



Rantoul Village Board of Trustees
Regular Study Session
Louis B. Schelling Memorial Board Room
Rantoul Municipal Building
June 5, 2018
6:00 pm

Order of Business

Board Packet Page(s)

1. Call to Order – Mayor Smith
Roll Call
 2. Approval of Agenda
 3. 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 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 item.
 4. Items from the Mayor
 - A) Affirmation of appointments of [Department Heads](#) 1
 - B) Affirmation of appointments to Committees – [Attachment A](#) 2
 5. Items from Trustees
 6. Items from the Clerk
 7. Items from the Administrator
 - A) IPBC Insurance [exit agreement](#) 3-16
 8. Items for the Consent Agenda
 - A) Approval of Minutes, Regular Study Session, [May 1, 2018](#) 17-19
 - B) Approval of Minutes, Regular Board Meeting, [May 8, 2018](#) 20-23
 - C) Approval of Minutes, Special Board Meeting, [May 24, 2018](#) 24-25
- Note: All minutes are drafts until approved at the June 12, 2018 Board Meeting. The Village is required to post the approved minutes on their web site within 30 days of approval.
9. Items from Comptroller
 - A) Approval of bills and monthly Financial Reports (on web site)
 - B) Proposed [Garbage Rate adjustment](#) – [Ordinance No. 2572](#) 26-29
 - C) [Prevailing Wage](#) Ordinance 30
 10. Items from Economic Development
 - A) [Ordinance](#) establishing a new [enterprise zone](#) 31-36
 - B) Recommendation to approve [Amerinvest](#) loan refinancing 37-38
 - C) Acceptance of [Land Bank Grant, Resolution 6-18-1256](#) - \$150,000 39-41
 - D) Update on [201 E. Sangamon](#) Stabilization Project 42-47

| <i>Order of Business</i> | <i>Board Packet Page(s)</i> |
|--|-----------------------------|
| 11. Items from Public Works | |
| A) Purchase of A/C equipment for Board Room and north hallway | 48-50 |
| B) Contract with Cross Construction for Willow Pond Road - \$995,100.92 | 51-74 |
| C) Accept deeds for Parcels A1b-3; A1c; A2c-8; and A3b | 75-82 |
| D) CO for roof project on 505 Condit - \$117,760.00 | 98-105 |
| 12. Items from Building Safety | |
| A) Approval of variance request from Jimmy John's sign | 83-97 |
| 13. Items from Counsel | |
| 14. Adjournment | |

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.

**BOARD OF TRUSTEES
VILLAGE OF RANTOUL**

| AGENDA ITEM | PAGE | OF | | | | | | | | | | | | | | |
|--|--|----|---------------|-------------|-------------|----------------|------------------|---------------|------------|------------|--------------|---------------|-----------------------|------------|---------------------------|---------------|
| ITEM: Department Head Appointments | DEPARTMENT: Mayor | | | | | | | | | | | | | | | |
| AGENDA SECTION: | AMOUNT: | | | | | | | | | | | | | | | |
| ATTACHMENTS: <input type="checkbox"/> ORDINANCE <input type="checkbox"/> RESOLUTION <input type="checkbox"/> OTHER (See Summary) <input type="checkbox"/> SUPPORTING DOCUMENTS | DATE: June 5, 2018 | | | | | | | | | | | | | | | |
| SUMMARY HIGHLIGHTS: | | | | | | | | | | | | | | | | |
| <p>Annual Department Head Appointments</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">Administrator</td> <td style="width: 50%;">Rick Snider</td> </tr> <tr> <td>Comptroller</td> <td>Pat Chamberlin</td> </tr> <tr> <td>ESDA Coordinator</td> <td>Danny Russell</td> </tr> <tr> <td>Fire Chief</td> <td>Ken Waters</td> </tr> <tr> <td>Police Chief</td> <td>Anthony Brown</td> </tr> <tr> <td>Public Works Director</td> <td>Greg Hazel</td> </tr> <tr> <td>Recreation Superintendent</td> <td>Luke Humphrey</td> </tr> </table> | | | Administrator | Rick Snider | Comptroller | Pat Chamberlin | ESDA Coordinator | Danny Russell | Fire Chief | Ken Waters | Police Chief | Anthony Brown | Public Works Director | Greg Hazel | Recreation Superintendent | Luke Humphrey |
| Administrator | Rick Snider | | | | | | | | | | | | | | | |
| Comptroller | Pat Chamberlin | | | | | | | | | | | | | | | |
| ESDA Coordinator | Danny Russell | | | | | | | | | | | | | | | |
| Fire Chief | Ken Waters | | | | | | | | | | | | | | | |
| Police Chief | Anthony Brown | | | | | | | | | | | | | | | |
| Public Works Director | Greg Hazel | | | | | | | | | | | | | | | |
| Recreation Superintendent | Luke Humphrey | | | | | | | | | | | | | | | |
| RECOMMENDED ACTION: Affirm appointments | | | | | | | | | | | | | | | | |
| DEPARTMENT HEAD APPROVAL | VILLAGE ADMINISTRATOR | | | | | | | | | | | | | | | |
| |  | | | | | | | | | | | | | | | |
| AGENDA PAGE NUMBER: | | | | | | | | | | | | | | | | |

Agenda Item - June 5, 2018

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| Attachment A - Board, Committee & Commission Appointments |
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Citizens Advisory Committee

Appoint Sara Brown for a term expiring in 2019

Fire and Police Commission

Reappoint David Sherrick for term expiring 2021

Micro Loan Review Committee

Appoint Herman Fogal for term expiring 2019

Reappoint Connie Nelson for term expiring 2021

Police Pension Board

Reappoint Gwen McMorris for term expiring 2020

Revolving Loan Fund Review committee

Appoint Herman Fogal for term expiring 2019

Reappoint Connie Nelson for term expiring 2021

Scholarship Committee

Reappoint Margurette Carter for term expiring 2021

Reappoint Denny Long for term expiring 2021

Reappoint Herman Fogal for term expiring 2021

Storm Drainage Committee

Reappoint Joe Bolser for term expiring 2021

Reappoint John Reale for term expiring 2021

Reappoint Ron Loy for term expiring 2021

Tree Commission

Reappoint J D Roessler for term expiring 2020

Reappoint Lorraine Wirges for term expiring 2020

Reappoint Leonard Wirges for term expiring 2020

Appoint Joan Weichel for term expiring 2020



Mayor Charles Smith

**BOARD OF TRUSTEES
VILLAGE OF RANTOUL**

AGENDA ITEM

PAGE _____ OF _____

| | |
|--|--|
| ITEM: IPBC Exit / Runoff Agreement | DEPARTMENT: Administration |
| AGENDA SECTION: Administrator | AMOUNT: \$535,793 |
| ATTACHMENTS: <input type="checkbox"/> Ordinance <input checked="" type="checkbox"/> Resolution <input checked="" type="checkbox"/> Supporting Documents | DATE: May 30, 2018 |
| SUMMARY HIGHLIGHTS: | |
| <p>In March 2018, the Village advised the Intergovernmental Personnel Benefits Cooperative (IPBC) of its intention to withdraw from the organization. IPBC is in agreement with the withdrawal and has begun the process to terminate the Village's membership.</p> <p>As part of the exit process, the Village must provide for the reimbursement of its terminal liability (i.e. accumulated losses) as well as pay for runout claims. These are claims that will fall within the policy coverage period (through June 30, 2018) but may not have been submitted or processed completely at the time of policy termination. As of October 2017, our estimated liability was \$433,952. The transition to the statewide pool has been beneficial in reducing our obligations; unfortunately, continued negative claims experience has resulted in increased liabilities. After allowances and inclusion of recent losses, along with estimated additional claims during the run off period, the final payment due to IPBC is \$535,793.</p> <p>As you may recall, the intention of changing health insurance in the current year rather than a future year was to stanch these losses and use the savings from the favorable rates offered by Health Alliance to partially offset the losses incurred. Our negative claims experience may result in an increase in the final numbers for the new policy. However, the most important factor for the Village is to reduce the fundamental cost of care through the discount rate, something that is not possible by maintaining the current insurer.</p> | |
| RECOMMENDED ACTION: Approve Resolution to execute agreement with IPBC to process run-off claims and to amend the FY19 budget to pay obligations associated with termination of IPBC membership. | |
| DEPARTMENT HEAD APPROVAL | VILLAGE ADMINISTRATOR  |



Reference

Richard S. Snider
Village Administrator

333 S. Tanner Street
Rantoul, IL 61866

Phone 217.892.6801

INTEROFFICE MEMORANDUM

To: Honorable Mayor and Trustees

From: Rick Snider *Rick*

Date: 24 February 2018

Subject: CONFIDENTIAL: Health Insurance Change Proposal

This memorandum discusses a proposed change in the Village's health insurance plan. The current plan is, in my opinion, no longer a sustainable option and the Village must make a change in its plan, insurer, or both to protect the finances of the Village.

BACKGROUND

As you are aware, the Village opted to join the Intergovernmental Personnel Benefits Cooperative (IPBC) in February 2016 as part of a solution to contain its health insurance costs.

Since early December, I have been working with staff regarding a number of issues related to our membership in IPBC and the self-funded health insurance program we utilize through the cooperative. When I joined the Village, staff brought a number of issues to my attention concerning ongoing service lapses impacting our employees. These include repeated unexplained terminations of coverage, failures to reimburse employees for covered expenses in a timely manner, and inadequate provider network coverage; I have attached a summary document that was sent to IPBC in December.

In addition to service issues, I have also learned about our deteriorating financial position within the cooperative. During the period from July 2016 through October 2017, the Village's accrued liability totaled \$433,952. The Village has seen some very large claims over the past two years, including an organ transplant, that have caused our claims to skyrocket. In the twelve-month period ending 30 November 2017, total claims before allowances were \$2,563,000. After discounts, the claims totaled \$1,547,625. Premiums paid are approximately \$1,483,677 per year using the current rate. Our loss ratio (i.e. the proportion of claims to premiums paid) is well in excess of 100%.

The Mayor and I along with staff attended the Eastern Will Benefit Cooperative (EWBC) sub pool meeting on December 20th. This sub pool is where Rantoul was placed by IPBC for its initial membership period. The sub pool members have been very concerned about the impact of Rantoul's claims experience on the group's reserves. Rantoul represents about 40% of the lives insured in the sub pool, which means that the Village has an outsized influence upon the entire group. The sub pool reserve, accumulated over a number of years, was being rapidly depleted due to Rantoul's losses.

It became clear that keeping Rantoul in the sub pool was not sustainable financially and that action was necessary. Therefore, the sub pool proposed and IPBC approved the transition of the Village into a full, individual membership in the statewide cooperative. The Village may accept this proposal by adopting the IPBC bylaws through an ordinance in March.

However, I have a number of concerns about moving forward with IPBC. As stated earlier, the customer service problems have been identified and escalated to the top management of IPBC, but we are still not seeing a resolution. Furthermore, the broker staff has not been very helpful in obtaining utilization data to which the Village has a right to review. This includes provider usage, claim types, and other relevant data we need to help us manage our self-funded insurance.

More importantly, while our overall claims experience should improve, the Village is at a significant disadvantage due to the relationship of the insurer, United Healthcare (UHC), to the provider network in central Illinois. UHC has a discount rate with Carle that appears to be much lower than those of other insurers. For example, for the period December 2016 through November 2017, the average discount rate was 39.6%. Health Alliance typically has a discount percentage with Carle that is in the mid-60% range. BlueCross BlueShield has a discount rate between 53-57% at Carle. Health Alliance discounts would be less if claims for non-Carle facilities are included but would likely be more in line with BlueCross BlueShield. The disparity, which has been acknowledged by Gallagher Benefit Services (the broker for IPBC), is likely driving as much as 50% of the total losses incurred by the Village.

In the normal course of the events, a rule of thumb for health insurance claims is that out of a five-year period, two years will have very large claims, two years will have better than average claims, and one year will be average. The odds are that the Village will have a better experience in the next few years. However, with the discount disparity, it is likely that the losses will not decrease sufficiently to avoid driving the cost of claims higher nor will it stop further large increases in our premiums paid to UHC. The proposed increase for FY2019 is 15.9% or about a \$235,000 increase, the maximum possible under IPBC rules. The prospects for another large increase in FY2020 are high given that we have at least one family in the subscriber group with health issues that are typically long-term in nature.

Furthermore, IPBC rules require that cooperative members achieve a positive fund balance for their account within six years or they must pay an additional amount necessary to cover the deficiency. Rantoul has four years to reduce its deficit in this scenario. That means we would need to have over \$100,000 in positive returns for each of the next four years in order to avoid a payoff requirement. The trends indicate we are likely to accrue additional losses going forward until the premiums rise to a level that generates positive returns. In the end, the Village will be paying much larger premiums to achieve this result.

While the pooling concept is helpful in reducing large spikes in insurance costs over the long-term, it is not immune to the basic costs of the health care coverage. In our case, the central Illinois market is controlled by the major player, Carle. The discount disparity along with an incomplete provider network leaves the Village and its employees subject to higher base costs for health care in the future.

The Village has limited options for managing its health care costs. There are only four insurers that are feasible vendors in this area: Health Alliance (HAMP), BlueCross BlueShield (BCBS), UHC, and Aetna. BCBS is available through IPBC and has better discount contracts in place; however, Carle Physicians Group will not contract with BCBS for its primary care physicians in Champaign, Urbana, and Mahomet. This means that using BCBS would require employees with Carle PCP selections to find a different in-network physician. However, all Carle specialists as well as the hospital are in-network with BCBS. Aetna has a very similar network to Carle and does include their PCPs; however, Aetna has indicated that they are not interested in bidding on the Village's business at this time. Thus, that leaves UHC and HAMP as the two best options for the Village to consider. Frankly, remaining with UHC through IPBC is not a very attractive proposition.

Before we make a final decision, we are exploring the possibility of using BCBS through IPBC. We have requested disruption reports from BCBS to determine if any of our employee's providers would not be in-network with the switch. The initial report run indicated that 99% of the providers would be in-network. I have identified all of the Carle family practice, internal medicine, and OB/GYN providers and asked for verification that they are in-network as past practice indicates they don't accept BCBS insurance. On Tuesday this week, we are going to discuss this proposal with representatives of the two unions to get feedback and address questions and concerns.

PROPOSAL

I propose that the Village exits IPBC and returns to a fully-insured medical plan, under the following provisions:

1. The Village offer two plans to employees through Health Alliance: a comprehensive plan as we currently have; and a second, basic plan with higher deductibles and lower premiums.

The Village has received quotations from HAMP for a number of different plan options. The comprehensive plan would improve plan benefits by reducing the co-pays from \$75 per visit to \$25 (primary care) or \$50 (specialist). The emergency room co-pay would drop from the current \$750 to \$200 per visit. The high level of in-network claims (over 99%) indicates that we can make better use of dollars by moving into the POS plan and obtaining lower co-pay amounts for services.

2. Pay IPBC terminal liability. We have sufficient assets in the General Fund reserves to cover the expected amount, currently estimated at \$433,852. The final amount due depends upon plan performance from November 1, 2017 through the end of our plan year. The costs avoided on paid premiums by switching insurance (approximately \$235,000) will offset a large portion of the terminal liability due to IPBC.

3. Increase single coverage employee contributions to achieve greater parity for spouse and family coverage subscribers. There is a large disparity in the amounts paid by employees for their health care coverage. Single coverage employees pay only 1% of their premiums, while employees with spouse (+1) coverage pay about 27% of their costs, and employees with family coverage pay about 33% of their costs. The Village currently pays \$8754.96 per year for each employee on single coverage. Most employers today do not pay 100% of premiums and it is appropriate that employees bear a larger portion of the insurance plan costs, both to relieve some of the cost burden and also to increase awareness of the actual benefit expense. Our extremely low contribution requirement (\$7.30/month currently for single coverage) is creating an incentive for employees to stay on the Village plan and get double coverage.

I propose that the contribution share be increased gradually over a four-year period so that wage increases will offset increased contributions. In no case will the increases cause an employee to "lose ground." A suggested increase matrix is shown below. Contribution amounts are based on the current premium; the actual contribution will be calculated each year at the time the premiums are finalized for the next fiscal year.

| Year | Village Share | Employee Contribution | Employee Share | Annual Contribution |
|--------|---------------|-----------------------|----------------|---------------------|
| FY2019 | 96.0% | \$ 29.18 | 4.0% | \$ 350.20 |
| FY2020 | 93.0% | \$ 51.07 | 7.0% | \$ 612.85 |
| FY2021 | 89.0% | \$ 80.25 | 11.0% | \$ 963.05 |
| FY2022 | 86.0% | \$ 102.14 | 14.0% | \$ 1,225.69 |
| FY2023 | 83.0% | \$ 124.03 | 17.0% | \$ 1,488.34 |
| FY2024 | 80.0% | \$ 145.92 | 20.0% | \$ 1,750.99 |

4. Provide opt-out incentives to employees whom do not wish to use our insurance. Employees with alternative coverage options such as insurance through their spouse's employer could take advantage of a new incentive program. The Village could offer annual incentive payments of \$1500 for employees opting-out of single coverage; \$2000-2500 could be offered to those opting-out of spouse or family coverage. This could significantly reduce the pool of subscribers and the Village's overall benefit expense. Other area municipalities and employers offer this benefit to their employees.

BENEFITS

- Higher discount rate reduces costs for both the Village and employees and should drive lower premium increases in the future.
- Improved coverage with lower co-pays and co-insurance; more local options in network; elimination of many facilities fees.
- Employee cost-sharing will encourage greater awareness of insurance costs.
- Prevents continued losses due to disparity in discount.
- Improved customer service for employees.
- Employees that don't utilize our insurance and have options through their spouse may opt out.

ALTERNATIVES AND CONSEQUENCES

Alternative 1: Remain a member of IPBC and retain BCBS as the carrier.

This alternative would allow the Village to take advantage of being a pool participant and the ability to leverage the statewide reserves to mitigate risk and gradually reduce insurance cost increases to a more moderate rate. It would also potentially address the customer service issues that employees are experiencing with the incumbent. Also, BlueCross BlueShield has a significantly higher discount rate negotiated with our providers and would expand our local network to include Christie Clinic.

The major downside of this scenario is, as previously mentioned, that Carle primary care physicians are not in-network with BCBS, and it would require most of our employees to select a new doctor (pediatrician, family medicine, internal medicine) to obtain in-network benefits. On average, most patients see their primary care physician once per year. This may not be a huge issue with our employees, but it could be. BCBS does have in-network coverage with Carle Foundation Hospital, and all specialists.

**INTERGOVERNMENTAL PERSONNEL
BENEFIT COOPERATIVE AND
RESIGNING MEMBER OR RESIGNING SUB-POOL
MEMBER AGREEMENT ON TERMINATION MATTERS**

1. Withdrawal Action and Acceptance: The Corporate Authorities of _____ (hereinafter the "Resigning Member" or "RM"), in a record vote, approved withdrawal from its membership in the Intergovernmental Personnel Benefit Cooperative or one of its Sub-Pools (hereinafter the "IPBC" or "Cooperative"), effective June 30, 2018. The RM has provided notice in writing to IPBC. The IPBC has accepted the RM's notice of withdrawal, and the parties have entered into this voluntary Agreement to deal with issues relating to the termination.

2. Continuing Payments Until Withdrawal: The RM agrees to timely pay IPBC in the normal course of business the balance of its monthly premium and other standard payments at current rates for IPBC-sponsored coverages continuing through the withdrawal date.

3. Termination of Use of IPBC's Own Funds: If all of RM's financial obligations are met, IPBC agrees to see to the process and payment, through the established claims payers, of all benefit claims arising under the RM's coverage with IPBC for covered services until June 30, 2018. After termination, any sharing of claims among Members which uses a banding formula or debits and credits shall cease and all claims shall be the sole responsibility of the RM. No part of this Agreement modifies or amends any contract between the IPBC and any of its vendors or service providers.

After the date of the RM's withdrawal from IPBC on June 30, 2018, no run-off claims of the RM need to be processed or paid by the IPBC or vendors in the absence of compliance by RM of the terms of this Agreement, and which are also consistent with the contracts of the

vendors who are referred to as "Payor" or Health Claim Administrator "HCA." Run-off claims are those claims of covered parties which were incurred during the time that the RM was a Member of the IPBC, but were not paid prior to termination.

The contracts between the IPBC and the Payor of some of the IPBC's Health, Dental, Prescription Drugs Programs or Life Insurance Programs may provide that the IPBC is responsible for certain payments to the Health, Dental, Prescription Drugs or Life Insurance Payor for run-off benefit claims and administrative costs for a continuing period. Since the RM benefits from such coverages, it will be responsible for the payment to the IPBC for all of such run-off claims. All estimated payments due under this paragraph shall be paid by RM to the IPBC when this Agreement is approved by its Corporate Authorities by Resolution or Ordinance and delivered to the IPBC for its signature. In the case of some RM, the payment may be made by permitting the IPBC to transfer estimated RM surplus funds into accounts for the payment of run-off claims. For RM with no or inadequate estimated surplus funds, the RM shall be required to transfer by check or wire transfer the run-off estimate funding shown on Appendix A less any transferred agreed-upon surplus funds. Delinquent payments under this paragraph or otherwise required under this Agreement shall be subject to the interest obligations provided for in Article XI of the IPBC Contract and By-Laws. Any amounts paid in error shall be returned within 30 days of written notice of the overpayment.

4. Run-off Claim Payments: With regards to this RM, the IPBC has entered into a Contract for the payment of the largest portion of run-off claims with a Health Claim Administrator (HCA) which has administered and paid health claims for the RM during the last fiscal year of its Membership in the IPBC. The Contract entered into between the IPBC and the HCA provides for an arrangement under which if the RM does not remain a Member of the IPBC, termination run-off payments will be made during a fixed run-off period of one year.

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There may be other provisions within existing Contract or Contracts between the IPBC and the HCA which may also relate to the run-off or termination. These shall bind the RM. Since the RM as a MEMBER or an entity as a MEMBER of a Sub-Pool has authorized by its vote for the execution of the Agreement on its behalf with the HCA, under the Contract and By-Laws of the IPBC it is responsible after termination for any of the obligations or payments under the health plan to be administered which are part of those Contracts. If the initial estimated payment of run-off claims is not sufficient to pay claims during the one year run-off period, RM shall pay additional required amounts each time sought within five business days after written notice of the additional amount required. If adequate funds are not received by the IPBC, which will make payments to the HCA, the payment of run-off claims may, at the complete discretion of the IPBC, stop.

