOARD ROOM
RANTOUL VILLAGE HALL, 333 SOUTH TANNER STREET, RANTOUL, IL 61866

A Study Session of the Board of Trustees of the Village of Rantoul, Illinois was held on Tuesday, April 2, 2024. President Charles Smith called the meeting to order at 6:00pm.

Roll Call

Upon Roll Call, the following Board Members were present:

Mayor Charles Smith, Trustee Gary Wilson, Trustee Donald Robertson, Trustee Regina Crider, Trustee Samuel Hall III, Trustee Terry Workman, and Trustee Irene Weathersby

The following representatives of Village Departments were also present:

Scott Eisenhauer, Administrator; Tony Brown, Chief of Police; Chad Smith, Fire Chief; Luke Humphrey, Recreation Director; Jake McCoy, Public Works Director; Angela Schultz, Comptroller; Chris Milliken, Urban Planning Manager; Deborah Sage, Human Resources Manager; Corky Vericker, Airport Manager; Brian Hunt, Community Development Specialist; David Wesner, Village Attorney; and Tana Ward, Deputy Village Clerk

Mayoral Proclamation

Mayor Smith provided a Proclamation that the month of April 2024 be designated as Autism Awareness and Acceptance Month, urging the Village to participate in the annual observance to celebrate the differences of, learn more about, and empower Autistic individuals in the hope that it will lead to a better understanding of the disorder.

Mayor Smith recognized Joe, Rich, and Jack Bolser to share their personal experiences with Autism with the Board.

Approval of Agenda

Trustee Hall moved to approve the amended agenda as presented. Trustee Weathersby seconded the motion.

On a Roll Call vote:

AYE: Hall, Workman, Weathersby, Wilson, Robertson, Crider

NAY: None

The motion carried 6 – 0

Public Participation

Mayor Smith opened the public comment portion of the meeting per the Open Meetings Act. No individuals registered prior to the meeting with the Deputy Village Clerk.

Items from the Board

Trustees

Trustee Irene Weathersby

Trustee Weathersby reported that Champaign County Regional Planning Commission, Head Start/Early Head Start Program is seeking qualified Teachers/Pre-K Teachers, and Teachers Aids. She stated that individuals who are interested can visit the website www.ccrpc.org. Additionally, Trustee Weathersby added that the Rantoul Head Start has 15 openings available for the three to five-year-old classes, and four openings for the 15-month to two-year-old classes.

Trustee Samuel Hall III

Trustee Hall provided kudos to the Rantoul Fire Department for their quick aide over the weekend for the building collapse downtown with securing the space and keeping the residents safe.

Mayor

Mayor Smith thanked all of the public servants who came out to protect the public by securing the site, closing the streets, and assuring that everyone was safe and that there were no injuries during the building collapse on Sunday afternoon.

Clerk

The Deputy Village Clerk presented the Minutes of March 5, 2024 Study Session and the Minutes of March 14, 2022 Board Meeting. The Minutes will move forward to the Board Meeting for approval as presented.

Items from Village Departments

Human Resources

The March 2022 Village Applicant Demographics Report was presented with no questions or further comments.

Career opportunities within the Village were shared.

Police Department

No items presented or reported.

Fire Department

No items presented or reported.

Building & Environmental Safety Department

No items presented or reported.

Office of Comptroller

No items presented or reported.

Community Development Department

Contract for the Restoration of the US Air Force Minuteman Intercontinental Ballistic Missile located at 300 Borman Drive with Crispin Auto, LLC in the amount of \$39,000.00, with a contingency of \$8,000.00.

Mr. Milliken stated that the Village issued a Request for Proposals (RFP) for the restoration of the missile in January. Two proposals were received in response to that RFP request, and were shared with the ICBM Sub-Committee. The Sub-Committee unanimously recommended proceeding with the proposal submitted by Crispin Auto, LLC. If approved, the contract will provide for the restoration of the missile in place with the scope including the removal of the existing finishes; structural repair; structure protection; and surface refinishing, with the work to be completed over an approximately two-month time period. The funding for the restoration is slated to come from the Village Economic Development Fund. The restoration work would begin within 30 days of approval, and be completed within 90 days, with an anticipated contractor start date of May 1 and completion just prior to Independence Day. After the restoration is complete, it is understood that the ICBM Sub-Committee will meet to discuss design and fundraising for additional improvements to be made around the base of the missile, including uplighting, landscaping, and a commemorative plaque for those who served at Chanute Air Force Base.

