



Rantoul Village Board of Trustees
Regular Board Meeting
April 11, 2017

Order of Business

Board Packet Page(s)

- 1. Call to Order – Mayor Smith**
Invocation –
Pledge of Allegiance
Roll Call

- 2. Approval of Agenda**

- 3. Public Participation**

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

- 4. Recognition of Retirement – Dan Culkin, Chief Inspector**

Section A – Consent Agenda

- 5. 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) Approve Minutes of: Regular Study Session of March 7, 2017; Special Board Meeting of March 13, 2017; Public Hearing of March 14, 2017; Regular Board Meeting of March 14, 2017; Special Board Meeting of March 28, 2017
- (B) Approve Bills and Monthly Financial Reports

- 6. Approval of Any Items Removed from Consent Agenda**

Section B – Consideration of Bids, Contracts & Other Expenditures

- 7.** Motion to authorize and approve purchase of chlorine from Spear Corp. 36-38
- \$24,192.00
- 8.** Motion to authorize and approve purchase of walk-in cooler for Food Hub 39
Project from McCormick Service - \$27,165.01 and \$2,000 for contingencies
- 9.** Motion to authorize and approve purchase of equipment to upgrade 52-80
SCADA System from ACS - \$110,346.00
- 10.** Motion to authorize and approve contract with Maxcor, Inc. for 103-130
Elevated Tank Project - \$856,400.00

Section C – Consideration of Ordinances & Resolutions

- 11.** Motion to pass Ordinance No. 2519, AN ORDINANCE APPROVING 1-18, 131-134
A REDEVELOPMENT AGREEMENT BY AND BETWEEN THE VILLAGE
OF RANTOUL, CHAMPAIGN COUNTY, ILLINOIS AND WILLIAM C. AND
DENISE E SCHLUETER IN CONNECTION WITH THE REDEVELOPMENT
PROJECT AREA NUMBER ONE
- 12.** Motion to pass Ordinance No. 2520, AN ORDINANCE OF THE 81-102, 135-138
VILLAGE OF RANTOUL, ILLINOIS AUTHORIZING THE EXECUTION
AND IMPLEMENTATION OF AN AMENDMENT TO THE NATURAL GAS
ALL-REQUIREMENTS SALES AGREEMENT WITH THE ILLINOIS PUBLIC
ENERGY AGENCY
- 13.** Motion to pass Resolution No. 4-17-1231, A RESOLUTION 19-35, 139
APPROVING A NEIGHBORHOOD SMALL GRANT PROGRAM MANUAL
- 14.** Motion to pass Resolution No. 4-17-1232, A RESOLUTION TO 40-41, 140-141
INCLUDE TAXABLE ALLOWANCES AS IMRF EARNINGS
- 15.** Motion to pass Resolution No. 4-17-1233, A RESOLUTION 42-51, 142
AUTHORIZING AND APPROVING AN EXCLUSIVE RIGHT TO SELL
LISTING AGREEMENT

Section D – New Business

Discussion of any items of new business not listed upon the formal agenda. No formal action will be taken on these items during this proceeding.

Section E – Public Announcements

- 16.** Special Board Meeting 5:45 pm Tuesday, May 2, 2017

Section F – Adjournment

- 17.** Motion to Adjourn

Statement Regarding Compliance with the Americans with Disabilities Act (ADA)

The Village of Rantoul wishes to ensure that its programs, services, and activities are accessible to individuals with disabilities. All Village Board meetings are wheelchair accessible. Persons who require an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of the Village of Rantoul should contact the ADA Coordinator at (217) 892-6821. TTY users should dial 7-1-1 or call the Illinois Relay Center at 1-800-526-0844 (TTY) or 1-800-526-0857 (V). TTY users requiring Spanish language assistance should call 1-800-501-0864 (TTY).

We would appreciate advance notice of at least 48 hours for any requests to receive an agenda in an alternate format or other types of auxiliary aids and services.

ORDINANCE NO. 2519

**AN ORDINANCE
APPROVING A REDEVELOPMENT AGREEMENT BY AND BETWEEN
THE VILLAGE OF RANTOUL, CHAMPAIGN COUNTY, ILLINOIS
AND WILLIAM C. AND DENISE E. SCHLUETER IN CONNECTION
WITH THE REDEVELOPMENT PROJECT AREA NUMBER ONE**

**VILLAGE OF RANTOUL
CHAMPAIGN COUNTY, ILLINOIS**

CERTIFICATE OF PUBLICATION

Published in pamphlet form this 11th day of April, 2017, by authority of the President and Board of Trustees of the Village of Rantoul, Champaign County, Illinois.