In addition to the initial claim payments or deposits and additional amounts in excess of those amounts, the RM shall be required to pay all administrative fees provided for within the Contract between the HCA and the IPBC or the RM along with separate fees to the IPBC at the rate of \$2.10 per employee per month for three months after termination but paid as a single up front payment. The RM shall also pay Gallagher fees for any services requested in addition to those agreed to by Gallagher to be performed without a charge. Any failure to make any of the required payments, shall be dealt with in accordance with this Agreement and the Contract and By-Laws of the IPBC or any decision regarding such issues reached by the Executive Board or the Board of Directors of the IPBC under its contract with the HCA and in accordance with the responsibilities of the RM with regard to the IPBC. The IPBC or the RM may have entered into contracts which require payments for reporting or services after the date of termination which are not specifically referenced in this Agreement. The responsibility for the payment of any additional reporting or services which are required or requested by the IPBC or a Member from

any entity providing services to the IPBC or the Member after termination shall be the financial responsibility of the Member payable in the manner provided for other payments herein.

5. End of Excess Payments: The IPBC excess insurance policies cover payments in excess of certain amounts during the fiscal year of July 1, 2017 – June 30, 2018. Any claim, which would have qualified for payment from the prior in force excess insurance after the RM termination date of June 30, regardless of date incurred, are not covered under these excess insurance policies. The RM shall have full responsibility for funding all claims previously paid by excess insurance prior to RM termination even when incurred prior to the termination date but not paid prior to the termination date in accordance with the reasonable practices of an excess insurance company.

6. Hold Harmless and Indemnify Obligations of RM: As a result of the IPBC's entrance into this Agreement to provide certain run-off coverages, the RM agrees that it will hold the IPBC, its officers, Members, directors, auditors, attorneys, staff and/or consultants ("Covered Entities") entirely harmless and will make no claim against the IPBC and indemnify and pay the defense of the IPBC in the event that any party other than the RM including but not limited to covered benefit recipients makes a claim against the IPBC for funds allegedly due from the IPBC or which, by Contract would have been the responsibility of a Payor, HCA or an excess insurance carrier. If a dispute should arise regarding any such payments it shall be the full and complete responsibility of the RM, if it believes that it is entitled to any funds, to bring its own claim or action against that the Payor, HCA or Excess Carrier or others and to hold the IPBC and the Covered Entities entirely harmless and not responsible for such claim. The RM may request an assignment of rights which the IPBC may have for a claim against that party but the IPBC shall only make the assignment if the IPBC is adequately protected from any claims or costs arising out of that assignment and litigation. If a RM is required by a Payor or HCA at the

conclusion of the run-off period to sign a hold harmless agreement, it shall do so or shall assume full responsibility for any claim, demand or suit from a Payor or HCA arising out of such refusal.

7. Termination of Sub-Pool Members and Listed Entities: Article III of the Contract and By-Laws document of the IPBC contains the following language. "The MEMBER which lists entities shall, however, be the sole MEMBER of the COOPERATIVE and shall be responsible for all costs and duties of Membership provided herein. The MEMBER may make such arrangement as is desired with Members of a Sub-Pool or the listed entities regarding the manner of payment, sharing of risks and duration of such arrangement. Such arrangement is not a part of this Contract and By-Laws." In accordance with such agreed-upon contractual language, it shall be the responsibility of the RM to convey such information as it desires to a listed entity and to arrange such duties and responsibilities of the listed entity to the RM on termination as has been or shall be agreed upon. With regards to any listed entity or entities, in accordance with the Contract and By-Laws, the IPBC shall treat those entities on termination as if they were a part of the Member.

The same responsibilities shall be that of a Sub-Pool regarding any entity which is a member of a Sub-Pool and chooses to withdraw from the Sub-Pool. A Sub-Pool member, which executes this Agreement, shall have its sole right to enforce this Agreement through the actions, if chosen to be enforced, by the Sub-Pool which is the only proper Member of the IPBC.

8. Continuing Status of Audit Process for Termination Year: The parties recognize that IPBC's Contract and By-Laws in Article XVII provides for annual audits of IPBC as of the close of IPBC's fiscal year, in this case June 30, 2018. Such audits which historically take many months to have prepared and approved by the IPBC, may conclude that funds are owed by the RM to IPBC or by IPBC to RM. The audits shall be conducted on the basis of generally accepted accounting principles. The parties shall make any payments due as a result of the audit

as provided in the Contract and By-Laws, and subject to the interest obligations provided for in Article XI of the IPBC Contract and By-Laws. The RM shall be provided with a copy of the audit. The IPBC Board of Directors or Executive Board, if so authorized, may provide interim payments to those RM whose pre-audit financial data may indicate, at the IPBC's discretion, the ability to allow preliminary surplus fund repayments to the RM.

9. Agreement Resolving All Termination Issues: This Agreement shall resolve all disputes of the IPBC, its Members, officers and consultants and RM, and its officers regarding RM's manner of withdrawal and the parties have resolved all disputes or claims regarding that withdrawal herein, other than any disputes which may arise regarding payments made or due during the run-off period, which may arise regarding the implementation and interpretation of this Agreement and any disputes that may arise as a result of the final audit for the fiscal year ending June 30, 2018. In the event that the RM should, in spite of the provisions of this Agreement seek to sue or file an administrative action against the IPBC, its Members, and/or Covered Entities in relationship to disputes regarding its Membership in the IPBC or the terms and conditions of this Agreement, and the court or agency should determine that the parties complained against by the RM or its officers, employees, dependants or retirees are not at fault, the party or parties bringing the suit or action shall reimburse the Covered Entities herein granted protection, their full reasonable attorney's fees and costs. This Agreement is not, however, intended to establish any rights in third parties not signatories to this Agreement.

10. Optional Transfer of Data to RM: At the end of the one year period, during which run-off claims will be paid by vendors, under this Agreement, a RM may request vendors to turn over to it records and data which will assist the RM in determining whether there are any other valid run-off claims which it wishes to pay. In some cases, the amount of the run-off claims, which may be paid, may best be determined with data regarding coverages and previous

payments made by a HCA or Payor. It shall be the responsibility of the RM, if it wishes to receive such data from an HCA or Payor, to contract with the HCA or Payor and negotiate for the payment due to an HCA or Payor for the data which the RM seeks. The IPBC agrees to assist the RM if it wishes to engage in that process, but such a contract or agreement for the turnover of such data shall be entirely between the RM and the HCA or Payor.

11. Mediation: In the event that there should be any dispute or disagreement about the terms or implementation of this Agreement, the IPBC and the Member shall choose a mediator to attempt to resolve the issue. If they cannot agree on a mediator, one shall be selected from a list of five persons submitted by the American Arbitration Association. Each party may strike the names of two persons. The parties shall split the cost of the mediation process which must be completed within 60 days unless extended by agreement. If mediation does not produce an agreed result, and the cause of action is not barred to the RM by hold harmless provisions of this Agreement, either party may sue and the venue shall be the Circuit Court of Cook County.

IN WITNESS WHEREOF, this Agreement is executed this Letter of Agreement this _____ day of _____, 20____. The effective date of the Agreement shall be the date of the approval by the last party to approve.

INTERGOVERNMENTAL PERSONNEL BENEFIT COOPERATIVE

RESIGNING MEMBER,
OR RESIGNING CONTRACTUAL MEMBER
OF A SUB-POOL MEMBER

Appendix A - Village of Rantoul

| Description | Admin Fund | Benefit Fund | HMO Fund | Terminal Reserve Fund | Total ** |
|---|------------|--------------|----------|-----------------------|-------------|
| Account Balance as of July 1, 2017 | \$551 | (\$208,877) | \$0 | \$2,373 | (\$205,953) |
| IBNR as of July 1, 2017 | \$0 | \$133,506 | \$0 | \$0 | \$133,506 |
| Total Available as of July 1, 2017 | \$551 | (\$75,371) | \$0 | \$2,373 | (\$72,447) |
| Balances Used in FY 2017-18 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Estimated Medical/RX Gain/Loss as of 3-31-18 | \$0 | (\$157,812) | \$0 | \$0 | (\$157,812) |
| Estimated Medical/RX Gain/Loss - April-June, 2018 | \$0 | (\$39,453) | \$0 | \$0 | (\$39,453) |
| Estimated Dental Gain/Loss as of 3-31-18 | \$0 | \$3,051 | \$0 | \$0 | \$3,051 |
| Estimated Dental Gain/Loss - April-June, 2018 | \$0 | \$763 | \$0 | \$0 | \$763 |
| Estimated Funds Available as of June 30, 2018 | \$551 | (\$268,822) | \$0 | \$2,373 | (\$265,898) |
| Estimated Medical Run-out Costs * | \$0 | \$241,082 | \$0 | \$0 | \$241,082 |
| Estimated Dental Run-out Costs * | \$0 | \$3,834 | \$0 | \$0 | \$3,834 |
| IPBC Admin Fee | \$813 | \$0 | \$0 | \$0 | \$813 |
| UHC Admin Costs | \$24,166 | \$0 | \$0 | \$0 | \$24,166 |
| Estimated Total Run-out Costs | \$24,979 | \$244,916 | \$0 | \$0 | \$269,895 |
| Reserve Amount Under/Over Funded | (\$24,428) | (\$513,738) | \$0 | \$2,373 | (\$535,793) |

The financial figures provided for above indicate that Village of Rantoul does not have sufficient reserve funds which can be transferred and utilized by the IPBC for the payment of run-off claims. Therefore, Village of Rantoul must pay an estimated amount for the payment of run-off claims and administrative expenses. Village of Rantoul will at the time of the execution of this Agreement, provide the IPBC with a wire transfer in the amount of \$535,793. This is an estimated amount for payment of run-off claims and administrative expenses and the Agreement provides for situations in which Village of Rantoul may be required to make additional payments to the IPBC to allow for the payment of run-off claims for a period of one-year if the amount of funds remaining from this estimate are extinguished or have reached a point at which the IPBC reasonably believes that additional funds

* Calculated using 150% of IPBC IBNR factors from prior Audit x the average policy YTD claim activity

** Illustrative and subject to change given actual April-June 2018 and fund balance activity

Rantoul Village Board of Trustees
Regular Study Session
May 1, 2018
6:00 P.M.

LOUIS B. SCHELLING MEMORIAL BOARD ROOM
RANTOUL MUNICIPAL BUILDING, 333 S. TANNER, RANTOUL, IL.

A regular Study Session of the Board of Trustees of the Village of Rantoul was held at 6:00 P.M. Mayor Smith called the proceeding to order.

Roll Call

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

Mayor Smith and Trustees Hank Gamel, Sam Hall, Terry Workman, Rich Medlen, Jennifer Fox and Chad Smith – 7.

The following representatives of Village Departments were also present: Rick Snider, Administrator; Pat Chamberlin, Comptroller; Ken Beth, Village Attorney; Tony Brown, Chief of Police; Ken Waters, Fire Chief; Luke Humphrey, Recreation Department Director; Greg Hazel, Director of Public Works; Jake McCoy Assistant Director of Public Works; Rebecca Motley, Economic Development Director and Elected Village Clerk Mike Graham.

Approval of Agenda

Trustee Medlen moved to approve the Agenda as amended and Trustee Hall seconded the motion. The Motion Passed by Roll Call Vote **6 – 0**.

Public Participation

Kristian Hopkins spoke about Fact Based Decision Making and how this could apply to the Village of Rantoul.

Jasmyne Boyce spoke about Village of Rantoul concerns and public statements.

Items from the Mayor

- Recognition of Rich Meden.
- Recognition of Justin Bouse promotion to Lt. at the Rantoul Police Department.

Items from Trustees

Trustee Medlen thanked the Board for his time of service.

Trustee Chad Smith inquired about Victor Torres Loan as well as the D & D Auto Loans. The Administrator indicated that work was starting due to the foul weather in April and should be completed by the end of June.

Trustee Workman spoke about a Budget Amendment to Transfer Central Maintenance Fund from Account No. 619 to 604.

Trustee Gamel spoke about best practices in the Central Maintenance Department with an authorized Fleet Manager. The Administrator indicated that any Fleet Manager would have to be certified by the National Fleet Manager Association.

Trustee Workman, again called for an RFQ be advertised for The Village of Rantoul Legal Services.

Items from the Clerk

Approval of the Minutes, Regular Study Session [April 3, 2018](#).
Approval of the Minutes, Regular Board Meeting [April 10, 2018](#).
Approval of the Minutes, Public Hearing, [April 17, 2018](#).
Approval of the Minutes, Special Board [Meeting April, 17, 2018](#).

The Board had no comments on these items and they will be taken to the Regular Board Meeting, Tuesday, May 8, 2018 for Approval.

Items from the Administrator

The Administrator, offered up the EDA Loan renewal - Amerivest for an additional seven years at 4%. The current loan balance is \$151,731.34 and all of the payments have been made on time for the last seven years. The Trustees then questioned the substituted collateral that was made when Amerivest sold Prairie Village. The Administrator indicated that the substituted collateral appraised value exceeded the loan balance when this event occurred. The Trustees seem satisfied with the explanation and this item will be taken to the Regular Board Meeting Tuesday, May 8, 2018 for approval.

“NOTE FROM RANTOUL VILLAGE CLERK, UNLESS OTHERWISE SPECIFIED BELOW ALL OF THE AGENDA ITEMS BELOW HAD LITTLE OR NO VILLAGE BOARD OF TRUSTEES DISCUSSION AND WILL BE TAKEN TO THE REGULAR VILLAGE BOARD MEETING, TUESDAY, May 8, 2018.”

- Approval of Bills and Monthly Financial Reports.
- Approval of the Addendum to the [Coldwell Banker Contract](#).

Motion to enter into closed session pursuant to 5 ILCS 120/2 (C) 6, to consider setting of a price for sale or lease of property owned by the public body AND pursuant to 5 ILCS 120/2 (C) 1, to consider employment compensation, discipline, performance, or dismissal of an employee or officer AND pursuant to 5 ILCS 120/2 (C) 11, to consider litigation, when an action against, affecting or on behalf of the public body has been filed and is pending before a court or administrative tribunal, or when the public body finds that an action is probable or imminent, in which case the basis for the finding shall be recorded and entered into the minutes of the closed meeting.

Trustee Hall moved to go into closed session and Trustee Medlen seconded the motion.

The Rantoul Village Board entered into closed session at 6:55 P.M.
The Rantoul Village Board returned to open session at 9:18 P.M.

Adjournment

There being no further business to come before the Board, Mayor Charles Smith declared the proceeding adjourned.

MEETING ADJOURNED AT 9:20 P.M.

Mike Graham
Village Clerk

APPROVED June 12, 2018

Charles Smith
Village President

ATTEST:

Mike Graham
Village Clerk

I, Mike Graham, Village Clerk of the Village of Rantoul, Illinois do hereby certify that the foregoing minutes are a true and correct copy of the Regular Study Session of the Board of Trustees held May 1, 2018, as the same appears on the records of the Village now in my custody and keeping.

Mike Graham
Village Clerk

Rantoul Village Board of Trustees
Regular Board Meeting
May 8 and continued to May 10, 2018

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. Mayor Charles Smith called the proceeding to order.

Invocation & Pledge of Allegiance

The Invocation was given by the Mayor Smith opening the meeting with a prayer. Following the invocation, Trustee Hall led the audience in recitation of the Pledge of Allegiance.

Roll Call

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

Mayor Charles Smith and Trustees, Hank Gamel, Sam Hall, Terry Workman, Jennifer Fox and Chad Smith - 6.

The following representatives of Village Departments were also present: Rick Snider, Administrator; Pat Chamberlin, Comptroller; Kenneth Beth, Attorney; Greg Hazel, Public Works Director; Jake McCoy, Assistant Public Works Director; Luke Humphrey, Recreation Department; Ken Waters, Fire Chief; Tony Brown, Chief of Police; Brenda Runyon, Neighborhood Services Director; Katie Johnston, Human Resource Director; and Elected Village Clerk Mike Graham.

Approval of Agenda

Trustee Hall moved to approve the [agenda](#) for the meeting. Trustee Workman seconded the motion. Motion carried, **5 - 0**.

Public Participation

Holly Sorey, from the Communication Workers of America Local 4202, spoke about the pending sale of the AT & T Building at 1 Aviation Way.

Dea Polchow, from the Communication Workers of America Local 4202, spoke about the sale of the AT & T Building. Ms. Polchow asked if the Village of Rantoul knew that the prospective buyer was currently under indictment in the State of California. Ms. Polchow then read off a list of names that the prospective buyer was associated with. Ms. Polchow then inferred that the prospective buyer was involved in hazardous environmental waste production and storage.

Amy J. Blaisdell spoke about the sale of the AT & T Building and the affect that this sale might have on the existing parking lot.

Jasmyne Boyce expressed concerns related to Chapter 20 of the Village of Rantoul Code of Ordinances and the lack of enforcement by the Village of Rantoul Staff.

John Williams, Area General Manager of the AT & T Call Center at 1 Aviation Way repeated at least twenty times that “management was not informed”, with respect to the proposed sale of the AT & T Building at 1 Aviation Way. Mr. Williams further stated that he had uprooted his family to take the General Management Position and move to Rantoul. Mr. Williams indicated that he had just completed interviewing and hiring 40 new employees at the AT & T Call Center and expected to hire another 60 employees by the end of the year. Mr. Williams was very upset that “management was not informed”, as AT& T has been a good Employer since 1993, creating many employment positions at the AT & T Call Center.

Wendell Golston spoke and said this problem needs to be fixed, as soon as possible.

“NOTE FROM THE RANTOUL VILLAGE OF CLERK. ALL OF THE AGENDA ITEMS LISTED BELOW CARRIED BY ROLL CALL VOTE OF 5 TO 0. UNLESS OTHERWISE NOTED BELOW.”

Motion to authorize and approve the refinancing of a loan to Amerivest \$151,731.34 for seven years at 4%. After a lengthy discussion about the specific parcels of Collateral and their appropriate legal descriptions this Agenda Item was tabled until the June meeting to give the staff time to review the collateral being offered for this refinancing.

Trustee Gamel moved that the Regular Meeting of the Village of Rantoul, Tuesday, May 8, 2018 be continued until 7:00 P.M., Thursday, May 10, 2018 to give the Village Real Estate Broker and Village staff time to investigate the concerns communicated about the proposed sale of the AT & T Building at 1 Aviation Way. Trustee Fox seconded the motion and the meeting was officially continued until Thursday, May 10, 2018 at 7:00 P.M. This motion was made at 7:15 P.M. Tuesday, May 8, 2018.

Roll Call, Thursday, May 10, 2018 at 7:00 P.M.

The Village Clerk called the roll, finding the following members present.

Mayor Charles Smith, Trustees, Hank Gamel, Sam Hall, Terry Workman, Jennifer Fox and Chad Smith – 6.

Public Participation

Jasmyne Boyce spoke.

Holly Sorey, From the Communication Workers of America Local 4202 spoke about the proposed sale of the AT & T Building.

The Mayor, Administrator and the Trustees indicated that they had investigated all of the concerns raised at the Tuesday, May 8, 2018 meeting with respect to the proposed sale of the AT & T Building at 1 Aviation Way and found nothing abnormal about the prospective buyer.

Motion to pass [Ordinance No. 2570](#), AN ORDINANCE AUTHORIZING AND APPROVING A CONTRACT FOR THE SALE OF REAL ESTATE, FIRST AMENDED AND RESTATED OWNED BY THE VILLAGE OF RANTOUL, ILLINOIS (735, 801 and 909 Pacesetter Drive and 1 Aviation Center Drive). Trustee Fox moved for approval and Trustee Gamel seconded the motion.

The Clerk Called the Roll:

YEAS: Gamel, Workman, Fox and Chad Smith – 4.
NAYS: Hall – 1.
ABSENT: None.

The motion carried by a roll call vote of **4 – 1**.

Motion to pass [Resolution No. 5-18-1255](#), A RESOLUTION AUTHORIZING AND APPROVING AN ADDENDUM TO THE EXCLUSIVE RIGHT TO SELL LISTING AGREEMENT (Coldwell Banker Commercial Devonshire Realty). Trustee Fox moved for approval and Trustee Hall Seconded the Motion. The Clerk Called the Roll and the Resolution carried by a vote of **5 – 0**.

New Business

Trustee Chad Smith asked about reorganizing the Departments and the status of the Village Attorney.

Public Announcements

There will be a Town Hall Special Board Meeting on Tuesday, May 24, 2018 from 6:00 P.M. until 7:30 P.M. to be held at the Rantoul Township High School Cafeteria.

Mayor Smith indicated that a decision on the Missile located at the West Entrance on Borman Drive has been delayed pending consultations with the United State Air Force.

Adjournment

Trustee Fox moved for adjournment and Trustee Hall seconded the motion.

The Clerk Called the Roll and the Motion Passed **5 – 0**.

The Rantoul Village Board of Trustees adjourned at 8:21 P.M.

Approved June 12, 2018

Charles Smith
Village President

ATTEST:

Mike Graham
Village Clerk

I, Mike Graham, Village Clerk of the Village of Rantoul, Illinois, do hereby certify that the forgoing minutes are a true and correct copy of the Regular Meeting of the Board of Trustees held May 8, 2018 and continued on May 10, 2018 as the same appears on the records of the Village now in my custody and keeping.

Mike Graham, Village Clerk

**Rantoul Village Board of Trustees
Special Board Meeting
May 24, 2017**

**Rantoul High School Cafetorium
200 S. Sheldon Street**

A special Meeting of the Board of Trustees of the Village of Rantoul was held at 6:00 P.M.; Mayor Smith called the proceeding to order at the Rantoul Township High School Cafeteria.

Roll Call

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

Mayor Charles Smith and Trustees, Hank Gamel, Sam Hall, Terry Workman, Jennifer Fox and Chad Smith - 6.

The Elected Officials then went to stations in the Cafeteria to listen to individual citizens concerns

Public Participation

Jasmyne Boyce spoke about continued lack of Code Enforcement and Economic Development.

Deb Sweat spoke about the lack of Ethics and Leadership at the Village of Rantoul.

Trustee Hall moved to adjourn the Special Meeting of the Village of Rantoul and Trustee Fox seconded the motion.

The Clerk Called the Roll. The motions carried by a vote of **5 – 0**.

MEETING ADJOURNED AT 7:33 P.M.

Approved June 12, 2018

Charles Smith
Village President

ATTEST:

Mike Graham
Village Clerk

I, Mike Graham, Village Clerk of the Village of Rantoul, Illinois, do hereby certify that the forgoing minutes are a true and correct copy of the Special Meeting of the Board of Trustees held May 24, 2018 as the same appears on the records of the Village now in my custody and keeping.