Trustee Crider questioned the qualifications of the potential contractor. Mr. Milliken stated that the US Air Force had recommended that the Village approach body shops in the area for the restoration.

Trustee Crider questioned the contingency amount requested. Mr. Milliken stated that the Village had conducted lead test on the missile, and it had been discovered only at the base in minimal amounts. However, with the size and scope of the work, there were many unknowns with the structure.

Mayor Smith recognized members of the ICBM Sub-Committee. Sub-Committee Chairperson Loise Haines thanked the members of the Sub-Committee. Mike Helfrich shared that through due diligence the proposal was found that honors the Village, honors the citizens, and honors the veterans that have served at the Chanute Air Force Base.

Ordinance Approving Rezoning Petition ZP24-1, and Amending the Official Zoning Map for 636-640 West Champaign Avenue.

Mr. Milliken reported that Erickson Enterprises, LLC, is requesting that the property be rezoned from R-1 Single Family Residential to C-2 General Commercial to allow for the construction of a Culver's Restaurant at that location. The property is directly adjacent to existing commercial developments, including the Jimmy Johns location, which was rezoned in 2016 to accommodate that development. The lot directly to the west was rezoned last year to accommodate development of a Busey Bank facility, which should be under development this year as well. The requested rezoning would be consistent

with the Village's adopted Future Land Use Map. The Planning & Zoning Commission recommended approval of the request by a 7-0 vote. Mr. Milliken added that Erickson Enterprises' Attorney Bill Scott was present to address any questions or concerns.

Mayor Smith recognized Attorney Bill Scott for comments from the Trustees.

Resolution Authorizing a Request for EDA's Release of Federal Interest in the Village's EDA funded Revolving Loan Fund Program.

Mr. Milliken shared that in 1993, the U.S. Economic Development Administration (EDA) provided a \$1,023,707.00 grant to the Village of Rantoul to create a Revolving Loan Fund (RLF). To date, a total of 50 loans have been made thru the EDA RLF program totaling \$8,232,267.00 in funds loaned, with those loan funds leveraging an additional \$65,206,500.00 in non-RLF funding. As of October 31, 2023, the RLF had a capital base of \$1,805,114.00. The recently enacted Reinvigorating Lending for the Future Act authorizes the EDA to release its federal interest in Revolving Loan Fund awards that have operated satisfactorily for at least seven years beyond the initial disbursement of grant funds. By requesting EDA to defederalize the RLF funds, the Village would see a reduced administrative burden.

Trustee Wilson questioned if the current loan had a pool of interest that would be released to the Village. Mr. Milliken stated that the funds were with the Village currently totaling over \$1.8 Million.

These items will move forward to the Board Meeting for approval.

Parks and Recreation Department

No items presented or reported.

Public Works Department

Purchase of a Replacement Toro Mower for the Recreation Department from MTI Distribution Equipment in the amount of \$152,982.62, with a contingency fund of \$7,017.38, for a total amount of \$160,000.00.

Mr. McCoy stated that the existing Toro Machine is a model year 2011, and it will be moved to solely a snow blowing machine next winter. The Toro mower is currently being used by the Recreation Department to mow EDC areas, and it is consistently at fleet maintenance for repairs. The new Toro mower is offered through a joint purchase with Omnia Partners. The lowest responsive, Omnia Partner approved vendor proposal was provided by MTI Distributing Equipment for a 2024 Toro Groundskeeper 5910 (T4). The contingency fund requested is for any modifications and increasing commodity prices. Replacement of the mower is included in the Fiscal Year 2025 EDC Division budget.

Trustee Robertson questioned what the old mower would be used for. Mr. Humphrey stated that it would be used to clear the shared-use paths of snow to allow children to safely get to school. He added that the trade-in offered was minimal.