Village Clerk

ORDINANCE NO. 2519

**AN ORDINANCE
APPROVING A REDEVELOPMENT AGREEMENT BY AND BETWEEN
THE VILLAGE OF RANTOUL, CHAMPAIGN COUNTY, ILLINOIS
AND WILLIAM C. AND DENISE E. SCHLUETER IN CONNECTION
WITH THE REDEVELOPMENT PROJECT AREA NUMBER ONE**

WHEREAS, William C. and Denise E. Schlueter (collectively, the “**Developer**”), have submitted a proposal to the Village of Rantoul, Champaign County, Illinois (the “**Municipality**”) for redevelopment within the Municipality’s Redevelopment Project Area Number One (the “**Redevelopment Project Area**”); and, thereafter, the Municipality and the Developer have engaged in negotiations related to a Redevelopment Agreement (including all exhibits and attachments in connection therewith, the “**Redevelopment Agreement**”) concerning redevelopment incentives and assistance related to the development and redevelopment of a part of the Redevelopment Project Area.

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

Section 1. Approval. The Redevelopment Agreement, in substantially the form thereof presented before the meeting of the President and Board of Trustees at which this ordinance is adopted, shall be and is hereby ratified, confirmed and approved, and the Village President and Village Clerk are authorized to execute and deliver the Redevelopment Agreement for and on behalf of the Municipality with such changes therein as such officers shall approve; and upon the execution thereof by the Municipality and the Developer, the appropriate officers, agents, attorneys, consultants and employees of the Municipality are authorized to take all supplemental actions, including the execution and delivery of related supplemental opinions, certificates, agreements and instruments authorized by the Redevelopment Agreement, not inconsistent with the Redevelopment Agreement, desirable or necessary to implement and otherwise give full effect to the Redevelopment Agreement.

Section 2. Bid Waiver. Pursuant to the Municipality’s power and authority as a home rule unit under Section 6 of Article VII of the Constitution of the State of Illinois, applicable bidding requirements, if any, related to the Redevelopment Agreement and related documents and related contracts entered into or to be entered into shall be and are hereby waived. The Developer shall be responsible for compliance with applicable law related to the Redevelopment Agreement, including without limitation the Prevailing Wage Act (820 ILCS 130/0.01 et seq.).

Section 3. Effective. This ordinance shall be in full force and effect immediately upon its passage and approval in the manner provided by law.

Upon motion by Trustee _____, seconded by Trustee _____, adopted at a regular meeting this 11th day of April, 2017, by roll call vote, as follows:

AYES (Names): _____

NAYS (Names): _____

ABSENT (Names): _____

PASSED this 11th day of April, 2017.

Village Clerk

APPROVED this 11th day of April, 2017.

Village President

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

CERTIFICATION OF ORDINANCE

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

I do further certify that the attached ordinance constitutes a full, true and correct excerpt from the proceedings of the regular meeting of the Municipality’s Corporate Authorities on October 11, 2016, insofar as same relates to the adoption of Ordinance No. 2519, entitled:

**AN ORDINANCE
APPROVING A REDEVELOPMENT AGREEMENT BY AND BETWEEN
THE VILLAGE OF RANTOUL, CHAMPAIGN COUNTY, ILLINOIS
AND WILLIAM C. AND DENISE E. SCHLUETER IN CONNECTION
WITH THE REDEVELOPMENT PROJECT AREA NUMBER ONE,**

a true, correct and complete copy of which ordinance as adopted at such meeting appears in the minutes of such meeting and is hereto attached. Such ordinance was adopted and approved on the date thereon set forth by not less than a affirmative vote of a majority of the Corporate Authorities and approved by the Mayor on the date indicated thereon.

I do further certify that the deliberations of the Corporate Authorities on the adoption of the above ordinance were taken openly, that the vote on the adoption of such ordinance was taken openly and was preceded by a public recital of the nature of the matter being considered and such other 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 Municipality’s website and at the Village Building at least 48 hours before 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 Illinois Municipal Code, as amended, and that the Corporate Authorities have complied with all of the applicable provisions of such laws and such Code and their procedural rules in the adoption of such ordinance.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of the Village of Rantoul, Champaign County, Illinois, this 11th day of April, 2017.