Mike Graham, Village Clerk

**BOARD OF TRUSTEES
VILLAGE OF RANTOUL**

AGENDA ITEM

PAGE 1 OF 1

| | | | | | | | | | | |
|--|---|-------------------|---------|-------------------|-------------|---------|-------------------|-------------|---------|-------------------|
| ITEM: GARBAGE RATES | DEPARTMENT: FINANCE | | | | | | | | | |
| AGENDA SECTION: | AMOUNT: See below | | | | | | | | | |
| ATTACHMENTS: <input checked="" type="checkbox"/> ORDINANCE <input type="checkbox"/> RESOLUTION <input type="checkbox"/> OTHER (See Summary Highlights) <input type="checkbox"/> SUPPORTING DOCUMENTS | DATE: May 30, 2018 | | | | | | | | | |
| <p>SUMMARY HIGHLIGHTS: The Village of Rantoul contracted with Area Disposal Services, Inc. on August 1, 2015, for Village wide garbage services. At that time, the Village initially charged \$14.20 per resident from August 1, 2015, to present. The Village has been with this contractor for almost three years and the Village has absorbed the rate increases built into the contract from Area Disposal for two years. There will be another rate increase on August 1, 2018, for 3.01% and the Village needs to raise rates to cover our costs and to maintain a two month fund balance reserve.</p> <p>The proposal is to raise the rates on the utility bills that are sent out on August 1, 2018. All future increases will occur with the start of the fiscal year, on the May 1 utility bills. The proposed rate increases are as follows:</p> <table><tr><td>August 1, 2018</td><td>\$14.75</td><td>increase of 3.87%</td></tr><tr><td>May 1, 2019</td><td>\$15.30</td><td>increase of 3.73%</td></tr><tr><td>May 1, 2020</td><td>\$15.80</td><td>increase of 3.27%</td></tr></table> | | August 1, 2018 | \$14.75 | increase of 3.87% | May 1, 2019 | \$15.30 | increase of 3.73% | May 1, 2020 | \$15.80 | increase of 3.27% |
| August 1, 2018 | \$14.75 | increase of 3.87% | | | | | | | | |
| May 1, 2019 | \$15.30 | increase of 3.73% | | | | | | | | |
| May 1, 2020 | \$15.80 | increase of 3.27% | | | | | | | | |
| DEPARTMENT HEAD APPROVAL:  | VILLAGE ADMINISTRATOR:  | | | | | | | | | |

ORDINANCE NO. 2572

**AN ORDINANCE
AMENDING THE SCHEDULE OF CHARGES,
FEES AND RATES FOR MUNICIPAL WASTE COLLECTION
AS PROVIDED FOR IN CHAPTER 40 OF THE RANTOUL CODE**

**VILLAGE OF RANTOUL
CHAMPAIGN COUNTY, ILLINOIS**

CERTIFICATE OF PUBLICATION

Published in pamphlet form this 12th day of June, 2018, by authority of the President and Board of Trustees of the Village of Rantoul, Champaign County, Illinois.

Village Clerk

ORDINANCE NO. 2572

**AN ORDINANCE
AMENDING THE SCHEDULE OF CHARGES,
FEES AND RATES FOR MUNICIPAL WASTE COLLECTION
AS PROVIDED FOR IN CHAPTER 40 OF THE RANTOUL CODE**

WHEREAS, as provided in ARTICLE II, UTILITY SERVICE RULES AND REGULATIONS, of CHAPTER 40, of the Rantoul Code, the applicable charges, fees and rates for each of the public utility facilities of the Village of Rantoul, Champaign County, Illinois (the “**Village**”), including any for the electric, natural gas, water and wastewater systems and the municipal waste collection service, are to be set forth in a Schedule of Charges, Fees and Rates determined from time to time by the President and Board of Trustees (the “**Corporate Authorities**”) of the Village in a separate ordinance.

WHEREAS, under and pursuant to Ordinance No. 2429, passed and approved on June 9, 2015, the Corporate Authorities of the Village first established a monthly fee for municipal waste collection service in such Schedule of Charges, Fees and Rates; and

WHEREAS, the Corporate Authorities of the Village now find it necessary and desirable to amend the provisions under the caption of MUNICIPAL WASTE COLLECTION SERVICE in the Schedule of Charges, Fees and Rates.

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

Section 1. Adoption of Amendment. The provisions under the caption of MUNICIPAL WASTE COLLECTION SERVICE in the Schedule of Charges, Fees and Rates be and the same is hereby adopted to provide as set forth in the attached provisions which are incorporated herein by this reference thereto.

Section 2. Effective Date. This Ordinance shall become effective on August 1, 2018, following its passage, approval and publication as required by law and shall apply to all municipal waste collection service charges as set forth in the Schedule of Charges, Fees and Rates on and after such date.

Section 3. 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 12th day of June, 2018.

Village Clerk

APPROVED this 12th day of June, 2018.

Village President

MUNICIPAL WASTE COLLECTION SERVICE

| | |
|------------------------------|-------------------|
| For each residential service | |
| For the period beginning: | |
| August 1, 2018 | \$14.75 per month |
| May 1, 2019 | \$15.30 per month |
| May 1, 2020 | \$15.80 per month |

**BOARD OF TRUSTEES
VILLAGE OF RANTOUL**

AGENDA ITEM

PAGE 1 OF 1

| | |
|---|--|
| ITEM: PREVAILING RATE OF WAGES FOR PUBLIC WORKS | DEPARTMENT: FINANCE |
| AGENDA SECTION: | AMOUNT: See below |
| ATTACHMENTS: <input checked="" type="checkbox"/> ORDINANCE <input type="checkbox"/> RESOLUTION <input type="checkbox"/> OTHER (See Summary Highlights) <input type="checkbox"/> SUPPORTING DOCUMENTS | DATE: May 30, 2018 |
| <p>SUMMARY HIGHLIGHTS: During the month of June of each calendar year, the Village must have the prevailing rate of wages to be paid for work on Public Works projects to be approved by the board. The prevailing rate information is obtained from the Illinois Department of Labor.</p> <p>The prevailing wage information will be forthcoming at the June 12, 2018, meeting. This information will not be published until around the 5th of June.</p> | |
| DEPARTMENT HEAD APPROVAL: | VILLAGE ADMINISTRATOR: |
|  |  |

**BOARD OF TRUSTEES
VILLAGE OF RANTOUL**

AGENDA ITEM

PAGE 1 OF 1

| | |
|--|--|
| ITEM: Enterprise Zone Expansion | DEPARTMENT: Economic Development |
| AGENDA SECTION: | AMOUNT: n/a |
| ATTACHMENTS: <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution <input type="checkbox"/> Supporting Documents | DATE: June 5, 2018 |
| SUMMARY HIGHLIGHTS: | |
| <p>In late 2017, the Village approved a plan to engage a consultant to draft an application to the Department of Commerce & Economic Opportunity (DCEO) to expand the boundaries of the Village’s Enterprise Zone approved in early 2017. At that time, the purpose of the expansion was to be able to institute a residential real estate tax abatement program for new construction, with the goal of spurring additional residential growth and ultimately increasing property values and the EAV of the Village.</p> <p>The application is ready to be submitted to DCEO and requires an approval ordinance from the Village as part of the package. Discussions with both school boards have begun; however, the expansion of the Enterprise Zone is not contingent on their agreement to participate in any residential tax abatement.</p> <p>This project represents an investment in the future residential and commercial growth of Rantoul. With the entire Village in an Enterprise Zone, even without a residential tax abatement program in place, additional incentives will be available for businesses in the form of sales tax rebates on new construction and real estate tax abatement for 5 years.</p> | |
| RECOMMENDED ACTION: Approval of an ordinance authorizing the Village’s expansion of the Enterprise Zone to encompass the entire Village boundary. | |
| DEPARTMENT HEAD APPROVAL | VILLAGE ADMINISTRATOR  |

ORDINANCE NO. 2571

**AN ORDINANCE
SUPPLEMENTING AND AMENDING ORDINANCE NO. 2462,
AN ORDINANCE ESTABLISHING A NEW ENTERPRISE ZONE IN AND
FOR THE VILLAGE OF RANTOUL, CHAMPAIGN COUNTY, ILLINOIS**

WHEREAS, on December 8, 2015, the President and Board of Trustees (the “**Corporate Authorities**”) of the Village of Rantoul, Champaign County (the “**Municipality**”) passed and approved Ordinance No. 2462, entitled “An Ordinance Establishing a New Enterprise Zone in and for the Village of Rantoul, Champaign County, Illinois” (the “**Designating Ordinance**”), which such Designating Ordinance designated and established an enterprise zone (the “**Enterprise Zone**”) for the Municipality under and pursuant to the State of Illinois Enterprise Zone Act (the “**Act**”) and the Designating Ordinance; and

WHEREAS, on January 31, 2017, the Illinois Department of Commerce and Economic Opportunity (“**DCEO**”) issued an Enterprise Zone Certificate for the Enterprise Zone which provided that such Enterprise Zone shall be in effect for an initial fifteen (15) calendar years expiring on December 29, 3031; and

WHEREAS, the Corporate Authorities of the Municipality now find it necessary, desirable and in the best interests of the Municipality to supplement and amend the Designating Ordinance to add additional territory to the area of Enterprise Zone and to establish additional incentives for single-family residential projects within the area of the Enterprise Zone as supplemented and amended hereby.

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

That Sections 2, 3 and 6 of the Designating Ordinance be and the same are hereby supplemented and amended to provide as follows:

Section 2. Designation and Description of Zone Area. The Municipality hereby establishes a revised enterprise zone as defined in the Act (the “**Revised Enterprise Zone**”) pursuant to the authority granted to the Municipality by the Act and the approval by the DCEO. The boundaries of the Revised Enterprise Zone, which establish a revised “Zone Area”, are those set forth on the map attached hereto and incorporated by reference herein and marked **Exhibit A**.

Section 3. Findings. The Municipality hereby makes the following findings as a basis for determining that the Revised Enterprise Zone established by this ordinance qualifies as an “Enterprise Zone” in accordance with the provisions of the Act:

- (a) That due and sufficient public notice was published in *The Rantoul Press*, a newspaper of general circulation within the area of the Revised Enterprise Zone on February 28, 2018, and a public hearing concerning the Revised Enterprise Zone

was conducted on March 13, 2018 in the Board Room of the Municipal Building, 333 S. Tanner Street, Rantoul, Illinois, which address is located within the Revised Enterprise Zone established herein.

- (b) The Revised Enterprise Zone is a contiguous area;
- (c) The Revised Enterprise Zone comprises a minimum of one-half square mile and not more than twelve square miles in total area;
- (d) The Revised Enterprise Zone satisfies at least three of the tests for eligibility as set forth in the Act for designation as an “Enterprise Zone”; and
- (e) The Revised Enterprise Zone addresses a reasonable need to encompass areas within the Municipality.

Section 6. Incentives and Benefits Offered in the Zone Area. Following designation of the Revised Enterprise Zone by the DCEO, the Municipality, in an effort to facilitate the successful development of the Revised Enterprise Zone, hereby establishes the following incentives within the Revised Enterprise Zone for the period of the Revised Enterprise Zone:

- (a) *Real estate tax abatement.* That portion of real property taxes levied and imposed by the Municipality upon a parcel or parcels of real estate located within the Revised Enterprise Zone and upon which there has been the construction of new improvements or upon which there has been an expansion, rehabilitation or remodeling of existing improvements shall be abated; provided, however, that any abatement of taxes on any parcel or parcels within any redevelopment project area created pursuant to the Economic Development Project Area Tax Increment Allocation Act of 1995 or the Real Property Tax Increment Allocation Redevelopment Act (collectively, the “**TIF Acts**”) shall not be eligible for abatement under this subsection (a); and, provided further, that any abatement of taxes on any parcel or parcels shall not exceed an amount determined in accordance with the following provisions and shall be limited to the following projects:

Commercial, Industrial and Manufacturing Projects. New, expanded, rehabilitated or remodeled commercial (i.e., retail or service businesses) projects and new, expanded, rehabilitated or remodeled industrial or manufacturing projects shall receive abatement of one hundred (100) percent of the total increased EAV on the parcel or parcels for a period of five (5) years. A minimum of \$200,000 in improvement costs (\$66,667 of EAV) is required to be eligible for this abatement. Mixed-use projects shall only be eligible if at least 50% of the building square footage is dedicated to a commercial, industrial or manufacturing use.

Single-Family Residential Projects. Newly constructed single-family residential projects (single-family homes, townhomes, zero-lot-line units and duplexes) shall receive abatement of the following percentages of the total increased EAV on the parcel or parcels for a period of five (5) years:

Years 1-3: 100%
Year 4: 66%
Year 5: 33%

A minimum of \$75,000 in improvement costs (\$25,000 of EAV) is required to be eligible for this abatement.

(b) *Sales tax exemption.* The Municipality hereby authorizes claims for point-of-sale exemption of the Municipality's share of the Illinois Retailers' Occupation Tax by each retailer whose place of business is located within the Municipality's corporate limits who makes a sale of building materials to be incorporated into real estate located in the Revised Enterprise Zone for projects eligible for real property tax abatement under this Section. Receipts from such sales may be deducted when calculating the tax imposed pursuant to the Municipal Retailers' Occupation Tax Act. The incentive provided by this subsection (b) shall commence the first day of the calendar month following the month in which the Revised Enterprise Zone is designated and certified, and shall continue for the term of the Revised Enterprise Zone. The provision of this incentive by the Municipality shall automatically invoke the exemption of the State of Illinois on building materials sold and eligible in connection with such sale for exemption in accordance with Section 5k of the Retailers' Occupation Tax Act (35 ILCS 120/5k), as supplemented and amended.

In order to receive this exemption (which is provided through the building materials retailer), the following criteria must be met:

1. The building materials must be purchased through a legitimate building materials retailer or distributor; and
2. The building materials must be affixed to the real estate; and
3. Only projects that require a building-related permit by the Municipality will be eligible to receive the exemption; and
4. Evidence of the project's location and eligibility within the Zone Area must be presented to the retailer at time of purchase in the form of a certificate of eligibility provided by the Zone Administrator along with a copy of any required building-related permit; and
5. Certificates of eligibility will be valid for twelve (12) months from the date of issuance. Certificates may be extended for an additional period of twelve (12) months upon application to the Zone Administrator. Such extensions shall be granted no more than two (2) times for any one project and are subject to a determination by the Zone Administrator that they are needed to complete the project and are not necessitated by the failure of the applicant to diligently pursue construction; and
6. Within the Revised Enterprise Zone all projects which would normally be required to have a building-related permit will still be required to obtain the appropriate permit.

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.

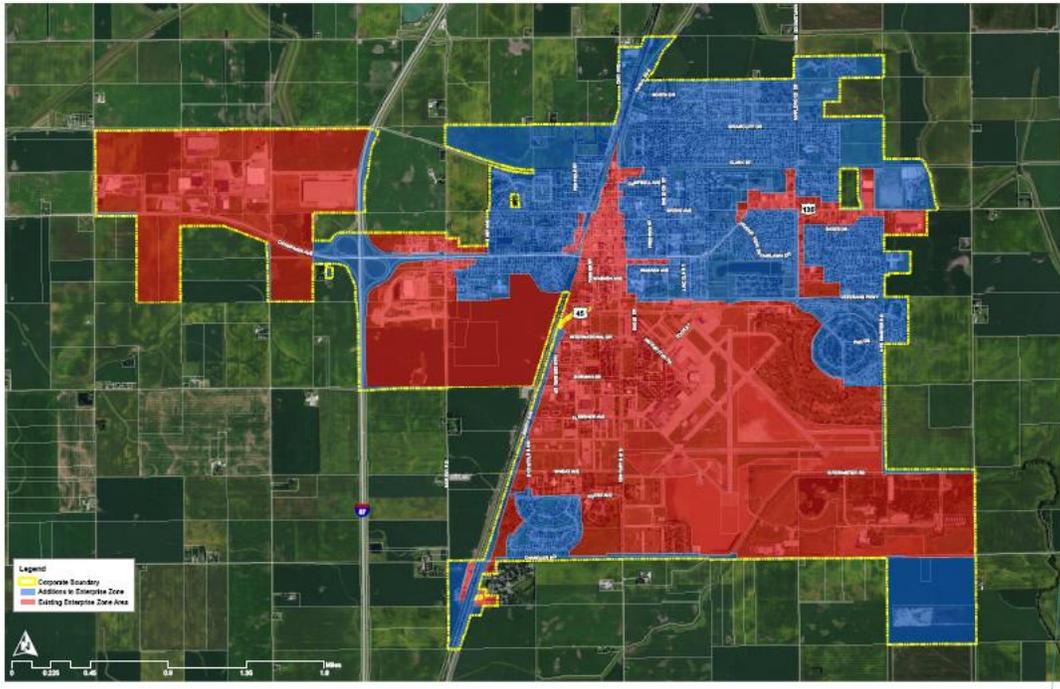
PASSED this 12th day of June, 2018.

Village Clerk

APPROVED this 12th day of June, 2018.

Village President

Exhibit A

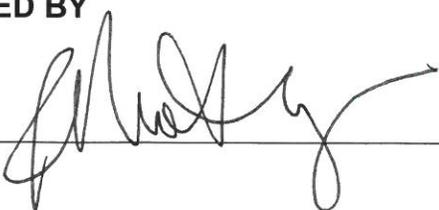


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**BOARD OF TRUSTEES
VILLAGE OF RANTOUL**

AGENDA ITEM

PAGE 1 OF 2

| | |
|--|--|
| ITEM: Amerinvest Rental Property, LLC loan renewal/modification | DEPARTMENT: Economic Development |
| AGENDA SECTION: | AMOUNT: \$375,375 |
| ATTACHMENTS: <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Supporting Documents | DATE: June 5, 2018 |
| SUMMARY HIGHLIGHTS: | |
| <p>The EDA Loan Committee met on May 30 to review the following information and request. The committee voted to recommend approval to the Village Board.</p> <p>In 2011, the Village made 3 separate EDA loans to Chanute Retirement Jt. Venture and Prairie Living. Originally, these loan funds were for the remodel of the Prairie Village Assisted Living facility. When the facility was sold, the Village agreed to substitute other collateral for the repayment of these loans. They have been paid as agreed. The first loan ballooned in April 2018, and the Borrower has requested a renewal of that loan. In subsequent discussions, the proposal to combine the three loans was examined.</p> <p>In addition to the mortgages, the loans to Chanute Retirement Jt. Venture are guaranteed by Ian Wang (50%), Evan Oliff (38%) and Grant McCorkhill (12%). In any modifications, the Village would want to retain these personal guarantees.</p> <p>The attached summarizes the loan and collateral, with the property values as reported by public record on the Champaign County Assessor's site. Title searches of the properties show only the Village mortgage as a lien.</p> <p>Combining the 3 loans and amortizing the remaining balance over 6.5 years would keep the current payments the same and simplify the paperwork going forward.</p> | |
| RECOMMENDED ACTION: Approve the loan modification/renewal as recommended by the EDA Loan Committee. | |
| SUBMITTED BY  | VILLAGE ADMINISTRATOR  |

Amerinvest Rental Property EDA loans

| Borrower | Current | | | | |
|--------------------------------|---------------|-------------------|---------------|-------------|----------|
| | Loan Amount | Principal Balance | Interest Rate | Monthly Pmt | Maturity |
| Chanute Retirement Jt. Venture | \$ 249,000.00 | \$ 151,731.34 | 4% | \$ 1,849.26 | 04/2018 |
| Chanute Retirement Jt. Venture | \$ 249,500.00 | \$ 49,105.92 | 4% | \$ 1,845.52 | 09/2020 |
| Prairie Living | \$ 249,000.00 | \$ 174,537.05 | 4% | \$ 1,849.16 | 12/2018 |
| total | \$ 747,500.00 | \$ 375,374.31 | | \$ 5,543.94 | |

Proposed: combine 3 loans \$ 375,374.31 4% \$ 5,560.29 10/2024
 term, years 6.5

| Owner | Common Address | PIN | FMV | 2017 tax | |
|----------------------------|----------------------|------------------|-----------------|--------------|------------------------|
| | | | | | |
| Amerinvest Rental Property | 803 Enterprise | 20-09-10-225-001 | \$ 34,833.00 | \$ 1,393.42 | glass building |
| Amerinvest Rental Property | 813 Enterprise | 20-09-10-225-002 | \$ 47,375.00 | \$ 1,895.06 | glass building parking |
| Amerinvest Rental Property | 118 E. Borman | 20-09-10-225-006 | \$ 405,341.00 | \$ 16,214.54 | gym |
| Amerinvest Rental Property | 705 Thunderbird | 20-09-03-475-002 | \$ 143,384.00 | \$ 5,735.72 | IPG building |
| Amerinvest Rental Property | 700 Thunderbird | 20-09-03-475-001 | \$ 87,308.00 | \$ 3,492.56 | parking |
| Amerinvest Rental Property | 710 Snyder | 20-09-03-475-003 | \$ 162,196.00 | \$ 6,488.22 | office |
| Amerinvest Rental Property | 221 W. Borman | 20-09-03-475-008 | \$ 13,801.00 | \$ 552.10 | land |
| Amerinvest Rental Property | 104 W. International | 20-09-03-476-002 | \$ 171,527.00 | \$ 6,861.50 | tennis courts |
| total | | | \$ 1,065,765.00 | \$ 42,633.12 | |

**BOARD OF TRUSTEES
VILLAGE OF RANTOUL**

AGENDA ITEM

PAGE 1 OF 1

| | |
|---|---|
| ITEM: Land Bank Grant | DEPARTMENT: Economic/Community Development |
| AGENDA SECTION: | AMOUNT: |
| ATTACHMENTS: <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution <input type="checkbox"/> Supporting Documents | DATE: June 5, 2018 |
| SUMMARY HIGHLIGHTS: | |
| <p>The Village of Rantoul has spearheaded discussions about a regional land bank serving greater Champaign County over the past 18 months. Activities have included evaluating the need, engaging in stakeholder conversations, reaching out to land banking experts, and engaging an experienced land bank consultant with STR to help shape our strategy. At present, we are confident that a regional land bank serving Champaign County can play a vital role and we would like to advance a regional land bank from concept to reality.</p> <p>The Illinois Development Housing Authority (IHDA) has issued a grant program request for application, which is intended to provide funding for land banks outside the Chicago/Cook County MSA. The Village submitted an application, supported by letters from Champaign County, the Cities of Champaign and Urbana, Champaign County Regional Planning Corporation and Champaign County Economic Development Corporation. Our application to IHDA was for capacity building funds that culminate in the creation of a Champaign County land bank (or an alternative vehicle), which will identify, acquire, stabilize, and repurpose for productive uses specific real estate assets in the county and region.</p> <p>In January 2018, the Village was awarded \$150,000 to fund the feasibility analysis, start-up and organization of a land bank. Once the feasibility analysis report is completed, the potential partners will have a chance to determine their participation.</p> <p>With IHDA's support, the Village will create a land bank in Champaign County with Rantoul as the lead organizer. We anticipate the land bank will have the following characteristics:</p> <p>It will operate via intergovernmental agreement, similar to how the South Suburban Land Bank and Development Authority and Vermilion County Land Banks operate.</p> <ul style="list-style-type: none"> • Communities in Champaign County will be invited to join, as will Champaign County and the Champaign County Regional Planning Commission, among others. Communities in counties outside Champaign County will also be approached and | |

invited to join, with the idea that the land bank can serve the Champaign County region.

- Member communities will pool resources, such as for planning, identifying properties, and assisting with stabilization and disposition.
- The land bank will focus primarily on repurposing 1-6 unit residential properties and vacant lots and land. Commercial properties and sites may be targeted eventually, but in the first stages, the land bank will focus on residential property.