Trustee Wilson questioned if other brand of mowers were considered, and why the increased price was so substantial over the prior purchase. Mr. Humphrey stated that the 2014 model was the same size, however it does not include the enclosed cab. He added that the size of the mower enables the job to not only get completed sooner, but it saves additional staffing and equipment that would be required.

Ordinance Authorizing Power Sales Contract and Capacity Purchase Agreement with Illinois Municipal Electric Agency (Commencing on 10-01-35).

Mr. McCoy reported that the current agreements with the Illinois Municipal Electric Agency (IMEA) have provided the Village with reliable, affordable, sustainable, and stable power and energy needs for decades. This current agreement is set to expire on September 30, 2035. In order to plan for and ensure that resources are in place to continue meeting the Village's long-term and short-term power and energy needs at favorable prices, and to continue meeting the obligations imposed on Rantoul as a load serving entity by the Regional Transmission Organization, the IMEA is requesting that the Village and its other 32 participating municipalities continue their relationship from IMEA beyond September 30, 2035, by approving and executing new agreements with the IMEA. The new contract is for the delivery period of October 1, 2035 through May 31, 2055. The Village is an active and involved member of the IMEA, and the Village has an excellent working relationship with the member communities and suppliers, so there are no concerns with extending this working relationship.

Purchase of a Pad-Mounted Primary Disconnect Gear and a Switch for the Industrial Area from Anixter Power Solutions in the amount of \$80,294.84.

Mr. McCoy stated that with the sale of the campground, the secondary electric lines throughout the area are now the new owner's responsibility, and currently there is not a way to disconnect the secondary lines at the campground from the primary lines. This purchase is necessary to allow the new owner to disconnect the area from the primary during emergencies and/or rehab projects. Lead time of the pad-mounted primary disconnect gear is 64-68 weeks. This disconnect purchase will be funded from the Fiscal Year 2024 Airport account, and the switch will be funded from the Electric account.

Trustee Crider asked for clarification that the purchase was for two separate units, and Mr. McCoy confirmed that.

Engineering Agreement for the Development of a Wastewater Treatment Plant and Systems, Phase II Final Design with Donohue & Associates, Inc. in the amount of \$440,800.00.

Mr. McCoy reported that the Wastewater Treatment Plant is currently undergoing Phase I construction, and ready to move forward with Phase II. The plant has crucial equipment that is approaching the end of its reliable service life that needs upgrading. The engineering fees for these improvements will be funded by the Board-allocated

American Rescue Plan Act (ARPA) funds, and potential Environmental Protection Agency (EPA) revolving loan funds.

Trustee Hall questioned how many phases that the Wastewater Treatment Plant would require for the full renovation. Mr. McCoy stated that there were three phases.

Trustee Crider questioned if the EPA revolving loan funds had been acquired. Mr. McCoy stated that the Phase I EPA loan had been received, and the Phase II loan had been applied for, however not received at this point.

Engineering Service Agreement for the Planning, Design, and Construction Phases of the Airport Improvement of Runway 9-27 Rehabilitation with Hanson Professional Services in the amount not-to-exceed \$221,283.00 (Village share of \$11,064.15).

Mr. McCoy stated that Runway 9-27 is the east/west runway, and it is one of two at the Airport. The existing surface will be milled and resurfaced with new asphalt and pavement markings. The Village is responsible for five percent of the project engineering costs, while the remaining funds will be provided by the Illinois Department of Transportation (IDOT) Division of Aeronautics. IDOT has reviewed and provided initial approval of this agreement. This work was identified as the next improvement from the Airport's 2022 submission in the long-range Transportation Improvement Program (TIP). The total estimated project cost is \$2,850,000.00. The Village will be responsible for five percent of these costs (\$142,500.00). At the same time, the remaining funds will be provided by FFY-2024 Non-Primary Airport Discretionary Funds (\$2,415,000.00), FFY-2024 Non-Primary Entitlement Funds (\$150,000.00), and a State Match (\$142,500.00). The Village's component will be included in the upcoming Village Fiscal Year 2025 Budget. The construction is anticipated for Fall 2024, and it will be staged to minimize conflicts with critical airport users.

Service Agreement for the Excavation, Hauling, and Disposal of the Stockpile from the Range for the Wastewater Treatment Plant with Dirtworks Trucking & Excavating in the amount of \$146,587.20, with a contingency of \$10,000.00.