Village Clerk

(SEAL)

ORDINANCE NO. 2520

**AN ORDINANCE
OF THE VILLAGE OF RANTOUL, ILLINOIS
AUTHORIZING THE EXECUTION AND IMPLEMENTATION OF
AN AMENDMENT TO THE NATURAL GAS ALL-REQUIREMENTS
SALES AGREEMENT WITH THE ILLINOIS PUBLIC ENERGY AGENCY**

WHEREAS, the Illinois Public Energy Agency (“IPEA”) is organized under the Illinois Joint Municipal Natural Gas Act, 65 ILCS 5/119.2-1 *et seq.* as a municipal natural gas agency, and it provides natural gas supply and related services to its member municipalities that own and operate their own municipal natural gas distribution systems and other eligible utilities as defined in the Act; and

WHEREAS, the Village of Rantoul, Champaign County, Illinois (the “Village”) is a Member of IPEA and presently purchases the natural gas for its natural gas system from IPEA pursuant to a Natural Gas All-Requirements Sales Agreement, dated December 11, 2012, which has a term through March 31, 2019; and

WHEREAS, the President and Board of Trustees (the “Corporate Authorities”) of the Village has determined that it is necessary, desirable and in the best interest of the Village to authorize the execution and delivery of an Amendment to IPEA Natural Gas All-Requirements Sales Agreement attached hereto and incorporated herein, which extends the term of the Agreement through March 31, 2024.

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

Section 1: The findings and determinations set forth in the preamble to this Ordinance are hereby made findings and determinations of the Corporate Authorities of the Village and are incorporated into the text of this Ordinance by this reference.

Section 2. The Village President is hereby authorized and directed to execute and deliver and the Village Clerk is authorized to attest, pursuant to this Ordinance, the attached Amendment to IPEA Natural Gas All-Requirements Sales Agreement with the Illinois Public Energy Agency.

Section 3. The Village President is hereby authorized to execute and deliver and to the extent necessary the Village Clerk shall attest, pursuant to this Ordinance, any and all other agreements, instruments or documents reasonably required in connection with the execution and implementation of the Natural Gas All-Requirements Sales Agreement, including but not limited to agreements, transaction confirmations, addenda and guaranties with or in favor of IPEA’s underlying third-party gas supplier(s) and such instruments as are required by the Village’s pipeline companies to designate IPEA or its underlying gas supplier, from time to time, as agent

for the Village under the Village’s natural gas transportation contracts and/or storage contracts and for the day-to-day management of the rights under such transportation and/or storage contracts and the deliveries of natural gas for the Village.

Section 4. The Director of Public Works of the Village is hereby authorized and designated to communicate directly with IPEA or its underlying gas supplier to place all nominations or orders for all quantities of natural gas, including fixed-price quantities or quantities committed to under other gas hedging mechanisms, from IPEA and for IPEA or the underlying gas supplier to schedule and deliver natural gas for the Village’s needs and for services incidental thereto, and the Assistant Director of Public Works of the Village is hereby authorized and designated as the alternate to perform such functions and duties in the event of the absence or inability to act of such person.

Section 5. This Ordinance shall be in full force and effect from and after its passage.

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 11th day of April, 2017.

Village Clerk

APPROVED this 11th day of April, 2017.

Village President

AMENDMENT TO IPEA
NATURAL GAS ALL-REQUIREMENTS SALES AGREEMENT

This Amendment to the IPEA Natural Gas All-Requirements Sales Agreement between the Illinois Public Energy Agency (“Seller” or “IPEA”) and the Village of Rantoul (“Buyer”), dated _____, is made and entered into as of and is effective on the date of the last party to execute as shown in the signature block below.

WHEREAS, Buyer is a member-owner of Seller and the parties have previously entered into an IPEA Natural Gas All-Requirements Sales Agreement, dated December 11, 2012 (“IPEA Contract”), pursuant to which Buyer has agreed to purchase and Seller has agreed to provide and sell, subject to certain limitations, all of the natural gas requirements of Buyers natural gas distribution system for a term ending on March 31, 2019; and

WHEREAS, Buyer and Seller have enjoyed a long-term purchase and sale relationship through a series of contracts dating back to May 10, 2005, and have generally contemplated continuing that relationship through subsequent contract extensions or new contracts for the foreseeable future; and

WHEREAS, due to favorable market conditions affecting the price of natural gas and allowing for long term hedges of natural gas, it would be beneficial to the parties to extend the IPEA Contract at the present time; and

WHEREAS, Seller and Buyer have agreed to amend the IPEA Contract as set forth herein to accomplish such extension.