The ultimate administrative home for the Champaign County Land Bank and operational policies and procedures will be developed once the land bank is formed and based on the results of a feasibility analysis that we will complete as the first stage in the project. We have contracted with Brian White, a consultant with STR Grants LLC, to assist in this work. The feasibility analysis will evaluate, but not be limited to:

- Appropriate legal structure for a land bank;
- Assessment of the sources of real estate assets and likely dispositions for land bank properties;
- Budget needed to sustain a land bank that operates at different regional scale and inventory volume;
- Staffing and operational plans for a land bank;
- 1-3 year plans for land bank operations.
- Assessment of community support for a land bank;
- Assessment of local government support for a land bank;
- Alternatives to a land bank.

Once the analysis is complete and assuming the outcomes do not discourage formation of a land bank, the Village would spearhead the formal incorporation and operationalization of a land bank, using the results of the feasibility analysis as a blueprint.

RECOMMENDED ACTION: Execute a board resolution accepting the grant.

DEPARTMENT HEAD APPROVAL

VILLAGE ADMINISTRATOR



RESOLUTION NO. 6-18-1256

**A RESOLUTION
AUTHORIZING AND APPROVING A
GRANT AGREEMENT BETWEEN THE VILLAGE OF RANTOUL
AND THE ILLINOIS HOUSING DEVELOPMENT AUTHORITY
REGARDING THE CREATION AND OPERATION OF A LAND BANK**

WHEREAS, the Village of Rantoul, Champaign County, Illinois (the “**Village**”) desires to conduct a feasibility study for the creation and operation of a land bank within the corporate limits of the Village; 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 a certain Grant Agreement (the “**Agreement**”) by and between the Village and the Illinois Housing Development Authority (the “**Authority**”) regarding the award of a grant to fund the costs of such feasibility study.

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 Authority, 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, changes and 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, changes or 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 12th day of June, 2018.

Village Clerk

APPROVED this 12th day of June, 2018.

Village President

**BOARD OF TRUSTEES
VILLAGE OF RANTOUL**

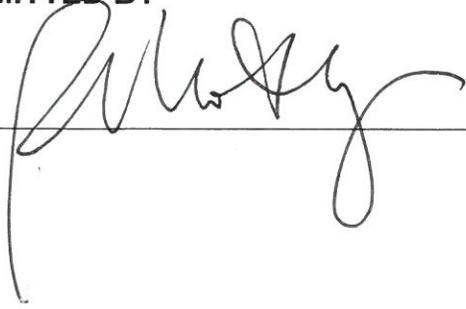
AGENDA ITEM

PAGE 1 OF 6

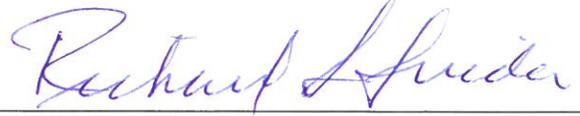
| | |
|--|---|
| ITEM: Report Re: 201 E. Sangamon Stabilization | DEPARTMENT: Economic Development |
| AGENDA SECTION: | AMOUNT: |
| ATTACHMENTS: () Ordinance () Resolution (x) Supporting Documents | DATE: June 5, 2018 |
| SUMMARY HIGHLIGHTS: | |
| <p>An Invitation for Bids was issued in April to get estimates on remediating parts of this building so that it doesn't deteriorate further and become a safety hazard. The estimate from the architect from last fall of \$60-75,000 was significantly lower than the single bid received at \$368,000 to perform the following actions:</p> <ol style="list-style-type: none"> 1. Temporary Closure/Covering Northeast Corner. 2. Temporary Closure/Covering East Masonry Wall. 3. Roof Patching. <p>As noted in the attached bid response, the contractor would propose to make the repairs so that the building is weather-tight and stabilized.</p> <p><i>Comments from Bob Ward, Village Building Safety Inspector:</i> <i>To the best of my knowledge this building cannot JUST be patched due to the wall on the east side being so deteriorated. If work were to start, the rest of the wall could have the potential of falling in. As for the roof, patching it won't work. The collapse of the roof into the second floor has weakened the entire structure. With the roof as bad as it is and has been, it has caused significant damage to the interior of the building; like mold, weak floors, ceiling collapse, flooded basement, and has allowed animals to enter and defecate throughout the entire building. At this current time, it is unsafe to allow anyone to perform work on this building because of all the issues. There are too many liabilities.</i></p> <p>A note on rehabilitation: In December, the architect estimated a cost of \$2.8 million to remodel the building into apartments on the second floor and spaces for commercial/office/restaurant space on the second floor. However, estimates of potential rents does not show a project that cash flows from the perspective of a private investor. The Village would need to invest a substantial sum in the rehab, either in the form of a public-private partnership or TIF rebates or both, with limited or no return on this investment.</p> | |

RECOMMENDED ACTION: Gather additional information regarding demolition and total remodel costs to study in context of the downtown plan.

SUBMITTED BY

A handwritten signature in black ink, appearing to be 'M. Kelly', written over the 'SUBMITTED BY' label.

VILLAGE ADMINISTRATOR

A handwritten signature in blue ink, appearing to be 'Richard L. Fisher', written over the 'VILLAGE ADMINISTRATOR' label.

VRNTL-18-B-04 BID FORM

**TO: Village of Rantoul
Comptroller's Office
Municipal Building
333 S. Tanner Street
Rantoul, IL 61866**

RE: BID FOR 201 E SANGAMON AVENUE BUILDING STABILIZATION PROJECT

1. The undersigned Contractor, being familiar with the local conditions affecting the cost of the Work, and with the Contract Documents, including in particular the Scope of Work, the Construction Contract, and the General Terms and Conditions (Construction Contract), as well as the Invitation for Bids of which this Bid Form is a part, hereby proposes to perform all construction work required to be performed and to provide and furnish all labor, parts, materials, supplies and equipment necessary to perform and complete in proper manner all of the Work required in connection with such Contract Documents. As used in this Bid Form, all capitalized words and terms not otherwise defined herein shall have the same meanings as respectively ascribed to them in the Invitation for Bids of which this Bid Form is a part.
2. The undersigned Contractor further declares and affirms that the Contractor has carefully examined the site of the Project and the detailed requirements of performance of the Work at such location, and understands that in making this proposal the Contractor waives all right to plead any misunderstanding regarding the same.
3. The undersigned Contractor further understands and agrees that if this bid or any part thereof is accepted by the Village, the Contractor is to furnish and provide all necessary construction work and labor (including any related supervision thereof), together with any related parts, materials, supplies and equipment, and to do all the Work specified under the Contract Documents.
4. The undersigned Contractor further agrees to execute the Construction Contract in connection with such Work and to deliver to the Village such related certificates of insurance and performance and payment bond(s) as are required by the Contract Documents and are acceptable to the Village at or before the time of the execution and delivery of the Contract Documents.
5. The undersigned Contractor further agrees to commence the Work at the time and in the manner specified in the Contract Documents.
6. Attached to this Bid Form and made a part hereof is a Bid/Proposal Bond secured by a cashier's check or certified check or by a surety complying with the requirements of the IFB, made payable to the Village in the amount of 100% of the amount of the bid.

If this bid is accepted and the undersigned Contractor shall fail to execute the Construction Contract or submit evidence of insurance, performance and payment security, or any other

certificate, license, permit or other document at the time and in the manner required by the Contract Documents, it is hereby agreed that the amount of such Bid/Proposal Bond shall become the property of the Village, and shall be considered as payment of damages due to delay and other causes suffered by the Village because of the failure to execute such Construction Contract and to otherwise perform in accordance with the IFB; otherwise such check shall be returned to the undersigned Contractor in accordance with the IFB.

7. It is further agreed by the undersigned Contractor that this bid may not be withdrawn from consideration of acceptance for a period of sixty (60) days from and after the Due Date.
8. The undersigned Contractor hereby incorporates by reference the representations and certifications as set forth in Section 4.03 of the General Terms and Conditions (Construction Contract) and hereby certifies that such representations and certifications as contained therein are true, complete and correct in connection with the submission of this bid by the Contractor and any of its officers, employees or agents.
9. The undersigned Contractor hereby acknowledges receipt of the following addenda to the IRB, if any (if none, so state):

Addendum No.

Date Issued

NONE

10. The undersigned Contractor hereby submits the following I. General Pricing Information, II. Statement of Qualifications, and III. References in connection with this bid:

I. General Pricing Information

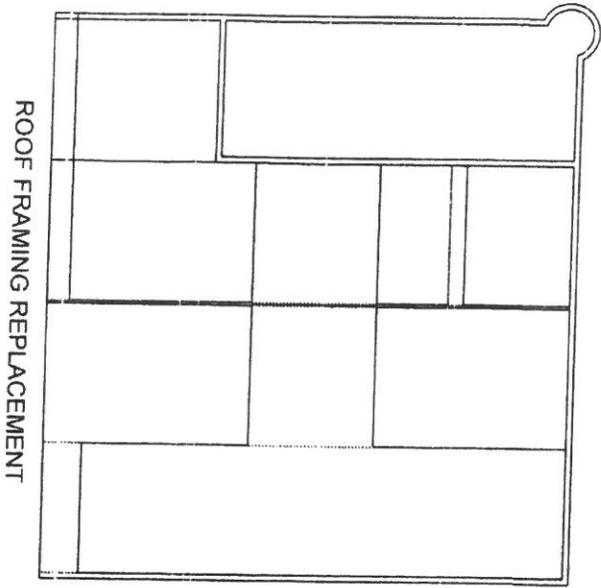
Total Price for 201 E. Sangamon Avenue Building Stabilization

Three Hundred Sixty-Eight Thousand and no/100 Dollars (\$368,000.00)

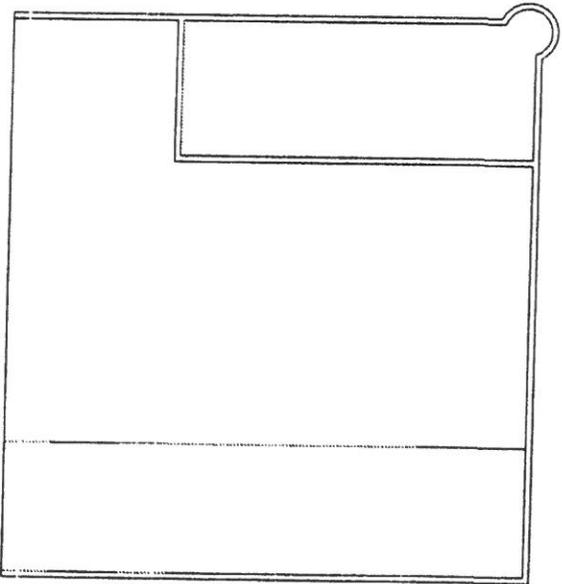
II. Statement of Qualifications. (Explain in detail the qualifications and experience of the Contractor and any assigned personnel or subcontractor of the Contractor with respect to the specific Work to be performed by the Contractor under the Contract Documents.

Roessler Construction and Contracting has completed several government and municipality projects from demo to restoring and stabilizing.

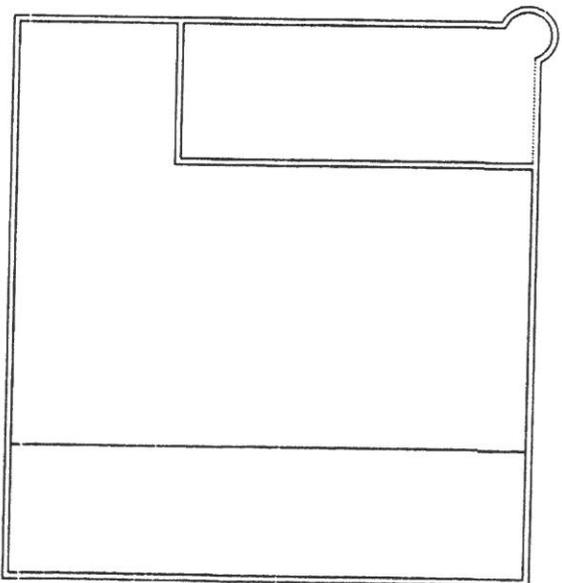
Also note that Roessler has bid this with stamped engineer drawings and when complete this building will be weather tight and stabilized, it is not a temporary repair.



ROOF FRAMING REPLACEMENT



ROOF SHEATHING REPLACEMENT



NEW ROOFING

**BOARD OF TRUSTEES
VILLAGE OF RANTOUL**

| | | |
|--------------------|-------------------|-----------------|
| AGENDA ITEM | PAGE _____ | OF _____ |
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| | |
|---|---|
| ITEM: Municipal Building HVAC Replacements | DEPARTMENT: Public Works – Gas & HVAC Division |
| AGENDA SECTION: | PROJECT AMOUNT: \$43,581.00 – Purchase & Installation <u>\$2,500.00 - Contingency (5.7%)</u> \$46,081.00 |
| ATTACHMENTS: <input type="checkbox"/> ORDINANCE <input type="checkbox"/> RESOLUTION <input checked="" type="checkbox"/> OTHER (See Summary Highlights) <input checked="" type="checkbox"/> SUPPORTING DOCUMENTS | DATE: May 31, 2018 |
| <p>SUMMARY HIGHLIGHTS:</p> <p>This Agenda Item provides for the purchase and replacement of the failed HVAC unit(s) serving the Village Board Room and north hallway of the Municipal Building. The building’s HVAC system consists of multiple units, most of which are original units (35+years).</p> <p>Staff has kept the HVAC system operating as long as possible, but this failed unit has previously endured numerous issues & coil leaks and has reached a point where it can no longer be repaired.</p> <p>Quotes for the replacement of this equipment were obtained in the fall and then updated when the Board Room unit failed. Duden & Silver Inc. has provided the lowest pricing in the amount of \$22,733.00 for Board Room unit and \$20,848.00 for the hallway unit. It is recommended that both units be replaced. A contingency fund of \$2,500.00 is also requested in order to address any unforeseen repair expenses during the process.</p> <p>Funding for this work is provided from the municipal corporate reserve funds.</p> | |
| <p>RECOMMENDED ACTION: Authorize the purchase & replacement of the condensing unit & air handler units for the Village Board Room (\$22,733.00) and for the hallway (\$20,848.00) through Duden & Silver Inc. and authorize a contingency fund in the amount of \$2,500.00 for any unforeseen repair expenses.</p> | |
| <p>DEPARTMENT HEAD APPROVAL: G. Gregory Hazel, P.E. </p> | <p>VILLAGE ADMINISTRATOR: </p> |

DUDEN & SILVER INC.

Heating, Cooling, & Geo-Thermal

103 North Main Street P.O. Box 519

Gifford, Illinois 61847

(217)568-7954 Fax: (217)568-7305 dudensilver@yahoo.com

5-23-18

Bid Submitted to:

Village of Rantoul

Rantoul Municipal Building

Board Room Bid

This is a bid for installing a Carrier Model #24ABB360- 13 SEER 5 ton Condensing unit and an Indoor Carrier 39 AHU 05 Horizontal Air Handler for the Board Room.

Materials include:

1- Carrier Model# 24ABB360 13 SEER R-410a refrigerant 5 Ton Condensing unit

1- Carrier 39SHK05MZRGC3DBSXF-Horizontal indoor air handler

Unit Specs for Air Handler: Filter Track, Draw Thru Supply Fan

Unit Specs for Air-Conditioner: Motor Master Low Ambient Controller, Ball Bearing Fan Motor for Outdoor Unit, Evaporator Freeze Thermostat, Crankcase Heater for AC.

-Installing and attaching the new heat transfer section and fan section to existing filter section existing ductwork.

-AC will be placed on existing pad

-Hooking up wire whip to disconnect box that is provided by the Village

-Flushing existing copper line set out for new refrigerant

-Installing liquid and suction line dryers

-Removing existing Air Handler and Village will be responsible for disposal of existing equipment

-Mounting material for Air Handler

-Drain for condensate of Air Handler

-Start- up of new equipment

-Labor & Shipping

-1 year parts and labor Warranty on Air Handler and Outdoor Condensing Unit

-5 year on Compressor (No Labor)

Estimated Installed price: \$22,733.00

Bid effective for 30 days

DUDEN & SILVER INC.

Heating, Cooling, & Geo-Thermal

103 North Main Street P.O. Box 519

Gifford, Illinois 61847

(217)568-7954 Fax: (217)568-7305 dudensilver@yahoo.com

5-23-18

Bid Submitted to:

Village of Rantoul

Rantoul Municipal Building

Hallway Bid

This is a bid for installing a Carrier Model #24ABB360- 13 SEER 5 ton Condensing unit and an Indoor Carrier 39 AHU 05 Horizontal Air Handler for the Hallway.

Materials include:

1- Carrier Model# 24ABB360 13 SEER R-410a refrigerant 5 Ton Condensing unit

1- Carrier 39SHK05MZRG3DBSXF-Horizontal indoor air handler

Unit Specs for Air Handler: Filter Track, Draw Thru Supply Fan

Unit Specs for Air-Conditioner: Motor Master Low Ambient Controller, Ball Bearing Fan Motor for Outdoor Unit, Evaporator Freeze Thermostat, Crankcase Heater for AC.

-Installing and attaching the new heat transfer section and fan section to existing filter section existing ductwork.

-AC will be placed on existing pad

-Hooking up wire whip to disconnect box that is provided by the Village

-Flushing existing copper line set out for new refrigerant

-Installing liquid and suction line dryers

-Removing existing Air Handler and Village will be responsible for disposal of existing equipment

-Mounting material for Air Handler

-Drain for condensate of Air Handler

-Start- up of new equipment

-Labor & Shipping

-1 year parts and labor Warranty on Air Handler and Outdoor Condensing Unit

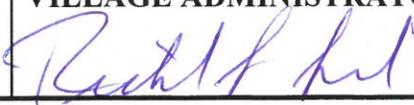
-5 year on Compressor (No Labor)

Estimated Installed price: \$20,848.00

Bid effective for 30 days

**BOARD OF TRUSTEES
VILLAGE OF RANTOUL**

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| AGENDA ITEM | PAGE _____ OF _____ |
|--------------------|-----------------------------------|

| | |
|---|---|
| ITEM: Willow Pond Road Improvements | DEPARTMENT: Public Works |
| AGENDA SECTION: | PROJECT AMOUNT: \$970,110.90– Construction <u>\$25,000.00 - Contingency (2.5%)</u> \$995,110.90 |
| ATTACHMENTS: <input type="checkbox"/> ORDINANCE <input type="checkbox"/> RESOLUTION <input checked="" type="checkbox"/> OTHER (See Summary Highlights) <input checked="" type="checkbox"/> SUPPORTING DOCUMENTS | DATE: May 23, 2018 |
| SUMMARY HIGHLIGHTS: <p>This Agenda Item provides for roadway improvements of Willow Pond Road, from approximately 300’ north of Birdie Drive to Golfview Road. This project provides for the replacement of 2,769’ of hot-mix asphalt pavement, storm sewer improvements, pavement patching, curb & gutter, sidewalk replacement at spot locations, and parkway restoration.</p> <p>This project was advertised and bids were received at 2:00pm on May 23, 2018. Cross Construction provided the lowest responsible base bid in the amount of \$970,110.90. Two (2) firms submitted bids and a copy of the bid tabulation is attached for your review. A contingency fund in the amount of \$25,000.00 (2.5%) is requested to address any unforeseen underground conflicts, repairs, or adjustments to quantities.</p> <p>The design engineering was supported through Community Development (CD) funds and completed in 2014. Baxter & Woodman has been approved to provide the project’s construction oversight. This construction work has been included in the FY 2019 Budget and supported through TIF #1 funds</p> | |
| RECOMMENDED ACTION: Authorize the award of a contract with Cross Construction in the base amount of \$970,110.90 and authorize a contingency fund in the amount of \$25,000.00 for the roadway improvements along Willow Pond Road. | |
| DEPARTMENT HEAD APPROVAL: G. Gregory Hazel, P.E.  | VILLAGE ADMINISTRATOR:  |
| AGENDA PAGE NUMBER: | |

BID TABULATION

PROJECT: Willow Pond Road Improvements

OWNER: Village of Rantoul

By: Village of Rantoul, Department of Public Works – May 23, 2018 2:00pm
Cost Opinion \$925,865.40

| Bidder | Base Bid | Addendums | Bonds | |
|---|----------------|-----------|-------|--|
| Cross Construction 3615 N. Countryview Road Urbana, Illinois 61802 | \$970,110.90 | Yes | Yes | |
| Open Road Paving 1414 W Anthony Drive Urbana, IL 61802 | \$1,085,412.19 | Yes | Yes | |
| | \$ | | | |
| | \$ | | | |
| | \$ | | | |
| | \$ | | | |
| | \$ | | | |



Village of Rantoul

Public Works
200 W. Grove Avenue
Rantoul, IL 61866

Phone 217.892.6526
Fax 217.892.6527

**Willow Pond Road Improvements - Bid Opening
Attendance Sheet
May 23, 2018, 2:00pm**

Project: Willow Pond Road Improvements – #VRNTL-18-B-06

Owner: Village of Rantoul

By: Village of Rantoul, Department of Public Works

| <u>Name</u> | <u>Company</u> | <u>Contact Information(phone/e-mail)</u> |
|--------------------------|--------------------|--|
| Greg Hazel <i>gh</i> | Village of Rantoul | (217) 892-6526 g-hazel@myrantoul.com |
| Jake McCoy <i>JM</i> | Village of Rantoul | (217) 892-6526 jmccoy@myrantoul.com |
| Pat Chamberlin <i>PC</i> | Village of Rantoul | (217) 892-6850 pchamber@myrantoul.com |
| Rick Snider | Village of Rantoul | (217) 892-6801 rsnider@myrantoul.com |

Chris Appinghouse OPEN ROAD INC.
 Craig Loschen Cross Construction

eloschen@crossconstructioncorp.com

ADVERTISEMENT FOR BIDS
Bid #VRNTL-18-B-06
VILLAGE OF RANTOUL, ILLINOIS

1. Time and Place of Opening Bids. Sealed proposals for the construction of the 2018 Willow Pond Road Improvements, from approximately 300' north of Birdie Drive to Golfview Road along Willow Pond Road, for the Village of Rantoul, Champaign County, Illinois, will be received at the Village of Rantoul Municipal Building located at 333 South Tanner St, Rantoul, Illinois 61866 until **2:00 P.M.** prevailing time on **May 23, 2018**, and at that time will be publicly opened and read aloud.
2. Description of Work. The proposed construction consists of 2,769 feet (0.524 mi) of hot-mix asphalt pavement removal, storm sewer improvements, pavement patching, curb and gutter, hot-mix asphalt pavement resurfacing, sidewalk replacement at spot locations, parkway restoration, and other miscellaneous work necessary to complete the improvements.
3. Information for Bidders. All pertinent documents may be viewed and downloaded from the Village of Rantoul's website at (www.village.rantoul.il.us/Bids.aspx). The contractor is required to be IDOT prequalified to bid on this project. All Bids must be accompanied by a proposal guaranty as provided in BLRS Special Provision for Bidding Requirements and Conditions for Contract Proposals.
4. Rejection of Bids. The Awarding Authority reserves the right to waive technicalities and to reject any or all proposals as provided in BLRS Special Provision for Bidding Requirements and Conditions for Contract Proposals.