Mr. McCoy stated that the Village owns and operates a gun range at the Wastewater Treatment Plant (WWTP). Due to expansion at the WWTP, the Range is being decommissioned, and moved to a different area of town. The existing Range stockpile is primarily consisting of soil material. However, over time, the pile was added by various departments, who placed concrete, brick, asphalt, and aggregate spoils onto it. The Village requested bids from qualified contractors to provide existing Range stockpile – excavation, sorting of the material, hauling from the (WWTP) to various locations, and stockpiling at the new proposed Range area. The Village received six bids from contractors, and Dirtworks Trucking & Excavating was the low bidder. The project is anticipated to be completed within six weeks. A contingency fund of \$10,000.00 is requested to address any unforeseen expenses for this replacement. The engineering fees for these improvements will be funded by the Board-allocated American Rescue Plan Act funds.

Trustee Wilson questioned if this project would interfere with the University of Illinois Autonomous Track. Mr. McCoy clarified the location.

Trustee Robertson questioned why Village staff was not being utilized for this project. Mr. McCoy stated that the Village did not own the required excavators and semi-trucks that would be needed.

Trustee Crider questioned if moving the Range was a foreseen project. Mr. McCoy stated that when the WWTP renovations were discussed, it was known that the Range would need to be relocated.

Trustee Wilson questioned how long the Range had been in place. Mr. McCoy stated prior to 1965, and Chief Brown added that it was likely late 1950's/early 1960's.

Trustee Weathersby commented that the presentations this evening were excellent. She added that the Department Heads make items that are quite complicated easier to understand.

Trustee Hall questioned what happens to the lead and all other possible contaminants at the Range. Mr. McCoy stated that a remediation company had been secured for removal of the lead, and any remaining contaminants were appropriate to be moved to the new site since it will also be used for a Range.

Trustee Robertson questioned how much the remediation company was going to cost. Mr. McCoy stated that the cost was \$29,000.00 minus 50% of the salvage fee received.

Trustee Hall questioned if the cost of the remediation company was included with this item. Mr. McCoy stated that it was not due to being under the Board-approved threshold amount.

These items will move forward to the Board Meeting for approval.

Office of the Administrator

Ordinance Amending Chapter 4, Article II of the Rantoul Code in Connection with Liquor Licenses.

Administrator Eisenhower reported that between himself, Liquor Commissioner Mayor Smith, and Deputy Village Clerk Ward challenges and discrepancies have been identified within the current Village Code in regards to the Liquor License. Liquor licensing has revealed that two current Class A Liquor Licenses are being utilized for a standard video gaming café. By reducing the number of Class A Liquor Licenses to five, and creating a Class GH – Gaming Hall Liquor License for those two licenses, it would allow for a change in the Village Code to include a requirement of 51% or greater retail sales of alcoholic liquor in the Class A. This would eliminate the possibility of additional video gaming cafes.

Trustee Robertson requested confirmation that the two current video gaming cafes approved of this change. Administrator Eisenhauer confirmed this fact.

Trustee Wilson questioned why the Class A would be reduced with potential new businesses coming to the Village. Administrator Eisenhauer stated that he would elaborate more on this with the next portion of the proposed amendment.

Trustee Wilson questioned if the Class GH fees were aligned with the Class A. Administrator Eisenhauer confirmed that the proposed amounts were the same.

Trustee Hall requested confirmation that the new class would be GH, not CH as indicated in the Ordinance. Administrator Eisenhauer confirmed that was a typo, and would be corrected prior to execution if approved by the Board.

Administrator Eisenhauer stated that the second challenge identified was when an establishment is sold. If during a development or redevelopment agreement an additional Liquor License is granted, and the total number within a Class is increased above the total authorized by the Board, then that extra Liquor License would be terminated upon the sale. By amending the current Village Code to allow the total number of licenses to remain above the limit, it would decrease the possibility of additional vacant properties within the Village.

Trustee Workman requested confirmation that the proposed Ordinance language would correct the probability of the suggested scenario from happening. Administrator Eisenhauer confirmed that it would.