NOW, THEREFORE, in consideration of the mutual promises by the parties to extend and continue their mutual obligations under the IPEA Contract, the Illinois Public Energy Agency and the Village of Rantoul hereby agree to amend the IPEA Contract as follows:

1. The first sentence of Section 2.1 of the IPEA Contract, is deleted in its entirety and replaced with the following:

“The initial term of this Agreement shall run from April 1, 2013 through March 31, 2024.”

2. Section 1.9 of the IPEA Contract is revised by adding the following clause at the end of Section 1.9 of the IPEA Contract and the IPEA Contract is further revised by adding Schedule B, which is attached hereto, thereto:

“; provided however such terms, including pricing, shall not substantially deviate from the MEMBER/PURCHASER’s 2013 Member Addendum B-1 or similar agreement or transaction confirmation currently in effect between the Village, IPEA and IPEA’s natural gas supplier without the Village’s consent.”

3. With the exception of the foregoing, all of the terms and conditions of the IPEA Contract between the parties shall remain unchanged and are hereby confirmed, ratified and adopted.

IN WITNESS WHEREOF, the Illinois Public Energy Agency and the Village of Rantoul have caused their duly authorized representatives to execute this Amendment to the IPEA Contract as of the date written below.

ILLINOIS PUBLIC ENERGY AGENCY

By: _____

Attested By: _____

Printed Name: Kevin M. Gaden

Printed Name: _____

Title: President & CEO

Title: _____

Dated: _____

VILLAGE OF RANTOUL

By: _____

Attested By: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Dated: _____

RESOLUTION NO. 4-17-1231

**A RESOLUTION
APPROVING A NEIGHBORHOOD SMALL GRANT PROGRAM MANUAL**

WHEREAS, the Neighborhood Services Division has developed a “Neighborhood Small Grant Program Manual” (the “**Manual**”) to engage citizens of the Village of Rantoul, Champaign County, Illinois (the “**Village**”) in the operation of local government and to provide funds for small scale neighborhood improvements; and

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, at which this Resolution is adopted, the form of the Manual.

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

That the Manual in 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.

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 11th day of April, 2017.

Village Clerk

APPROVED this 11th day of April, 2017.

Village President

RESOLUTION NO. 4-17-1232

**A RESOLUTION
TO INCLUDE TAXABLE ALLOWANCES AS IMRF EARNINGS**

WHEREAS, standard member earnings reportable to the Illinois Municipal Retirement Fund (“**IMRF**”) do not include expense allowances; and

WHEREAS, the governing body of an IMRF participating unit of government may elect to include in IMRF earnings taxable expense allowances; and

WHEREAS, the President and Board of Trustees (the “**Corporate Authorities**”) of the Village of Rantoul, Champaign County, Illinois (the “**Village**”) are authorizes to include taxable expense allowances as earnings reportable to IMRF and it is desirable that it do so.

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 Corporate Authorities of the Village hereby elect to include as earnings reportable to IMRF the following taxable expense allowances effective as of January 1, 2000: Uniform/Clothing Allowance.

Section 2. That the Village Clerk is authorized and directed to file a duly certified copy of this Resolution with the IMRF.

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 11th day of April, 2017.

Village Clerk

APPROVED this 11th day of April, 2017.

Village President

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

CERTIFICATION OF RESOLUTION

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 10th day of February, 2015, insofar as same relates to the adoption of Resolution No. 4-17-1232, entitled:

A RESOLUTION TO INCLUDE TAXABLE ALLOWANCES AS IMRF EARNINGS,

a true, correct and complete copy of which resolution (the “**Resolution**”) as adopted at such meeting appears in the transcript of the minutes of such meeting and is hereto attached. The Resolution 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 Resolution were taken openly, that the vote on the adoption of the Resolution 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 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 that the Corporate Authorities have complied with all of the applicable provisions of such open meeting laws and their procedural rules in the adoption of the Resolution.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of the Village of Rantoul, Champaign County, Illinois, this 11th day of April, 2017.

(SEAL)

Village Clerk

RESOLUTION NO. 4-17-1233

**A RESOLUTION
AUTHORIZING AND APPROVING
AN EXCLUSIVE RIGHT TO SELL LISTING AGREEMENT**

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 An Exclusive Right to Sell Listing Agreement (the **“Agreement”**) by and among the Village and CBCDR LLC d/b/a Coldwell Banker Commercial Devonshire Realty (the **“Broker”**) in connection with the right to market and sell certain commercial real estate owned by the Village.

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 the Broker, 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, 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 11th day of April, 2017.

Village Clerk

APPROVED this 11th day of April, 2017.

Village President