Dated at Rantoul, Illinois this 9th day of May 2018.

Charles Smith, Mayor

Mike Graham, Clerk

END OF ADVERTISEMENT FOR BIDS

THE NEWS GAZETTE, INC.
PO BOX 677
CHAMPAIGN IL 61824-0677
(217) 373-4712

ORDER CONFIRMATION (CONTINUED)

Salesperson: PAT KILLION

Printed at 05/04/18 10:16 by pkillion

Acct #: 71360

Ad #: 1381137

Status: N

**ADVERTISEMENT
FOR BIDS
Bid #VRNTL-18-B-06
VILLAGE OF RANTOUL,
ILLINOIS**

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- Dated at Rantoul, Illinois this 9th day of May 2018.

Charles Smith, Mayor
Mike Graham, Clerk

1381137 05/9,16

FOR INDEX OF SHEETS, SEE SHEET NO. 2

FOR INDEX OF HIGHWAY STANDARDS, SEE SHEET NO. 2

NOTE:

THE LOCATION OF UTILITIES SHOWN ARE DETERMINED FROM THE BEST AVAILABLE DATA AND ARE FOR INFORMATION ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION OF SUCH UTILITIES IN THE FIELD AT THE TIME OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND SHALL BE LIABLE FOR ANY DAMAGES TO THEM RESULTING FROM HIS OPERATIONS.

TRAFFIC DATA

WILLOW POND ROAD
POSTED SPEED LIMIT = 20 MPH
2011 ADT = 1600 YPD

DESIGN DESIGNATION

WILLOW POND ROAD; MAJOR COLLECTOR

VILLAGE OFFICIALS

CHARLES SMITH - MAYOR

MIKE GRAHAM - CLERK

SCOT BRANDON - COMPTROLLER

JEFFREY FIEGENSCHUH - ADMINISTRATOR

G. GREGORY HAZEL, P.E. - DIRECTOR OF PUBLIC WORKS

TRUSTEES

ANTHONY BROWN

JEREMY REALE

CHAD SMITH

JENNIFER FOX

HANK GAMAL

GARY WILSON

VILLAGE OF RANTOUL, ILLINOIS

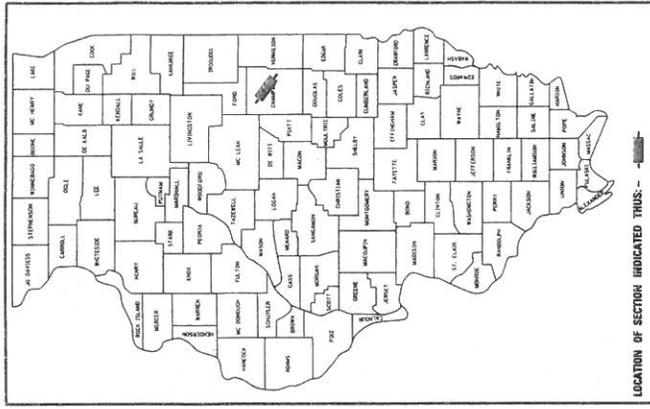
FAU 7098 WILLOW POND ROAD RECONSTRUCTION

FROM BIRDIE DRIVE TO GOLFVIEW ROAD

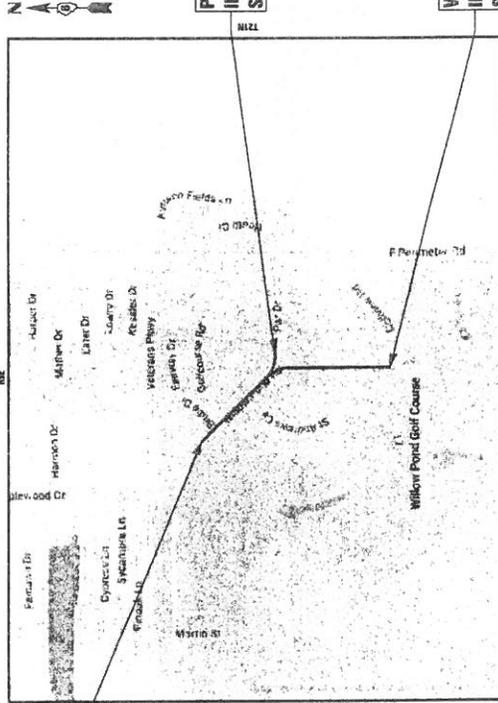
CHAMPAIGN COUNTY

COPYRIGHT 2014 BY BAXTER & WOODMAN, INC.
CHAMPAIGN, ILLINOIS PROFESSIONAL DESIGN FIRM
LICENSE NO. - 184-002232 - EXPIRES 4/30/15

| | | | |
|---------|-----------|--------------|-----|
| SECTION | COUNTY | TOTAL SHEETS | NO. |
| | CHAMPAIGN | 53 | 1 |



LOCATION OF SECTION INDICATED THUS: -



LOCATION MAP

WILLOW POND RD
IMPROVEMENT BEGINS
STA. 100 + 06

PAR DR
IMPROVEMENT ENDS
STA. 303 + 05

WILLOW POND RD
IMPROVEMENT ENDS
STA. 124 + 81



FULL SIZE PLANS HAVE BEEN PREPARED USING STANDARD ENGINEERING SCALES. REDUCED SIZED PLANS WILL NOT CONFORM TO STANDARD SCALES IN MAKING MEASUREMENTS ON REDUCED PLANS. THE ABOVE SCALES MAY BE USED.

JULIE, DESIGN STAGE REQUEST
DIC. NO. A2191118



CONTACT JULIE AT 811 OR 800-892-0123
WITH THE FOLLOWING:
COUNTY - CHAMPAIGN
CITY/TOWNSHIP - RANTOUL - RANTOUL
SEC. & 1/4 SEC. NO. - 1 SW 1/4 12IN RBE
48 HOURS 12 working days BEFORE YOU DIG

SECTION 1, 12IN, RBE OF THE THIRD PRINCIPAL MERIDIAN
RANTOUL TOWNSHIP
GROSS LENGTH = 2789 FT. = 0.524 MILE
NET LENGTH = 2769 FT. = 0.524 MILE

APPROVED _____ 20

VILLAGE OF RANTOUL, DIRECTOR OF PUBLIC WORKS



PROJECT MANAGER
LICENSE EXPIRES 11-30-2015

BAXTER & WOODMAN
Consulting Engineers

- REFERENCE -

BOARD OF TRUSTEES
VILLAGE OF RANTOUL

| AGENDA ITEM | PAGE | OF |
|-------------|------|----|
|-------------|------|----|

| | |
|---|--|
| ITEM: Construction Engineering Services with Baxter & Woodman for the Willow Pond Road Reconstruction | DEPARTMENT: Public Works |
| AGENDA SECTION: | AMOUNT: \$70,796.00 (Not to Exceed) |
| ATTACHMENTS: <input type="checkbox"/> ORDINANCE <input type="checkbox"/> RESOLUTION <input checked="" type="checkbox"/> OTHER (See Summary Highlights) <input checked="" type="checkbox"/> SUPPORTING DOCUMENTS | DATE: March 20, 2018 |
| SUMMARY HIGHLIGHTS: <p>This Agenda Item provides for an engineering service agreement with Baxter & Woodman to provide the construction engineering (CE) services for the Willow Pond road reconstruction. This work consists of the removal and placement of hot-mix asphalt, along with other roadway improvements, from between Fairway / Birdie Drives to Golfview Road.</p> <p>Following the Request For Qualifications (RFQ) process for the Flessner Avenue intersection design, Baxter & Woodman was selected in 2014 to design three (3) roadway improvement projects, including the Willow Pond Roadway. Based on their overall performance in the design and construction engineering phases for the other two projects (Sangamon Avenue reconstruction and the Neighborhood Street improvement project), it is recommended that their services be utilized for the construction engineering phase of this roadway improvement.</p> <p>The design engineering was supported through Community Development (CD) funds and completed in late 2014. Funding for construction has been allocated within the Village's FY2019 Budget. The proposal is in a not-to-exceed amount of \$70,796.00.</p> <p>It is proposed that the advertising for construction begin in April/May in order to allow for a summer 2018 construction schedule.</p> | |
| RECOMMENDED ACTION: Authorize an engineering service agreement with Baxter & Woodman to provide the construction engineering (CE) services for the Willow Pond road reconstruction in the not-to-exceed amount of \$70,796.00. | |
| DEPARTMENT HEAD APPROVAL: G. Gregory Hazel, P.E.  | VILLAGE ADMINISTRATOR: Rick Snider |
| AGENDA PAGE NUMBER: | |

March 19, 2018

Mr. Gregory Hazel, P.E.
Public Works Director
Village of Rantoul
200 West Grove Avenue
Rantoul, IL 61866

***Subject: Village of Rantoul – Willow Pond Road Reconstruction
(Birdie Drive to Golfview Road)
Construction Engineering Services***

Dear Mr. Hazel:

Baxter & Woodman, Inc. is pleased to submit this proposal to the Village to provide Construction Services for the subject project.

PROJECT SUMMARY

The improvements consist of hot-mix asphalt pavement removal; aggregate base repairs; curb and gutter removal and replacement; sidewalk removal and replacement; hot-mix asphalt pavement; parkway restoration; pavement markings; and other incidental and miscellaneous items of work in accordance with the Plans, Standard Specifications, and Special Provisions. The Project will utilize Village funds.

SCHEDULE

It is assumed that construction services will begin in June of 2018 and be completed by October of 2018. The project's construction schedule is based on 40 Working Days.

CONSTRUCTION SCOPE OF SERVICES

1. Act as the Village's representative with duties, responsibilities and limitations of authority as assigned in the construction contract documents.
2. PROJECT INITIATION
 - A. Prepare Contract Documents, Performance/Payment Bonds, and Notice to Proceed.
Review Contractor insurance documents

- B. Attend and prepare minutes for the preconstruction conference, creation of project files and construction documents, and review the Contractor's proposed construction schedule, list of subcontractors and material suppliers.
 - C. Attend a public informational meeting for the Project prior to construction.
3. CONSTRUCTION ADMINISTRATION
- A. Attend bi-weekly construction progress meetings.
 - B. Shop drawing and submittal review by Engineer shall apply only to the items in the submissions and only for the purpose of assessing, if upon installation or incorporation in the Project, they are generally consistent with the construction documents. Village agrees that the contractor is solely responsible for the submissions (regardless of the format in which provided, i.e. hard copy or electronic transmission) and for compliance with the contract documents. Village further agrees that the Engineer's review and action in relation to these submissions shall not constitute the provision of means, methods, techniques, sequencing or procedures of construction or extend to safety programs or precautions. Engineer's consideration of a component does not constitute acceptance of the assembled item.
 - C. Prepare construction contract change orders and work directives when authorized by the Village.
 - D. Review the Contractor's requests for payments as construction work progresses, and advise the Village of amounts due and payable to the Contractor in accordance with the terms of the construction contract documents.
 - E. Research and prepare written response by Engineer to request for information from the Village and Contractor.
 - F. Project manager or other office staff visit site as needed.
 - G. Provide the services of a materials testing company, as a sub consultant, to perform soil and aggregate stability testing, proportioning and testing of the Portland cement concrete and bituminous mixtures in accordance with the IDOT's Bureau of Materials manuals of instructions for proportioning. Review laboratory, shop and mill test reports of materials and equipment furnished by the Contractor.

4. FIELD OBSERVATION AND DOCUMENTATION

- A. Engineer's site observation shall be at the times agreed upon with the Village. Engineer will provide (1) Resident Engineer on a full-time basis of forty (40) hours per week from Monday through Friday, not including legal holidays, (for up to 420 hours) as deemed necessary by the Engineer, to assist the Contractor with interpretation of the Drawings and Specifications, to observe in general if the Contractor's work is in conformity with the Final Design Documents, and to monitor the Contractor's progress as related to the Construction Contract date of completion. Through standard, reasonable means, Engineer will become generally familiar with observable completed work. If Engineer observes completed work that is inconsistent with the construction documents, that information shall be communicated to the contractor and Village to address. Engineer shall not supervise, direct, control, or have charge or authority over any contractor's work, nor shall the Engineer have authority over or be responsible for the means, methods, techniques, sequences, or procedures of construction selected or used by any contractor, or the safety precautions and programs incident thereto, for security or safety at the site, nor for any failure of any contractor to comply with laws and regulations applicable to such contractor's furnishing and performing of its work. Engineer neither guarantees the performance of any contractor nor assumes responsibility for any contractor's failure to furnish and perform the work in accordance with the contract documents, which contractor is solely responsible for its errors, omissions, and failure to carry out the work. Engineer shall not be responsible for the acts of omissions of any contractor, subcontractor, or supplier, or of any of their agents or employees or any other person, (except Engineer's own agents, employees, and consultants) at the site or otherwise furnishing or performing any work; or for any decision made regarding the contract documents, or any application, interpretation, or clarification, of the contract documents, other than those made by the Engineer.
- B. Provide the necessary base lines, benchmarks, and reference points to enable the Contractor to proceed with the work.
- C. Keep a daily record of the Contractor's work on those days that the Engineers are at the construction site including notations on the nature and cost of any extra work, and provide daily reports to the Village on the construction progress and working days charged against the Contractor's time for completion.

5. PROJECT CLOSEOUT

- A. Provide construction-related engineering services including, but not limited to, General Construction Administration and Resident Engineering Services. Prepare construction record drawings which show field measured dimensions of the completed work which the Engineers consider significant and provide the Owner with and electronic copy within ninety (90) days of the Project completion.
- B. Provide construction inspection services when notified by the Contractor that the Project is complete. Prepare written punch lists during final completion inspections.
- C. Review the Contractor's written guarantees and issue a Notice of Acceptability for the Project by the Owner.
- D. Review the Contractor's requests for final payment, and advise the Owner of the amounts due and payable to the Contractor in accordance with the terms of the construction contract documents.

ENGINEERING FEE

| | Planned Hours | Compensation | Sub-Consultant | Mileage Expenses | Total Compensation |
|--|----------------------|---------------------|-----------------------|-------------------------|---------------------------|
| Overall Project Total | 568 | \$67,030.00 | \$1,888.00 | \$1,878.00 | \$70,796.00 |
| Project Initiation | 36 | \$5,020.00 | | \$225.00 | \$5,245.00 |
| Construction Administration | 72 | \$10,960.00 | | \$561.00 | \$11,521.00 |
| Field Observation & Documentation | 420 | \$46,200.00 | \$1,888.00 | \$867.00 | \$48,955.00 |
| Project Closeout | 40 | \$4,850.00 | | \$225.00 | \$5,075.00 |

Our engineering fee for the above stated scope of services will be based on our hourly billing rates for actual work time performed plus reimbursement of out-of-pocket expenses, including mileage direct costs which in total will not exceed \$70,796.00. See attached for fee breakdown, sub-consultant proposal, and company billing rates.

We appreciate the opportunity to work with the Village of Rantoul on this important project and we are available to begin work immediately upon your notice to proceed. If you find this proposal acceptable, please sign one copy and return for our files.

Please do not hesitate to contact Matthew Abbeduto at 815-444-3352 or via email at mabbeduto@baxterwoodman.com if you have any questions or need additional information.

Sincerely,

BAXTER & WOODMAN, INC.
CONSULTING ENGINEERS



Craig D. Mitchell, P.E.
Vice President

Attachment

VILLAGE OF RANTOUL, ILLINOIS

AUTHORIZED BY: _____

TITLE: _____

DATE: _____

L:\Crystal Lake\RANTL\140688-Willow Pond Road CS\Contracts\Work\60-Construction\140688.60 Proposal.doc

| Village of Rantoul | | | | | | | | | |
|--|--|-------------|--------------------|------------------|----------------|-----------------|--------------------|--|--|
| Plan Number: 140688.60-B | | | | | | | | | |
| Plan Name: Willow Pond Road Reconstruction Construction Engineering Services | | | | | | | | | |
| Level | Emp | Planned Hrs | Planned Labor Bill | Compensation Fee | Consultant Fee | Reimb Allowance | Total Compensation | | |
| CS105 Project Initiation | | 568.00 | 67,030.00 | 67,030.00 | 1,888.00 | 1,878.00 | 70,796.00 | | |
| 001 | Review / Prepare Contract Documents | 36.00 | 5,020.00 | 5,020.00 | 0.00 | 225.00 | 5,245.00 | | |
| | Sr Engineer III | 4.00 | 620.00 | 620.00 | 0.00 | 0.00 | 620.00 | | |
| 002 | Public Meeting | 16.00 | 2,280.00 | 2,280.00 | 0.00 | 112.50 | 2,392.50 | | |
| | Sr Engineer I | 8.00 | 1,040.00 | | | | | | |
| | Sr Engineer III | 8.00 | 1,240.00 | | | | | | |
| 003 | Preconstruction Meeting | 16.00 | 2,120.00 | 2,120.00 | 0.00 | 112.50 | 2,232.50 | | |
| | Engineer III | 8.00 | 880.00 | | | | | | |
| | Sr Engineer III | 8.00 | 1,240.00 | | | | | | |
| CS110 Construction Administration | | 72.00 | 10,960.00 | 10,960.00 | 0.00 | 561.00 | 11,521.00 | | |
| 001 | Progress Meetings | 30.00 | 4,650.00 | 4,650.00 | 0.00 | 561.00 | 5,211.00 | | |
| | Sr Engineer III | 30.00 | 4,650.00 | | | | | | |
| 002 | Manage Project | 24.00 | 3,720.00 | 3,720.00 | 0.00 | 0.00 | 3,720.00 | | |
| | Sr Engineer III | 24.00 | 3,720.00 | | | | | | |
| 003 | Vist Site | 10.00 | 1,550.00 | 1,550.00 | 0.00 | 0.00 | 1,550.00 | | |
| | Sr Engineer III | 10.00 | 1,550.00 | | | | | | |
| 004 | Design Assistance | 8.00 | 1,040.00 | 1,040.00 | 0.00 | 0.00 | 1,040.00 | | |
| | Sr Engineer I | 8.00 | 1,040.00 | | | | | | |
| CS140 Field Observation & Documentation | | 420.00 | 46,200.00 | 46,200.00 | 1,888.00 | 867.00 | 48,955.00 | | |
| | Engineer III | 420.00 | 46,200.00 | | | | | | |
| CS150 Project Closeout | | 40.00 | 4,850.00 | 4,850.00 | 0.00 | 225.00 | 5,075.00 | | |
| 001 | Punchlist Verification / Final Documentation / Process Record Drawings | 30.00 | 3,300.00 | 3,300.00 | 0.00 | 225.00 | 3,525.00 | | |
| | Engineer III | 30.00 | 3,300.00 | | | | | | |
| 002 | Manage Project | 10.00 | 1,550.00 | 1,550.00 | 0.00 | 0.00 | 1,550.00 | | |
| | Sr Engineer III | 10.00 | 1,550.00 | | | | | | |



Midwest Engineering and Testing, Inc.

geotechnical · environmental · materials engineers

501 Mercury Drive

Champaign, IL 61822-9649

www.metgeotech.com

217-359-2128

FAX 217-359-8446

PROPOSAL AGREEMENT

March 8, 2018

Mr. Matthew Abbeduto
Baxter and Woodman Consulting Engineers
8840 West 192nd Street
Mokena, IL 60448

Re: Proposal for Material Testing Services
Willow Pond Road Reconstruction
Birdie Drive to Golfview Road
Rantoul, Illinois
MET Proposal No. 8060

Dear Mr. Abbeduto:

Midwest Engineering and Testing, Inc. (MET) proposes to provide technical personnel to perform the requested materials testing services in accordance with the project specifications as scheduled by the client on an on-call basis. Services should be scheduled 24 hours in advance by calling our office. We anticipate testing services to be provided will include footing bearing inspections, rebar inspection, concrete sampling and testing, and soil backfill testing.

Services will be performed on a unit rate basis in accordance with the unit rates indicated on the Unit Fee Schedule and pursuant to the General Conditions attached and considered a part of this service contract. Required testing services not included on the attached Unit Fee Schedule can be quoted upon request. All technical field time will be charged on a portal-to-portal basis. The individual signing below warrants that he/she has full authority to enter into this contract and bind the client and agrees to this fee schedule as the basis of payment, and to all terms and conditions.

Please sign and return one complete copy of this agreement to MET, and retain one copy for your file. If you have questions regarding the Proposal Agreement, please contact us at your convenience. We are looking forward to working with you on this project.

Attachments: Unit Fee Schedule
 General Conditions
 Estimate Worksheet

Client Signature

Date

Printed Name



Midwest Engineering and Testing, Inc.

geotechnical - environmental - materials engineers

501 Mercury Drive

Champaign, IL 61822-9649

217-359-2128

FAX 217-359-8446

**2018 STANDARD FEE SCHEDULE
CONSTRUCTION TESTING AND ENGINEERING FEES**

FIELD TESTING SERVICES

Technical services for on-site monitoring and testing of construction materials, including concrete placement, field density testing for soil compaction, spread footing inspection, pile inspection, caisson inspection, asphalt placement, asphalt and concrete batch plant inspection, structural steel bolting, visual welding inspection, and roofing inspection.

| | | | |
|-----------------------------------|--------------------|-------------------------|------------------|
| Engineering Technician | \$ 45.00 Per Hour | Nuclear Density Gauge | \$ 50.00 Per Day |
| Senior Engineering, Technician | \$ 50.00 Per Hour | Concrete Coring Machine | \$ 75.00 Per Day |
| Field Engineer or Geologist | \$ 90.00 Per Hour | Floor Flatness Meter | \$125.00 Per Day |
| Certified Welding Inspector (CWI) | \$ 125.00 Per Hour | Concrete Maturity Meter | \$100.00 Per Day |

ENGINEERING SERVICES

Engineering services for on-site monitoring and evaluation, construction materials testing, job site meetings, report preparation and review, and consultation.

| | | | |
|-----------------------------|----------------|--------------------|----------------|
| Staff Engineer or Geologist | \$ 90.00 Hour | Principal Engineer | \$ 150.00 Hour |
| Project Engineer | \$ 125.00 Hour | Senior Geologist | \$ 150.00 Hour |

LABORATORY TESTING SERVICES

| | | | |
|------------------------------------|----------------|------------------------------------|----------------|
| Concrete Cylinder Compression Test | \$ 15.00 Each | Moisture Density Relationship: | |
| Concrete Beam Flexural Test | \$ 25.00 Each | Standard Proctor | \$ 125.00 Each |
| Grout Cube Compression Test | \$ 15.00 Each | Modified Proctor | \$ 145.00 Each |
| Grain size - Dry Sieve Analysis | \$ 75.00 Each | One Point Confirmation Test | \$ 75.00 Each |
| Grain size - Wash Test | \$ 50.00 Each | | |
| Grain size - Hydrometer | \$ 125.00 Each | Concrete Relative Humidity Sensors | \$ 50.00 Each |
| Atterberg Limits | \$ 75.00 Each | Concrete Moisture Calcium Chloride | \$ 50.00 Each |
| Concrete Cylinder Molds | \$ 2.50 Each | Asphalt Core Density | \$ 25.00 Each |
| Maturity Meter Sensors | \$ 50.00 Each | Concrete Core Compression Tests | \$ 25.00 Each |

REMARKS - Personnel charges will be based on a portal-to-portal basis; a minimum charge of 4 hours will apply for all Field Testing Services. A transportation charge of \$0.65 per mile will be added for travel to and from the site, and other job related travel for project locations outside of Champaign-Urbana. An overtime multiplier of 1.5 will be used for services performed on Saturday, Sunday or holidays; for work scheduled outside the hours of 7:00 a.m. to 5:00 p.m.; or for more than eight (8) hours per day. Services and fees not listed will be quoted upon request. The above prices include up to four (4) copies of the report distributed as requested. Payment for invoices will be due within 15 days of receipt of invoice. Interest will be added at a rate of 1 1/2% per month of delinquency. Proposal estimates and verbal quotations will remain valid for 60 days, at which time they may be subject to change or withdrawal.