Trustee Robertson questioned what would happen if a new owner of an establishment took longer than the 30-day window to get their Liquor License approved. Administrator Eisenhauer stated that he would elaborate more on this with the next portion of the proposed amendment.

Administrator Eisenhauer stated that the final portion of the proposed amendment would also decrease the possibility of additional vacant properties within the Village. Liquor Licenses are not transferable, and if a waiting list for that particular Liquor License Class is in effect, then the license would be offered via the waiting list protocol. By amending the current Village Code to allow a 30-day period for the new owner to apply for the Liquor License prior to being available to new applicants, it would increase the probability of success for the existing business.

Attorney Wesner added that the application was due within the 30-day window, which should allow ample time for the licensing process.

Trustee Robertson questioned if this scenario had happened in the past. Administrator Eisenhauer stated that it very likely could happen if this verbiage was not amended within the Village Code.

Administrator Eisenhauer stated that the Liquor Advisory Committee met and approved of these requested changes.

Trustee Hall reported that during the prior Board consideration of this Liquor License Class, the verbiage was modified to what it is currently. Administrator Eisenhauer stated he believes that was discussed during the development or redevelopment agreement verbiage change.

Clerks Note: The Board Meeting Minutes were reviewed from all Liquor License amendments, which provided no additional comments to shed light on the verbiage choice.

Ordinance to Readopt, Ratify, and Reaffirm the License, Permit, and Service Fees, and Administrative Penalties Schedule with Amendments.

Administrator Eisenhauer stated that the schedule would need to be amended to add the rates for the Food Truck License fee, which was approved during the March Board Meeting, and the proposed Class GH Liquor License.

Fiscal Transfer of Funds for Negative Accounts.

Administrator Eisenhauer stated that the transfer is less than a 24-hour switch ending the Fiscal Year 2024, and is moved back to the Fiscal Year 2025 budget for Auditing purposes to balance the finances.

These items will move forward to the Board Meeting for approval.

Items from Counsel

Attorney Wesner provided details of collection cases currently being handled by his office, including outstanding Microloan debt, and accidents involving damage to Village property.

- Midwest Preparatory Academy is in the process of getting caught up on payments.
- CCK Hospitality received a judgement against the individuals who own the business.
- Happy Dog received a judgement for the entire amount owed. The business equipment was not deducted due to the unknown value.
- Perry Johnson received a judgement for repayment of the loan.

Trustee Hall requested confirmation of one of the debts.

Trustee Weathersby questioned if the Board had access to the information, and what the Village could do to support the small businesses. Attorney Wesner stated that he works with the individuals to come up with an individual plan for repayment.

Closed Session

Motion to enter into closed session pursuant to 5 ILCS 120/2 (C) 1, to consider the employment, compensation, discipline, performance, or dismissal of an employee.

Motion to enter into closed session pursuant to 5 ILCS 120/2 (C) 2, to consider collective negotiating matters between the public body and its employees or their representatives, or deliberations concerning salary schedules for one or more classes of employees.

Trustee Crider moved to enter into closed session pursuant to 5 ILCS 120/2 (C) 1 and 5 ILCS 120/2 (C) 2. Trustee Robertson seconded the motion.

On a Roll Call vote:

AYE: Crider, Hall, Workman, Weathersby, Wilson, Robertson

NAY: None

The motion carried 6 – 0

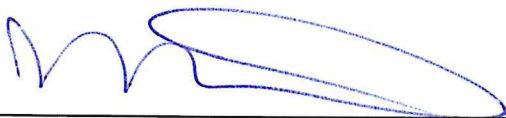
The Board entered into Closed Session at 7:21pm, and the Board returned to Open Session at 7:53pm.

Adjournment

There being no further business to come before the Board, Mayor Smith adjourned the meeting at 7:55pm.

Respectfully submitted,
Tana Ward, CMC
Deputy Village Clerk

I, Tana Ward, Deputy Village Clerk of the Village of Rantoul, Illinois, do hereby certify that the foregoing minutes are a true and correct copy of the Study Session of the Board of Trustees held on April 2, 2024 as the same appears on the records of the Village now in my custody and keeping.



Tana Ward, CMC
Deputy Village Clerk