GENERAL CONDITIONS

Midwest Engineering and Testing, Inc. (MET)

General Testing Services

Item 1. Scope of work. Midwest Engineering and Testing, Inc. (MET) shall perform services in accordance with an "agreement" made with the "client". The agreement consists of MET's proposal, Standard Fee Schedule, and these General Conditions. The "client" is defined as the person or entity requesting and/or authorizing the work, and in doing so, client represents and warrants that he is duly authorized in this role, even if performed on behalf of another party or entity, in which case the other party or entity is also considered as the client. The hiring of MET signifies the acceptance of this proposal and the terms of this agreement.

The fees for services rendered will be billed in accordance with the Standard Fee Schedule; unit rates for services not covered in the Fee Schedule or elsewhere in the agreement can be provided. Any cost estimates stated in this contract shall not be considered as a firm figure unless otherwise specifically stated in this contract. The standard prices proposed for the work are predicated upon the client's acceptance of the conditions and allocations of risks and obligations described in the agreement. The client agrees to impart the terms of this agreement to any third party to whom client releases any part of MET's work. MET shall have no obligations to any party other than those expressed in this agreement.

Item 2. Site Access. The client will provide for the right-of-access to the work site. In the event the work site is not owned by the Client, client represents to MET that all necessary permissions for MET to enter the site and conduct the work have been obtained. While MET shall exercise reasonable care to minimize damage to the progeny the client understands that some damage may occur during the normal course of work, that MET has not included in its fee the cost of restoration of damage, and that client will pay for such restoration costs.

Item 3. Personnel Responsibility. The presence of MET field representatives will be for the purpose of providing observation and field testing, and does not include supervision or direction of the actual work of the contractor, his employees or agents. The contractor(s) for this project should be so advised. The contractor should also be informed that neither the presence of, nor the observation and testing by MET personnel shall excuse the contractor in any way for defects discovered in his work. It is understood that MET will not be responsible for job or site safety of the project. Job and site safety will be the sole responsibility of the contractor unless contracted to others.

Item 4. Observations and Tests. The term "observation" implies only that MET would observe the applicable portions of the work we have agreed to be involved with and perform tests, from which to develop an opinion as to whether the work essentially complies with the job requirements. Client shall cause all tests and observation of the site, materials and work performed by MET or others to be timely and properly performed in accordance with the plans, specifications and contract documents, and MET's recommendations. No Claims for loss, damage or injury shall be brought against MET by client or any third party unless all tests and observations have been so performed and unless MET's recommendations have been followed.

Item 5. Accuracy of Test Locations and Elevations. The accuracy and proximity of provided survey control will affect the accuracy of in-situ test location and elevation determinations. Unless otherwise noted, the accuracy of test locations and elevations will be commensurate only with pacing and approximate measurements or estimates.

Item 6. Degree of Certainty of Compliance. With any manufactured product, there are statistical variations in its uniformity, and in the accuracy of tests used to measure its qualities. As compared with other manufactured products, field construction usually has wider fluctuations in both product and test results. Thus, even with very careful observations and testing, it cannot be said that all parts of the product comply with the job requirements. Our proposal is for the Scope of Services requested by our client and as scheduled by the client or client's representative. The degree of certainty for compliance with project specifications is much greater with full-time observation and testing than it is with intermittent observation and testing.

Item 7. Hazardous Materials and Conditions. Prior to the start of services, or at the earliest time such information is learned, it shall be the duty of the client, or other involved or contacted parties, to advise MET of any known or suspected undocumented fills, hazardous materials, by-products, or constituents, and any known environmental, geologic, and geotechnical conditions, which exist on or near any premises upon which work is to be performed by MET employees or subcontractors or which in any other way may be pertinent to MET's proposed services.

The discovery of unanticipated hazardous materials, or suspected hazardous materials, may require that special and immediate measures be exercised to protect the health and safety of MET site personnel and/or the public. MET may at its option and on the basis of its judgment and opinion, exercise such precautions to complete the project, or terminate further work on the project. In either case, the client will be notified as soon as practically possible, and the client agrees to bear all reasonable and equitable cost adjustments, if any, associated with such measures taken.

Item 8. Reports and Ownership of Documents. MET will furnish three copies of the report to client. Additional copies will be furnished to the owner or others at the rate specified in the schedule. All reports, boring logs, field data, field notes, laboratory test data, calculations,

estimates, and other documents prepared by MET as instruments of service, shall remain the property of MET, unless there are other contractual agreements. MET will retain final reports relating to the services performed for a period of 5 years following submission of the report. Client agrees to return upon demand and will not use for any purpose whatsoever all reports and other work furnished to client or his agent which are not paid for.

Item 9. Confidentiality. MET shall hold Confidential the business and technical information obtained or generated in performance of services under this agreement and identified in writing by the client as "confidential". MET shall not disclose such information except if such disclosure is required by governmental statute, ordinance, or regulation; for compliance with professional standards of conduct for public safety, health, and welfare concerns, or for protection of MET against claims or liabilities arising from performance of its services.

The technical and pricing information contained in any report or proposal submitted by MET is to be considered confidential and proprietary, and shall not be released or otherwise made available to any third party without the express written consent of MET.

Item 10. Standard of Care. MET will perform the services under this agreement in accordance with generally accepted practice, in a manner consistent with that level of care and skill ordinarily exercised by members of this profession under similar circumstances. No other warranties implied or expressed, in fact or by law, are made or intended in this agreement. The client recognizes that subsurface soil, groundwater and other materials can vary between sampling and testing points and with time, and that the interpretation of data, and opinions and recommendations made by MET are based solely on obtained data. Such limitations can result in a redirection of conclusions and interpretations where new or changed information is obtained. MET will not be responsible for the interpretation by others, of data obtained by MET.

Item 11. Limitations of Liability. The client agrees to limit MET's liability to the client and all parties claiming through the client or otherwise claiming reliance on MET's services allegedly arising from MET's professional acts or errors and omissions, to a sum not to exceed MET's applicable insurance limits. In no event shall MET or any other party to this agreement, including parties which may have or claim to have a direct or indirect reliance on MET's services, be liable to the other parties for incidental, indirect, or consequential damages arising from any cause.

Item 12. Insurance. MET represents that the company maintains general liability and property damage insurance coverage considered adequate and comparable with coverage maintained by other similar firms, and that MET's employees are covered by Workman's Compensation Insurance. Certificates of insurance can be provided to the client upon written request. MET shall not be responsible for any loss, damage, or liability beyond the insurance limits and conditions.

Item 13. Modifications. This agreement and all attachments pursuant to this agreement represent the entire understanding between the parties, and neither the client nor MET may amend or modify any aspect of this contract unless such alterations are reduced to writing and properly executed by the parties hereto. These terms and conditions shall supersede all prior or contemporaneous communications, representations, or agreements, and any provisions expressed or implied in the request for proposal, purchase order, authorization to proceed, or other contradictory provisions, whether written or oral.

Item 14. Termination. This agreement may be terminated by either party upon seven day's prior written notice. In the event of termination, MET shall be compensated by the client for all services performed up to and including the termination date, including reimbursable expenses, and for the completion of such services and records as are necessary to place MET's files in order and/or to protect its professional reputation.

Item 15. Payment. Invoices for performed work will be submitted monthly for services rendered the prior month and/or upon completion of said services, payable within 30 days of invoice date. The fees quoted are based upon an expected timely payment. An interest charge of 1.5% per month will be added to delinquent charges; however, MET at its option may terminate its services due to clients failure to pay when due. In the event of termination of services prior to completion, client shall compensate MET for all services performed prior to and for such termination.

Item 16. Sample Disposal. Unless otherwise agreed, test specimens or samples will be disposed immediately upon completion of the test. All drilling samples or specimens will be disposed of thirty (30) days after submission of MET's report.



Midwest Engineering and Testing, Inc.

501 Mercury Drive
Champaign, IL 61822
217-359-2128
Fax 217-359-8446

Mr. Matthew Abbeduto
Baxter and Woodman Consulting Engineers
MAbbeduto@baxterwoodman.com

Proposal For Construction Testing
Willow Pond Road Reconstruction
Birdie Drive to Golfview Road
Rantoul, Illinois
March 8, 2018
MET Proposal Number 8060

On-site Work Estimate

HMA Testing - Two (2) four (4) hour days
Concrete Testing - Two (2) four (4) hour days
Subgrade Testing - One (1) four (4) hour day
Miscellaneous - Two days to pick up cylinders

ESTIMATE WORKSHEET

Senior Engineering Technician, per hour
Senior Engineering Technician Overtime, per hour
Nuclear Density Gauge, per day
Standard Proctor, per test
Concrete Compression Testing, per test
Trip Charge, per trip
Project Engineer, per hour

| <u>Quantity</u> | | <u>Unit Fee</u> | <u>Total</u> |
|-----------------|-------|-----------------|--------------|
| 24 | Hours | \$50.00 | \$1,200.00 |
| 0 | Hours | \$75.00 | \$0.00 |
| 3 | Days | \$50.00 | \$150.00 |
| 0 | Tests | \$125.00 | \$0.00 |
| 8 | Tests | \$15.00 | \$120.00 |
| 7 | Trips | \$15.00 | \$105.00 |
| 2.5 | Hours | \$125.00 | \$312.50 |
| | | | <hr/> |
| | | | \$1,887.50 |

Budget Estimate \$1,887.50

BAXTER & WOODMAN, INC.
 2018 HOURLY BILLING RATES AND EXPENSE ITEMS
 FOR PROFESSIONAL SERVICES

| EMPLOYEE CLASSIFICATION | HOURLY BILLING RATES |
|----------------------------------|----------------------|
| Principal | \$190 |
| Senior Engineer III to IV | \$150 to \$175 |
| Senior Engineer I to II | \$125 to \$140 |
| Engineer III to IV | \$105 to \$115 |
| Engineer I to II | \$90 to \$95 |
| Engineering Technician III to V | \$115 to \$145 |
| Engineering Technician I to II | \$60 to \$105 |
| Senior Geologist | \$140 |
| Professional Surveyor I | \$145 |
| Administrative Support I to III | \$70 to \$78 |
| Marketing Professional I to III | \$70 to \$80 |
| Accounting Professional I to III | \$70 to \$80 |

Hourly rates for inspection services do not include any overtime.
 The Engineer may adjust the hourly billing rate and out-of-pocket expenses on or about January 1 of each subsequent year and will send the new schedule to the Owner.
 Hourly Billing Rates include direct labor and indirect overhead expenses, readiness to serve, and profit, and are for 8 hours/day and 40 hours/week regularly scheduled work hours.
 Personal-owned vehicle Mileage Charges will be reimbursed at the rate set by the U.S. Internal Revenue Service.
 Company-owned/leased vehicle usage will be reimbursed at a rate of \$65.00 per diem or \$32.50 per half diem.
 Traffic Counters \$50/day.
 Miovision Traffic System usage will be reimbursed at a rate of \$600.00 per diem and \$24.00 per hour processing.
 Sub-consultant costs will be reimbursed at their invoice costs plus 5%

**BOARD OF TRUSTEES
VILLAGE OF RANTOUL**

| AGENDA ITEM | | PAGE | OF |
|--|---|--------------------------------------|----|
| ITEM: Design engineering agreements with Baxter & Woodman for community road improvements funded through HUD | | DEPARTMENT: Public Works | |
| AGENDA SECTION: | AMOUNT: Design engineering fees: \$111,400.00 – Sangamon Ave \$102,100.00 - Willow Pond Road \$28,200.00 - East Perimeter Road | | |
| ATTACHMENTS: <input checked="" type="checkbox"/> OTHER (See Summary Highlights) <input checked="" type="checkbox"/> SUPPORTING DOCUMENTS | | DATE: June 20, 2014 | |
| <p>SUMMARY HIGHLIGHTS:</p> <p>This Agenda Item provides for three (3) separate engineering agreements with Baxter & Woodman Consulting Engineers to design roadway improvements in areas supported through the Housing and Urban Development (HUD) funds of Community Development (CD). These improvements have previously been identified during the Village's Capital Improvement portion of the budget process, but funds have not yet become available to undertake the design and construction. Community Development has a current fiscal year need to utilize a larger portion of their available funds (by February 2015) and as certain infrastructure improvements (in the CD area only) qualify under the CD programs, Community Development is working with Public Works to identify and develop community improvements. With the limited time left in the CD fiscal year, actual infrastructure design AND construction is not feasible, so the focus has been on design efforts of multiple projects.</p> <p>Baxter and Woodman was selected following the Request For Qualifications (RFQ) process for the Flessner Avenue intersection design. Based on their overall design performance for this project, it is recommended that their services be utilized for the proposed roadway design improvements.</p> <p>The projects that are being proposed include the following:</p> <ol style="list-style-type: none"> 1. \$111,400.00 - Reconstruction of Sangamon Avenue from Marshall Street to Chanute Street (2200'). This will include new pavement, sub-base, curb & gutter, partial sidewalk replacement (ADA compliance), and storm sewer system improvements. The estimated construction cost is \$1,250,000.00. 2. \$102,100.00 - Roadway improvements of Willow Pond Rd from Fairway to Golfview Road (2450'). This will include full depth pavement replacement, new aggregate shoulders, sidewalk repair, and realignment at the intersection of Willow Pond Rd and Par Dr. The estimated construction cost is \$1,300,000.00. 3. \$28,200.00 - Reconstruction of E. Perimeter Road from east of S. Maplewood Drive to Golfview Road (4090'). The estimated construction cost is \$465,300.00. <p>Utilizing the current available CD funds allows the Village to have a series of "shovel ready" projects that may allow the Village to tap other grants and funding sources for the bidding and construction phases.</p> <p>It should be noted that the use of Community Development funds is limited to certain areas of the community (in general, east of the Canadian National Railroad and south of Grove Avenue).</p> | | | |
| <p>RECOMMENDED ACTION: Authorize the approval of three (3) engineering agreements with Baxter & Woodman for the design of roadway improvements along Sangamon Ave (\$111,400.00), Willow Pond Road (\$102,100.00) and East Perimeter Road (\$28,200.00).</p> | | | |
| <p>DEPARTMENT HEAD APPROVAL: G. Gregory Hazel, P.E. </p> | | <p>VILLAGE ADMINISTRATOR:</p> | |
| <p>AGENDA PAGE NUMBER:</p> | | | |



June 20, 2014

Mr. G. Gregory Hazel, P.E.
Director of Public Works
Village of Rantoul
200 West Grove Avenue
Rantoul, IL 61866

Subject: Willow Pond Road - Engineering Services

Dear Mr. Hazel:

Baxter & Woodman is pleased to submit this Engineering Services Proposal to assist the Village with improvements to Willow Pond Road.

Project Summary:

The project is located on Willow Pond Road from 300 feet southeast of Fairway Drive to Golfview Road, for a total distance of 2,450 feet. The work includes curb repairs, full depth pavement removal, base repairs, patching, installation of 3' foot aggregate shoulders, sidewalk repairs at intersections only, and HMA resurfacing. Parking areas adjacent to Willow Pond Road will not be improved.

Par Drive will be realigned to be a stop controlled, T-intersection at Willow Pond Road. The intersection will be reconstructed for a distance of approximately 300 feet in each direction.

The Project will utilize CDBG funding.

Scope of Services:

1. DATA COLLECTION

- *Data Collection:* Obtain, review, and evaluate the following information provided by the Village for use in design (if available):
 - Utility Atlases
 - Existing Roadway Plans
 - Aerial Photography
 - Maintenance and flooding records
 - ROW, GIS and property data
- *Field Evaluation:* Perform a field evaluation to determine of the condition of existing pavements, curb and gutters, drainage structures, and sidewalk ramps. Collect and record all necessary field data for roadway, drainage, utility, and pavement analysis.

2. TOPOGRAPHIC SURVEY

- *Topographic Survey:* Perform topographic survey within the project limits at 100-foot intervals. The limits of the survey will be from 300 feet southeast of Fairway Drive to Willow Pond Road and will include 50' along adjacent side streets to anticipate potential profile

changes (3,200-feet total). State plane coordinates and NAVD 88 will be used for horizontal and vertical controls.

- *Photos:* Collect photographs along the project route to assist with design drawings and exhibits.
- *Prevailing Wage:* It is not anticipated that the topographic survey services will require Prevailing Wage for Survey Worker to be paid to technicians performing the work. In the event it is determined that the design topographic survey is covered work under the Illinois Prevailing Wage Act (820 ILCS 130), the Engineers will negotiate an equitable increase in compensation with the Owner to meet the requirements of the Act.
- *Drainage Structures:* Collect drainage structure condition, inverts, size, and flow direction.
- *Terrain Model:* Download and develop digital terrain model for use in design and plan preparation.
- *Right of Way:* Field-locate existing property corners and obtain recorded documents to determine the limits of existing right of way.
- No additional right-of-way or easements are anticipated. Work to complete Plat of Easement or Plat of Dedication is not included.

3. GEOTECHNICAL REPORT

- Hire a geotechnical subconsultant to take up to 5 pavement cores of the surface and base material to determine the composition of the existing pavement material. Provide analysis and recommendations, including subgrade, in a soils report in accordance with IDOT guidelines.

4. MEETINGS

- *Meetings:* The following meetings are anticipated for this Project:
 - Staff (2) (Kickoff, Pre-final)
 - No Village Board Meetings are anticipated for this Project.
 - No public involvement program is anticipated for this Project.

5. PRELIMINARY DESIGN AND ALTERNATIVES ANALYSIS

- *Alternative Analysis:* Analyze alternative alignments, configurations, and geometrics to establish a preferred alternative for the intersection of Willow Pond Road and Par Drive. A maximum of 2 alternatives will be developed further for evaluation.
- *Preliminary Geometric Design:* Determine the preferred geometric layout and cross section throughout the project. Identify design constraints including clear zone, obstructions, drainage limitations, and potential design exceptions.

6. PLAN PREPARATION

- *Estimate of Cost and Time:* Prepare summary of quantities, estimate of time, schedules of

materials and an engineer's estimate of cost.

- *Specifications:* Prepare special provisions in accordance with Village and CDBG guidelines to specify items not covered by the Standard Specifications for Road and Bridge Construction.
- *Roadway Design:* Prepare plan and profile sheets for the roadway design including improvement limits, rehabilitation strategy, curb and gutter and sidewalk improvements, driveway repairs, utility structure adjustments, and pavement markings.
- *Drainage and Utilities Design:* Prepare the ditch, inlet, culvert, and storm sewer design for the proposed improvements. It is assumed that the project outfalls will be maintained and not modified as part of this project.
- *Maintenance of Traffic and Construction Staging:* (Traffic is anticipated to be maintained along the route at all times.) Develop a preferred maintenance of traffic and staging plan and submit to the Village for comment and approval. Prepare construction staging notes, typical sections, and layout to maintain local traffic flow through the construction zone. Confer with Village staff and emergency services to consider local impacts and concerns.
- *Cross Section Design:* Design roadway cross sections at 100-foot intervals and all cross streets, driveways and cross-road culverts. Compute earthwork calculations. Stage construction earthwork calculations are not anticipated.
- *Detailed Drawings:* Complete plan sheets required for bidding including: Cover, General Notes, Summary of Quantities, Schedule of Quantities, Typical Sections, Erosion Control, Removals, and Detail Sheets.
- *Utility Coordination:* Initiate utility coordination by contacting utility companies that have facilities along the project limits and requesting utility atlas maps. Submit pre-final plans to utility companies so conflicts and relocation efforts can be identified. Coordinate utility relocation for conflicts within public right-of-way.
- *QC/QA:* Perform an in-house peer and constructability review by senior staff of the pre-final proposal documents.

7. MANAGE PROJECT

- Plan, schedule, and control the activities that must be performed to complete the Project including budget, schedule, and scope. Coordinate with Village and project team to incorporate Village goals into final Project. Prepare and submit monthly invoices and coordinate invoices from sub-consultants.

Project Schedule

The following project schedule is anticipated:

| | |
|----------------------|------------------|
| Notice to Proceed | July 8, 2014 |
| Complete Final Plans | January 30, 2015 |

Estimate of Hours

| Task | Hours |
|--|--------------|
| 1- Data Collection | 40 |
| 2- Topographic Survey | 129 |
| 3- Geotechnical Report | 5 |
| 4- Meetings | 16 |
| 5- Preliminary Design and Alternatives Analysis | 55 |
| Alternative Analysis | 25 |
| Preliminary Geometric Design | 30 |
| 6- Plan Preparation | 566 |
| QC/QA | 12 |
| Estimate of Cost and Time | 30 |
| Specifications | 30 |
| Roadway Design | 140 |
| Drainage and Utilities Design | 100 |
| Maintenance of Traffic and Construction Staging | 44 |
| Cross Section Design | 100 |
| Detailed Drawings | 80 |
| Utility Coordination | 30 |
| 7- Manage Project | 35 |
| Total Hours | 846 |

Engineering Fee

| Fee | |
|-------------------------------|------------------|
| Design Engineering Services | \$97,400 |
| Subconsultants (Geotechnical) | \$4,000 |
| Mileage and Expenses | \$700 |
| Total Fee | \$102,100 |

Our engineering fee for the above stated scope of services will be based on our hourly billing rates for actual work time performed plus reimbursement of out-of-pocket expenses, including travel costs which in total will not exceed \$102,100.

The attached Standard Terms and Conditions apply to this proposal. If you find this proposal acceptable, **please sign and return one copy for our files.**

We appreciate this opportunity to assist the Village with its street maintenance program, and we look forward to working with you on this project. Please feel free to call me if you have any questions.

Sincerely,

BAXTER & WOODMAN, INC.
CONSULTING ENGINEERS



Steve Larson, PE, BCEE
President/CEO

Attachment

VILLAGE OF RANTOUL, IL

ACCEPTED BY: _____

TITLE: _____

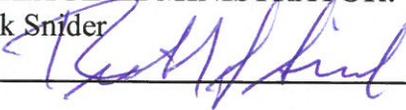
DATE: _____

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**BOARD OF TRUSTEES
VILLAGE OF RANTOUL**

AGENDA ITEM

PAGE 1 OF 1

| | |
|---|---|
| ITEM: Village acceptance of the deeds for Parcels A1b-3; A1c; A2c-8; and A3b | DEPARTMENT: Public Works Airport/EDC |
| AGENDA SECTION: | AMOUNT: \$10.00 |
| ATTACHMENTS: <input checked="" type="checkbox"/> ORDINANCE <input type="checkbox"/> RESOLUTION <input type="checkbox"/> OTHER (See Summary Highlights) <input type="checkbox"/> SUPPORTING DOCUMENTS | DATE: May 30, 2018 |
| <p>SUMMARY HIGHLIGHTS:</p> <p>This Agenda Item provides for the formal acceptance of the deeds for Parcels: A1b-3, A1c, A2c-8, and A3b from the United States Air Force. These deeds reflect the following properties:</p> <ul style="list-style-type: none"> • A1b-3 is 909 Pacesetter (Hangar 3's south-side/loading dock area) • A1c is the load out area for Ag Aviation (crop dusters) • A2c-8 is 909 Pacesetter (Hangar 3 structure) • A3b is 801 Pacesetter (Hangar 2 structure) <p>Three (3) of these parcels are components of the real estate transaction approved in March 2018 (Ordinance #2566) and amended in May 2018 (Ordinance #2570). With the Village securing these deeds, the process of working with the Federal Aviation Administration (FAA) for the release of the appropriate parcels from the Airport will accelerate and will allow for the completion of this and other pending real estate transactions. (707 E Veterans Parkway (Building 718) and 1008 Aviation Road (Building 26)).</p> | |
| RECOMMENDED ACTION: Authorize the Village's acceptance of the deeds for Parcels A1b-3; A1c; A2c-8; and A3b. | |
| DEPARTMENT HEAD APPROVAL: G. Gregory Hazel, P.E. Eric Vences  | VILLAGE ADMINISTRATOR: Rick Snider  |

ORDINANCE NO. 2566

AN ORDINANCE
AUTHORIZING AND APPROVING A CONTRACT FOR THE SALE
OF REAL ESTATE OWNED BY THE VILLAGE OF RANTOUL, ILLINOIS
(735, 801 and 909 Pacesetter Drive)

WHEREAS, the Village of Rantoul, Champaign County, Illinois (the “**Village**”) is the owner of certain parcels of real estate commonly known as 735, 801 and 909 Pacesetter Drive, Rantoul, Illinois, which are more particularly depicted on Exhibit A attached hereto and incorporated herein by this reference thereto (the “**Real Estate**”); 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 interests of the Village to sell the Real Estate; and

WHEREAS, there has been presented to and there is now before the meeting of the Corporate Authorities at which this Ordinance is adopted the form of a Contract For Sale of Real Estate by and between the Village, as Seller, and John Van Der Velde, as Buyer (the “**Buyer**”), under and by which such Buyer has agreed to purchase the Real Estate for \$3,400,000.00 (the “**Contract**”).

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

Section 1. That the Contract, including the terms thereof as set forth in the form of such Contract as presented to and now before the meeting of the Corporate Authorities at which this Ordinance 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 such execution of the Contract, with such changes and revisions in the form of such Contract as may be approved by the Village President, such execution or acceptance thereof, as the case may be, to constitute conclusive evidence of such approval of any and all such changes or revisions therein from the form of the Contract as presented to and now before the meeting of the Corporate Authorities at which this Ordinance is adopted.

Section 3. That the conveyance of the Real Estate is hereby authorized to be made to the Buyer upon full and complete performance by the Buyer of its obligations under the Contract, the Corporate Authorities hereby expressly finding that the Real Estate is no longer necessary for, useful to, or in the best interests of the Village to retain.

Section 4. That all actions of the officers, employees and agents of the Village heretofore taken in connection with the Contract and such conveyance of the Real Estate are hereby ratified, confirmed and approved.

Section 5. That from and after the effective date of this Ordinance, the proper officers, employees and agents of the Village are hereby authorized, empowered and directed to do all such acts and things and to execute and deliver all such supplemental documents and instruments as may be necessary to accomplish the purposes of the Contract and this Ordinance in accordance with the respective terms, conditions and undertakings thereof, including the execution, acceptance, delivery, and recordation of agreements, deeds, and other instruments pertaining to the conveyance of the Real Estate in connection with the Contract.

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 March, 2018.



Village Clerk

APPROVED this 13th day of March, 2018.



Village President

ORDINANCE NO. 2570

**AN ORDINANCE
AUTHORIZING AND APPROVING A
CONTRACT FOR THE SALE OF REAL ESTATE, FIRST AMENDED
AND RESTATED OWNED BY THE VILLAGE OF RANTOUL, ILLINOIS
(735, 801 and 909 Pacesetter Drive and 1 Aviation Center Drive)**

WHEREAS, the Village of Rantoul, Champaign County, Illinois (the “**Village**”) is the owner of certain parcels of real estate commonly known as 735, 801 and 909 Pacesetter Drive and 1 Aviation Center Drive, Rantoul, Illinois, which are more particularly depicted on Exhibit A attached hereto and incorporated herein by this reference thereto (the “**Real Estate**”); 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 interests of the Village to sell the Real Estate; and

WHEREAS, there has been presented to and there is now before the meeting of the Corporate Authorities at which this Ordinance is adopted the form of a Contract For Sale of Real Estate, First Amended and Restated by and between the Village, as Seller, and John Van Der Velde, as Buyer (the “**Buyer**”), under and by which such Buyer has agreed to purchase the Real Estate for \$5,150,000.00 (the “**Contract**”), including the related Lease Agreement by and between the Village, as Lessor and the Buyer, as Lessee (the “**Lease**”) in connection with the Contract.

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

Section 1. That the Contract and the Lease, including the terms thereof as set forth in the form of such Contract and Lease as presented to and now before the meeting of the Corporate Authorities at which this Ordinance is adopted, be and the same are 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 Lease and the Village Clerk is hereby authorized to attest such execution of the Contract and the Lease, with such changes and revisions in the form of such Contract and the Lease as may be approved by the Village President, such execution or acceptance thereof, as the case may be, to constitute conclusive evidence of such approval of any and all such changes or revisions therein from the form of the Contract and the Lease as presented to and now before the meeting of the Corporate Authorities at which this Ordinance is adopted.

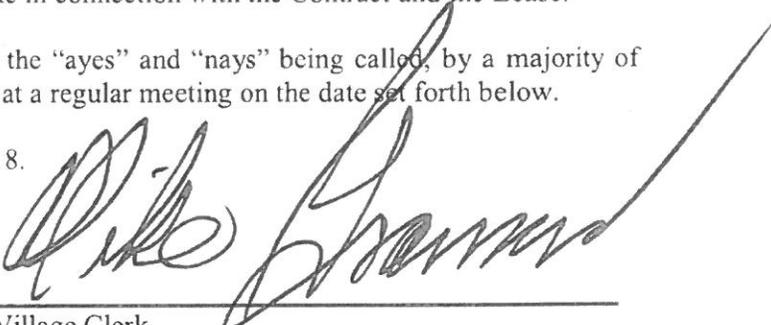
Section 3. That the conveyance of the Real Estate is hereby authorized to be made to the Buyer upon full and complete performance by the Buyer of its obligations under the Contract and the Lease, the Corporate Authorities hereby expressly finding that the Real Estate is no longer necessary for, useful to, or in the best interests of the Village to retain.

Section 4. That all actions of the officers, employees and agents of the Village heretofore taken in connection with the Contract and the Lease and such conveyance of the Real Estate are hereby ratified, confirmed and approved.

Section 5. That from and after the effective date of this Ordinance, the proper officers, employees and agents of the Village are hereby authorized, empowered and directed to do all such acts and things and to execute and deliver all such supplemental documents and instruments as may be necessary to accomplish the purposes of the Contract, the Lease and this Ordinance in accordance with the respective terms, conditions and undertakings thereof, including the execution, acceptance, delivery, and recordation of any supplemental agreements, deeds, and other instruments pertaining to the conveyance of the Real Estate in connection with the Contract and the Lease.

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 8th day of May, 2018.



Village Clerk

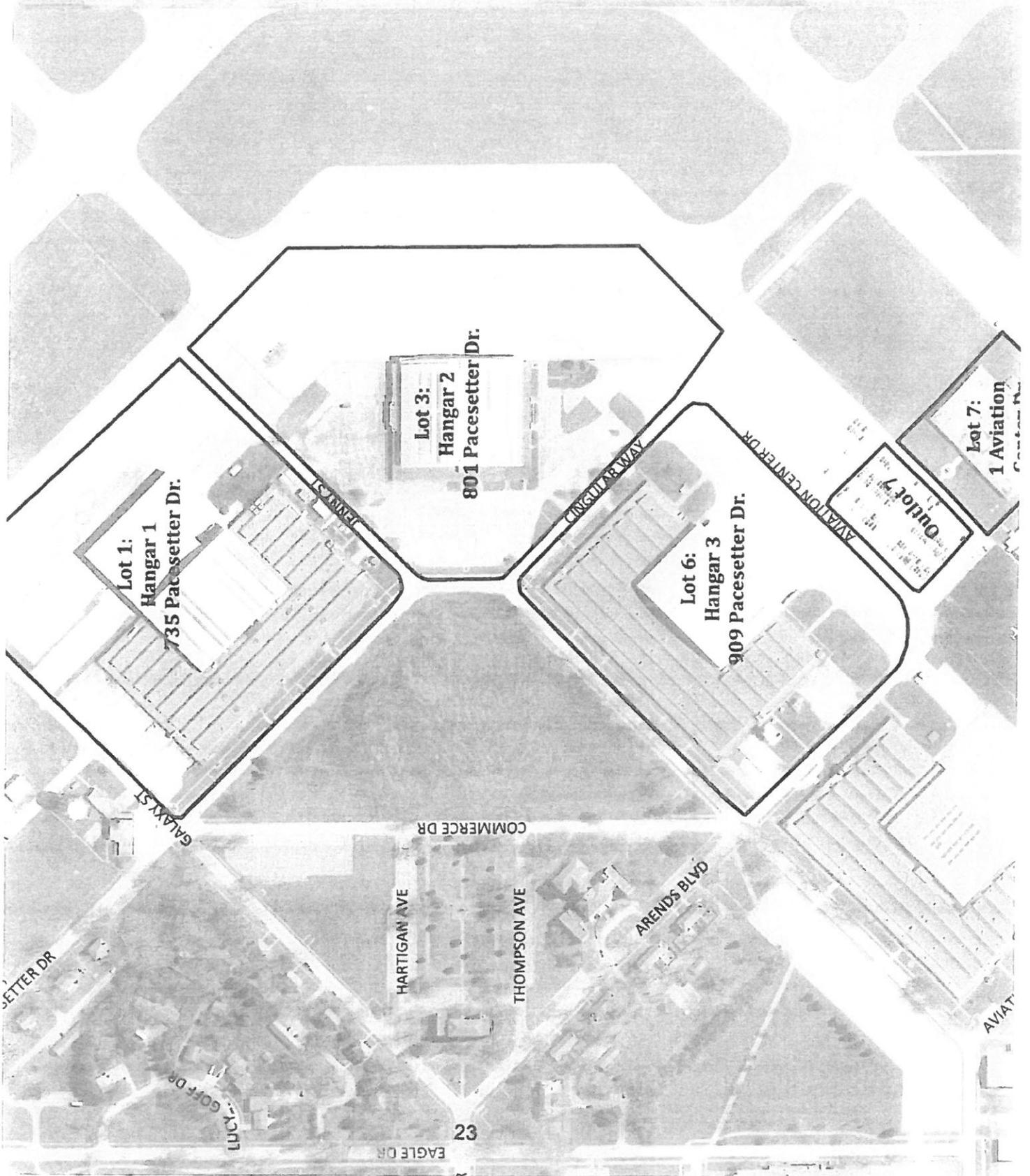
APPROVED this 8th day of May, 2018.



Village President



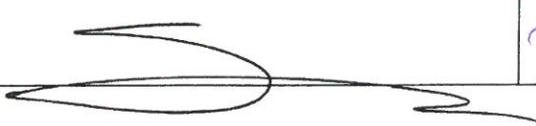
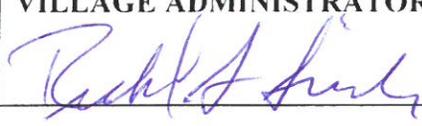
Exhibit A



BOARD OF TRUSTEES
VILLAGE OF RANTOUL

AGENDA ITEM

PAGE 1 OF 15

| | |
|---|--|
| ITEM: Recommendation of approval of a General Variance for Jimmy Johns sign | DEPARTMENT: Planning & Zoning |
| AGENDA SECTION: Planning & Zoning | AMOUNT: -0- |
| ATTACHMENTS: <input type="checkbox"/> ORDINANCE <input type="checkbox"/> RESOLUTION <input type="checkbox"/> OTHER (See Summary Highlights) <input checked="" type="checkbox"/> SUPPORTING DOCUMENTS | DATE: May 22, 2018 |
| SUMMARY HIGHLIGHTS: Application 18-V-1 by Bendsen Signs & Graphics, Inc., on behalf of Subwars, LLC, as lessee, with respect to the zoning lot located at 710 W. Champaign Avenue, Rantoul, Illinois for a general Variance under Section 46-222 of the Zoning Ordinance from the provisions of Section 46-205 of the Zoning Ordinance to permit an increase in the distance of the location of a sign directed to users of interstate highways from the centerline of the interstate highway from 2,000 feet to 3,100 feet and a decrease in the distance of the location of such sign from a residential zoning district from 500 feet to 90 feet. A public hearing on the requested variance was held on May 21, 2018 by the Planning & Zoning Commission and there was a recommendation of approval by the Village Board. | |
| RECOMMENDED ACTION: Planning and Zoning Commission and staff recommend approval. | |
| DEPARTMENT HEAD APPROVAL:  | VILLAGE ADMINISTRATOR:  |

TO: The Board of Zoning Appeals
of the Village of Rantoul,
Champaign County, Illinois

Planning/Zoning Case Number: 18-1
Date of Filing: 4/11/18
[For Village Use Only]

APPLICATION FOR VARIANCE

1. **Applicant(s):** Set forth the full name(s) of each of the Applicant(s) as appearing on the deed or other instrument of transfer for the property and specify the nature of the legal or equitable ownership interest of the Applicant(s) in the property and the date any such interest was acquired.

Name(s): Austin Apgar / Apgar Investments, LLC

Address(es): 1240 E CR 1250 W CR Tuscola, IL 61953

Daytime Phone #: 217-202-9772

E-mail Address: Austin@apgarfarms.com

| | | | |
|--------|-----------------------------------|--------------------------|------------|
| Nature | <u>Jimmy John's Sandwich Shop</u> | Property | Interests: |
| Date | <u>January 25th 2016</u> | Property | Acquired: |
| | | <u>Property Acquired</u> | |

2. **Property.** Set forth the legal description, common address and zoning classification of the property. (NOTE: The Village of Rantoul CANNOT fill in the legal description for you.

You can find the legal description on your mortgage or title search. If the legal description is not listed below on this application, then the application will be rejected and you will have to reapply)

Legal Description (Attach additional sheet, if necessary):

Attached Warranty Deed with description

Common Address: 710 W. Champaign Ave

Zoning Classification: C-2

3. **Variance Request:** Set forth specifically the applicable Section(s) of the Zoning Ordinance from which a variance is requested as well as the nature and purpose of such variance.
Section(s):

Nature (e.g., to reduce the side yard requirement from 10 feet to 5 feet, or to vary the height limitation from 35 feet to 38 feet):

Decrease the requirement of 500 feet from any residential zoning district.

Purpose (e.g., to construct, reconstruct, enlarge or modify any structure(s); generally describe any structure(s) so affected):

To enable the business interstate visibility

4. **Reasons for Request.** Set forth in detail the reasons for requesting such variance so as to demonstrate each of the four (4) criteria listed below. (No variance can be granted under the provisions of the Rantoul Zoning Ordinance unless each of these four (4) criteria are satisfactorily demonstrated by the Applicant(s)).

- A. That the variance requested is necessary due to special conditions and circumstances relating to the property or structure(s) involved, or to the use or occupancy thereof, which are not generally applicable to other properties or structures in the same zoning district so that the proposed variance will not serve as a special privilege but will alleviate some demonstrable and unusual condition or circumstance:

This property is adjacent to a residentially zoned property. An interstate sign is allowed for this parcel, but the restriction of 500 feet away from a residential property currently prohibits one.

- B. That the literal interpretation of the provisions of the Zoning Ordinance would impose a hardship by depriving the Applicant(s) of rights commonly enjoyed by other properties or structures in the same zoning district under the terms of the Zoning Ordinance:

Several other neighboring businesses have interstate signs and benefit from the interstate traffic

- C. That the variance requested will not alter the essential character of the neighborhood, impair an adequate supply of light or air to adjacent property, substantially increase congestion in the streets, increase the danger of crime, diminish the value of nearby property, or impair the public health, safety and welfare:

The variance request will not alter the character of the neighborhood.

- D. That the special conditions, circumstances or hardships are not the result of the actions of the Applicant(s):

The existing zoning conditions are not a result of the applicants actions.

5. **Plat Plan.** Submit with this application a plat plan, approximately to scale, of the property showing the lot lines, dimensions, the location of any existing structure(s) and/or any other improvements to be constructed on the property, and the area where the variance is sought. If the plat plan is prepared by the Applicant(s), such plat plan should be on paper no larger than 11 inches x 17 inches. If the plat plan is prepared for the Applicant(s) by a professional architect or engineer, then the plat plan may be on any size paper. At least ten (10) copies of such plat plan shall submitted with this application.
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 notice(s) 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 ownership 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 variance 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.

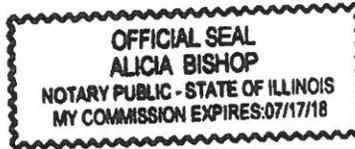
DATED this 17th day of May, 2017.

Amy C. Dumbin, Bendson Signs & Graphics
Applicant(s)

Applicant(s)

Subscribed and sworn to before me this
17th day of May, 2017.

Alicia Bishop
NOTARY PUBLIC



To Whom It May Concern,

I am giving permission to Bendsons Signs and Graphics to act on our behalf when it comes to the signage variance permit for our Jimmy John's in Rantoul. If you have any questions please call me at 217-649-9098.

Sincerely,

Patrick Wampler

Owner Subwars, LLC

Sign:

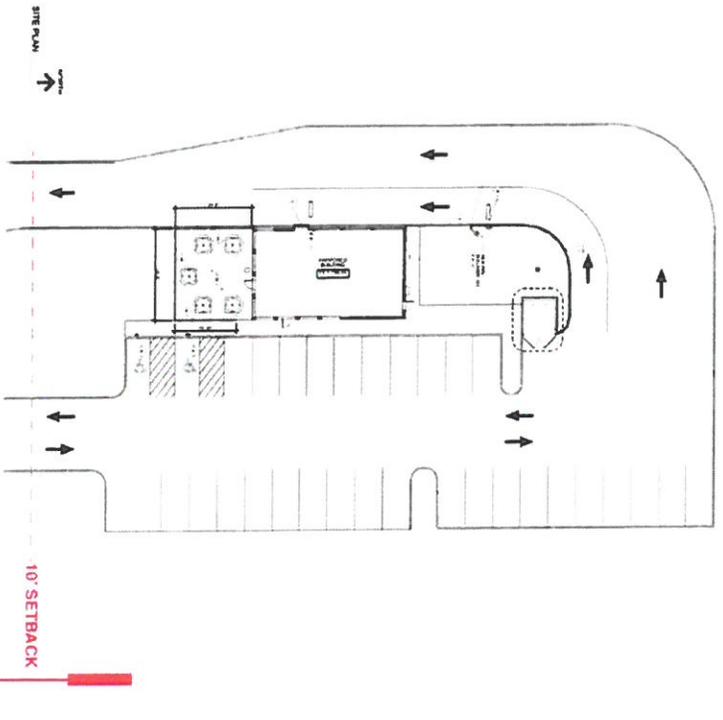
A handwritten signature in black ink, appearing to read "Patrick Wampler", written over a horizontal line.

Date:

5-17-17

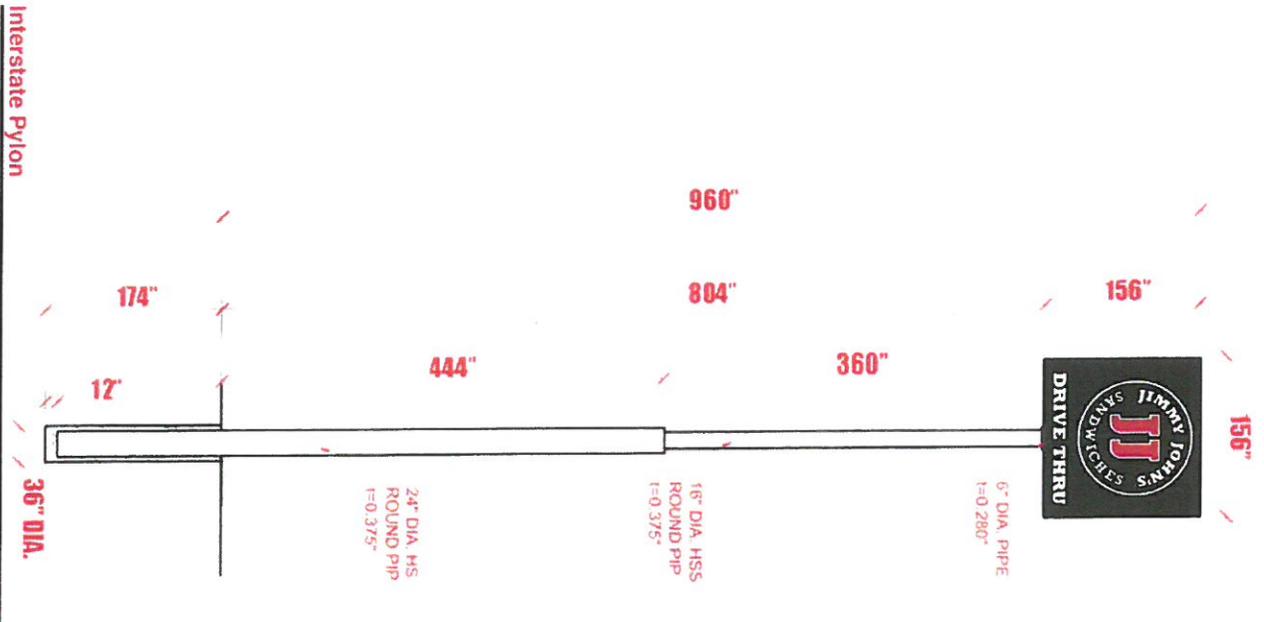
Jimmy John's Distance Measurements for Variance





SIGN F Interstate Sq. Footage: 170

Quantity: One (1) Double sided, extruded, internally illuminated flex face cabinet.
 Vinyl Colors: 3630-22 Black and 3630-83 Regal Red



Bandsen
 Signs & Graphics, Inc.
 2901 North Woodford
 Decatur, Illinois
 62526
 Phone: 217.877.2345
 Fax: 217.877.2347
 www.bsg1946.com

Project: Jimmy John's #3639
Address: 710 W Champaign Ave
 Rantoul, IL 61866
Account Manager: Allicia Bishop
Designer: Kristen Larsen
Scale: NTS
Design No. RANT_100
Date: 06-23-2016
Revisions: N/A

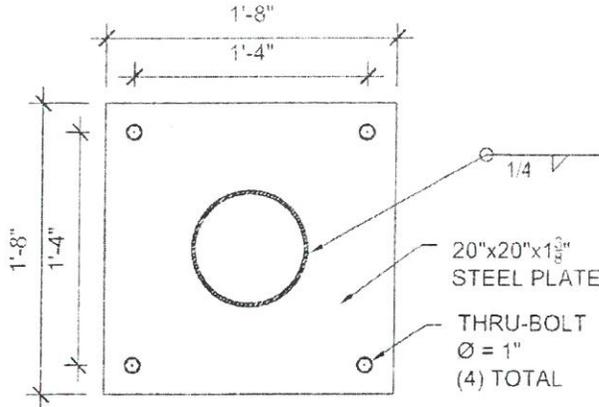
-APPROVALS-

| | |
|-----------------|------|
| FRANCHISE OWNER | DATE |
| PROPERTY OWNER | DATE |

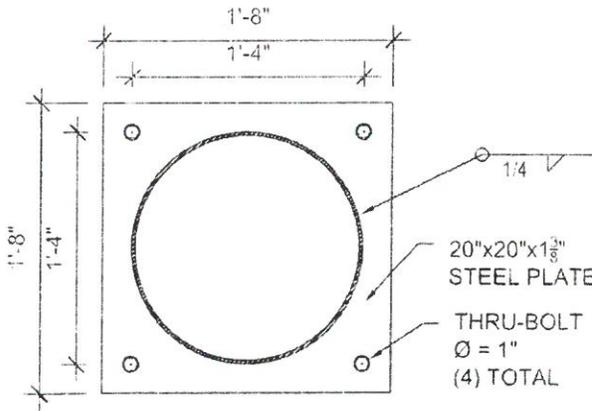
This is an original unpublished drawing confidentially submitted for your personal use in connection with a project being planned for you by Bandsen Signs & Graphics, Inc. It is not to be shown or described to other nor is it to be used, reproduce, copied or exhibited in any fashion.
 Note: The colors depicted here are a graphics representation. Actual color may vary.
 See color specifications.

PROJECT: JIMMY JOHN'S #3639, 710 W. CHAMPAIGN AVE., RANTOUL, IL
PROJECT #: 11877
CLIENT: BENDSEN SIGNS & GRAPHICS, INC.

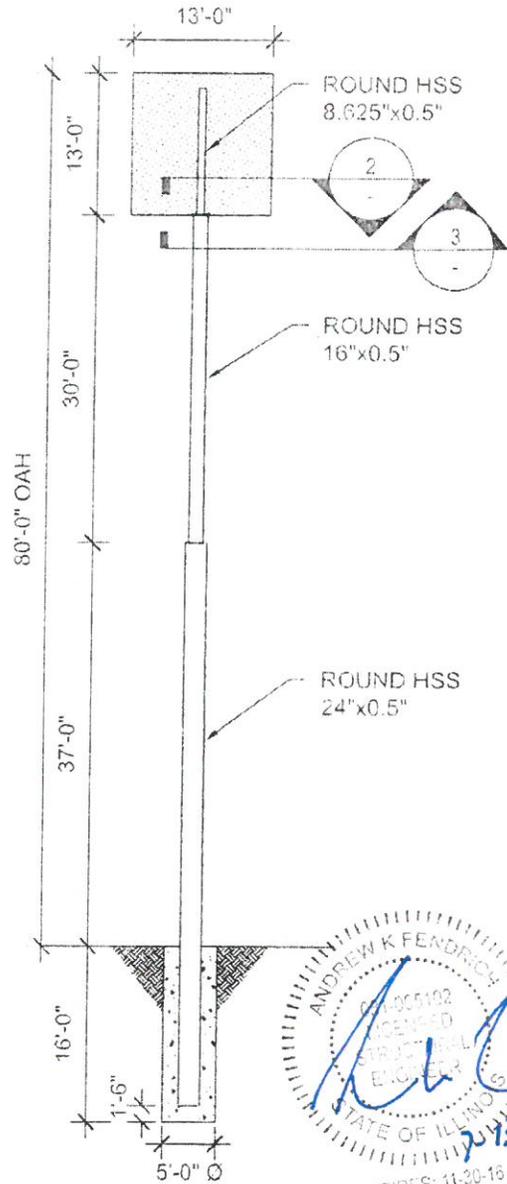
DATE: 7-11-16
ENGINEER: AF
PAGES:



2 TOP MATCH PLATE DETAIL



3 BOTTOM MATCH PLATE DETAIL



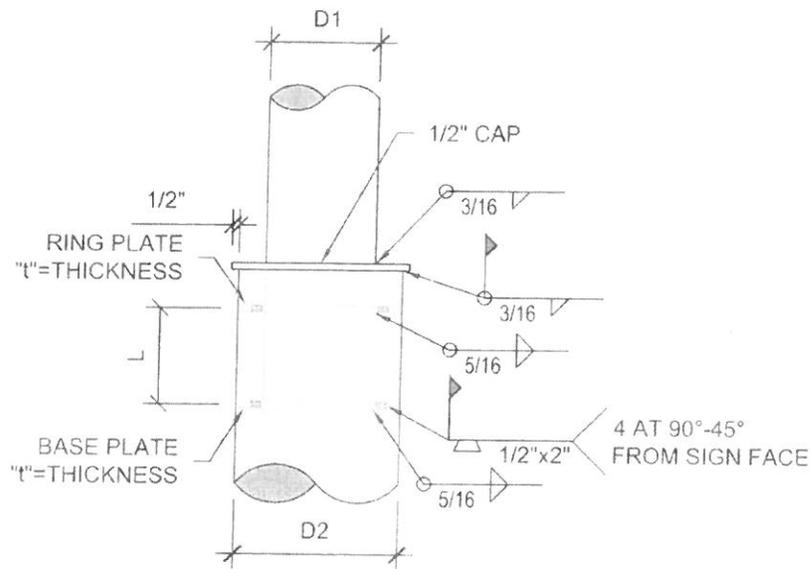
1 ELEVATION VIEW

GENERAL NOTES

1. DESIGN CODE: IBC 2006
2. DESIGN LOADS: ASCE 7-05
3. WIND VELOCITY: 90 MPH EXPOSURE C
4. CONCRETE 2500 PSI MIN.
5. LATERAL SOIL BEARING PER IBC CLASS 4 (150 PSF/FT)
6. ROUND HSS ASTM A500 GR. B $F_y=42$ KSI MIN.
7. PLATE STEEL ASTM A36 $F_y=36$ KSI MIN.
8. THRU-BOLTS ASTM A307 PER AISC
9. PROVIDE 3" CONCRETE COVER MIN. FOR STEEL
10. PROVIDE PROTECTION AGAINST DISSIMILAR METALS
11. EXISTING CONDITIONS MUST BE VERIFIED IN FIELD
12. GENERAL CONTRACTOR SHALL VERIFY THAT ALL EXISTING CONDITIONS ARE ADEQUATELY SUPPORTED AND CONNECTED BEFORE INSTALLATION

PROJECT: JIMMY JOHN'S #3639, 710 W. CHAMPAIGN AVE., RANTOUL, IL
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DATE: 7-11-16
ENGINEER: AF
PAGES:



④ SPLICE DETAIL

NOTES:

1. THIS DETAIL MAY BE USED FOR PIPE AND SQUARE TUBE SECTIONS.
2. $L = 1.5 \times D1$ OR 12" , WHICHEVER IS LARGEST

THICKNESS (t)

FOR $D1$ THRU 16" DIA., USE $t = 1/2"$ PL.
FOR 16" DIA. < $D1$ < 30" DIA., USE $t = 3/4"$ PL.
FOR $D1 > 30"$ DIA., USE $t = 1"$ PL.

SULLAWAY

ENGINEERING

10815 Rancho Bernardo RD., SD, CA 92127
 projectmanager@sullawayeng.com
 Phone: 858-312-5150 Fax: 858-777-3534

PROJECT: JIMMY JOHN'S
 PROJ. NO.: 11877
 CLIENT: BENDSEN SIGNS & GRAPHICS, INC.

DATE: 7/11/16
 ENGINEER: AF

v3.0 building code; IBC 2006

units: pounds, feet unless noted otherwise

Applied Wind Loads; from ASCE 7-05

$F = q_h \cdot G \cdot C_f \cdot A_s$ with $q_h = 0.00256 K_z K_{zt} K_d V^2$ (ASCE 6.5.10 and 6.5.14)

$C_f = 1.800$ (ASCE Fig. 6-20) max. height = 80.0
 $K_{zt} = 1.0$ (unless unusual landscape) $I = 1$ for structural category II
 $K_z =$ from ASCE table 6-3 Exposure = c
 $K_d = 0.85$ for signs weight = 2.829 kips
 $V = 90$ mph $M_{DL} = 0.00$ k-ft
 $G = 0.85$ (ASCE 6.5.8)
 $s/h = 0.163$
 $B/s = 1.00$

| Pole Loads | structure component | height at section c.g. | K_z | q_h | pressure $q_h \cdot G \cdot C_f$ | Area | shear | Wind Moment M_w |
|------------|---------------------|------------------------|--------|-------|----------------------------------|-------|-------|-------------------|
| | 1 | 7.5 | 0.85 | 14.98 | 22.92 | 30.0 | 688 | 5157 |
| | 2 | 17.5 | 0.876 | 15.44 | 23.62 | 10.0 | 236 | 4134 |
| | 3 | 22.5 | 0.9208 | 16.23 | 24.83 | 10.0 | 248 | 5587 |
| | 4 | 27.5 | 0.96 | 16.93 | 25.91 | 10.0 | 259 | 7125 |
| | 5 | 32.5 | 1.00 | 17.55 | 26.85 | 10.0 | 268 | 8726 |
| | 6 | 36.00 | 1.02 | 17.93 | 27.43 | 4.0 | 110 | 3950 |
| | 7 | 38.5 | 1.03 | 18.18 | 27.82 | 4.0 | 111 | 4273 |
| | 8 | 50 | 1.09 | 19.23 | 29.42 | 26.6 | 782 | 39123 |
| | 9 | 63.5 | 1.14 | 20.17 | 30.86 | 9.3 | 287 | 18245 |
| | 10 | 73.5 | 1.18 | 20.88 | 31.94 | 169.0 | 5398 | 396742 |

sums: 282.90 8388 493.06 (M_w) k-ft arm = 58.78

$P_u = 3.39$ kip

$M = 493.06$ k-ft $M = \sqrt{(M_{DL}^2 + M_w^2)}$

$M_u = \sqrt{(1.2M_{DL}^2 + 1.6M_w^2)} = 788.90$ k-ft

Pole Design

section; pipe

$M_u \geq \phi M_n$ with $M_n = f_y Z$

$f_y = 42$ ksi

$\phi = 0.9$

| H | M_u (k-ft) | Z req'd. (in) | Size(in) | t (in) | Z | |
|-----------------|--------------|---------------|----------|--------|-------|--|
| at grade | 788.90 | 250.44 | 30 | 0.375 | 329.1 | use HSS 24x0.5 $\phi M_n = 869.9$ kip-ft |
| splice at 37 ft | 343.96 | 109.2 | 18 | 0.375 | 116.5 | use HSS 16x0.5 $\phi M_n = 353.6$ kip-ft |
| at 67 ft | 56.14 | 17.8 | 8 | 0.322 | 20.8 | use HSS 8.625x0.5 $\phi M_n = 97.6$ kip-ft |

Footing Design

footprint: round

$\omega = 1.3$ (IBC 1605.3.2)

IBC Table 1806.2, sections 1806.3.4, 1807.3.2

$P = 10.90$ kip

$S1 = S \cdot x \cdot d / 3$

$A = 2.34 \cdot x \cdot P / (S1 \cdot x \cdot b)$

$S = 400$

$S1 = 1600$

$d = 0.5 \cdot x \cdot A \cdot (1 + (1 + 4.36 \cdot h/A)^{.5})$

IBC 1807.3.2.1

$A = 3.19$

footing: 5' - 0" dia.

16' - 0" deep

SULLAWAY

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 Phone: 858-312-5150 Fax: 858-777-3534

PROJECT: JIMMY JOHN'S

DATE: 7/11/16

PROJ. NO.: 11877

ENGINEER: AF

CLIENT: BENDSEN SIGNS & GRAPHICS, INC.

v3.0 building code: IBC 2006

units: pounds, feet unless noted otherwise

Thru-Bolts $\phi = 1"$

Mu = kip-ft = 674 kip-in
 Vu = lb = 8.64 kips
 Tension / Bolt = 21.0525 kips
 Shear / Bolt = 2.16 kips **4 Bolt Shear**
 T_{capacity} = 26.51 kips
 V_{capacity} = 15.90 kips
 Combine T&V = 0.93 **OK**

| | | | |
|--------|---|-----------------------------------|-----------------|
| Fnt | = | <input type="text" value="45"/> | ksi |
| Fnv | = | <input type="text" value="27"/> | ksi |
| ϕ | = | <input type="text" value="1"/> | in |
| Ab | = | <input type="text" value="0.79"/> | in ² |
| n | = | <input type="text" value="2"/> | Bolts |
| s | = | <input type="text" value="16"/> | in |
| ϕ | = | <input type="text" value="0.75"/> | |

20x20x1.375" Steel Base Plate

Attached Member Depth = in
 Shape Coefficient = (Circle)
 Bolt to Face Distance = in
 Arm = 4.8 in
 Mu = 202.104 kip-in
 b = in
 t = in
 Z = 7.56 in³
 Mn = 272.25 kip-in
 ϕ Mn = 245.025 kip-in **OK**

| | | | |
|--------|---|----------------------------------|-----|
| Fy | = | <input type="text" value="36"/> | ksi |
| ϕ | = | <input type="text" value="0.9"/> | |

20x20x1.375" Steel Base Plate

Attached Member Depth = in
 Shape Coefficient = (Circle)
 Bolt to Face Distance = in
 Arm = 4.9 in
 Mu = 206.3145 kip-in
 b = in
 t = in
 Z = 7.56 in³
 Mn = 272.25 kip-in
 ϕ Mn = 245.025 kip-in **OK**

| | | | |
|--------|---|----------------------------------|-----|
| Fy | = | <input type="text" value="36"/> | ksi |
| ϕ | = | <input type="text" value="0.9"/> | |

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PROJECT: JIMMY JOHN'S

DATE: 7/11/16

PROJ. NO.: 11877

ENGINEER: AF

CLIENT: BENDSEN SIGNS & GRAPHICS, INC.

v3

building code: IBC 2006

units: pounds, feet unless noted otherwise

Check Buckling for Round HSS Section

Pole Design-AISC

section; HSS(>12")

weight= 2.829 kips

 $F_y = 42$ ksi $\phi = 0.9$ $E = 29,000$ ksi

| H | M_u (k-ft) | | Size(in) | t (in) | Z | S | |
|----------|--------------|--------|----------|--------|-------|-------|--------------------|
| at grade | 788.90 | 250.44 | 24 | 0.5 | 276.2 | 212.4 | spec wt= 0.289 kcf |

r= 8.31

signage wt: 2.829 k

A= 36.91

pipe weight 2.368 k

D/t= 48.0

h (L) = 37

P= 5.197 k

KL/r= 106.9

P_r= 6.24 k

K= 2

F_{cr}= 21.32 for KL/r < sqrt(E/f_y)

AISC Chap. E3

F_e= 25.9 ksi (E3-4)F_{cr}= 22.74 for KL/r > sqrt(E/f_y)4.71sqrt(E/f_y)= 125.9use F_{cr}= 21.32for D/t < 0.07 E/F_y section is compact0.07 E/F_y= 48for D/t < 0.31 E/F_y section is non-compact0.31 E/F_y= 214Section is **compact**P_n=F_{cr}A_g= 787.1 kP_c=φP_n= 708.4 kM_n=(0.021E/(D/t) + F_y)S= 975.9 k (non-compact)

(F8-2)

M_n=F_yZ= 966.6 k-ft (compact)M_n=F_{cr}S= 377.5 k-ft (slender - slender sections NOT USED)use M_n= 966.6 k-ftM_c=φM_n= 869.9 k-ftP_r/P_c= 0.0088

AISC Chap. H1

P_r/2P_c= 0.0044P_r/P_c + 8/9 * M_r/M_c = 0.815For P_r/P_c < 0.2; P_r/2P_c + M_r/M_c = 0.911use **0.911**

less than 1?

ok

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 PROJ. NO.: 11877
 CLIENT: BENDSEN SIGNS & GRAPHICS, INC.

DATE: 7/11/16
 ENGINEER: AF

v3

building code: IBC 2006

units: pounds, feet unless noted otherwise

Check Buckling for Round HSS Section

Pole Design-AISC

section; HSS(>12")

weight= 2.829 kips

 $F_y = 42$ ksi $\phi = 0.9$ $E = 29,000$ ksi

| H | M_u (k-ft) | Size(in) | t (in) | Z | S | |
|----------|---|----------|--------|----------------------------|---------------------------|---------------------|
| at grade | 347.63 | 110.36 | 16 | 0.465 | 112.3 | 85.7 |
| | | | | $r = 5.49$ | | |
| | | | | $A = 22.69$ | | |
| | | | | $h(L) = 30$ | | |
| | D/t= 34.4 | | | | | spec wt= 0.289 kcf |
| | KL/r= 131.0 | | | | | signage wt; 2.829 k |
| | K= 2 | | | | | pipe weight 1.181 k |
| | Fe= 17.2 ksi (E3-4) | | | $F_{cr} = 15.15$ | for $KL/r < \sqrt{E/f_y}$ | P= 4.010 k |
| | $4.71\sqrt{E/f_y} = 125.9$ | | | $F_{cr} = 15.12$ | for $KL/r > \sqrt{E/f_y}$ | $P_r = 4.81$ k |
| | | | | use $F_{cr} = 15.12$ | | AISC Chap. E3 |
| | for $D/t < 0.07 E/F_y$ section is compact | | | $0.07 E/F_y = 48$ | | |
| | for $D/t < 0.31 E/F_y$ section is non-compact | | | $0.31 E/F_y = 214$ | | |
| | Section is compact | | | | | |
| | $P_n = F_{cr} A_g = 343.2$ k | | | $P_c = \phi P_n = 308.9$ k | | |
| | $M_n = (0.021E/(D/t) + F_y)S = 430.5$ k (non-compact) | | | | | (F8-2) |
| | $M_n = F_y Z = 392.9$ k-ft (compact) | | | | | |
| | $M_n = F_{cr} S = 108.0$ k-ft (slender - slender sections NOT USED) | | | | | |
| | use $M_n = 392.9$ k-ft | | | | | |
| | $M_c = \phi M_n = 353.6$ k-ft | | | | | |
| | $P_r/P_c = 0.0156$ | | | | | AISC Chap. H1 |
| | $P_r/2P_c = 0.0078$ | | | | | |
| | $P_r/P_c + 8/9 * M_r/M_c = 0.889$ | | | | | |
| | For $P_r/P_c < 0.2$; $P_r/2P_c + M_r/M_c = 0.991$ | | | | | |
| | use 0.991 | | | less than 1? | | ok |

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 PROJ. NO.: 11877
 CLIENT: BENDSEN SIGNS & GRAPHICS, INC.

DATE: 7/11/16
 ENGINEER: AF

v3

building code: IBC 2006

units: pounds, feet unless noted otherwise

Check Buckling for Round HSS Section

Pole Design-AISC

section; HSS(>12")

weight= 2.829 kips

E= 29,000 ksi

$F_y = 42$ ksi $\phi = 0.9$

| H | M_u (k-ft) | Size(in) | t (in) | Z | S |
|----------|--------------|----------|------------|-------------|-------------|
| at grade | 56.14 | 17.82 | 8.625 | 31.0 | 23.1 |
| | | | $r = 2.89$ | $A = 11.92$ | $h(L) = 13$ |

spec wt= 0.289 kcf
 signage wt; 2.829 k
 pipe weight 0.269 k
 $P = 3.098$ k
 $P_r = 3.72$ k

AISC Chap. E3

$D/t = 18.5$

$KL/r = 108.0$

$K = 2$

$F_e = 25.4$ ksi (E3-4)

$4.71\sqrt{E/f_y} = 125.9$

$F_{cr} = 21.02$ for $KL/r < \sqrt{E/f_y}$

$F_{cr} = 22.27$ for $KL/r > \sqrt{E/f_y}$

use $F_{cr} = 21.02$

for $D/t < 0.07 E/F_y$ section is compact

$0.07 E/F_y = 48$

for $D/t < 0.31 E/F_y$ section is non-compact

$0.31 E/F_y = 214$

Section is **compact**

$P_n = F_{cr} A_g = 250.6$ k

$P_c = \phi P_n = 225.5$ k

(F8-2)

$M_n = (0.021E/(D/t) + F_y)S = 146.1$ k (non-compact)

$M_n = F_y Z = 108.5$ k-ft (compact)

$M_n = F_{cr} S = 40.4$ k-ft (slender - slender sections NOT USED)

use $M_n = 108.5$ k-ft

$M_c = \phi M_n = 97.6$ k-ft

AISC Chap. H1

$P_r/P_c = 0.0165$

$P_r/2P_c = 0.0082$

$P_r/P_c + 8/9 * M_r/M_c = 0.528$

For $P_r/P_c < 0.2$; $P_r/2P_c + M_r/M_c = 0.583$

use **0.583**

less than 1?

ok

**BOARD OF TRUSTEES
VILLAGE OF RANTOUL**

| | |
|--------------------|-----------------------------------|
| AGENDA ITEM | PAGE _____ OF _____ |
|--------------------|-----------------------------------|

| | |
|--|--|
| ITEM: Change Order 505 Condit Roof Project | DEPARTMENT: Public Works |
| AGENDA SECTION: | AMOUNT: \$117,760 |
| ATTACHMENTS: <input type="checkbox"/> ORDINANCE <input type="checkbox"/> RESOLUTION <input checked="" type="checkbox"/> OTHER (See Summary Highlights) <input checked="" type="checkbox"/> SUPPORTING DOCUMENTS | DATE: June 1, 2018 |
| SUMMARY HIGHLIGHTS: <p>This Agenda item provides for a change order to the roof project at 505 Condit. During the tear off it was discovered that much of the plywood and insulation was saturated and rotted on the entire southwest facing half of the roof. Code requires rotten wood to be replaced in order to maintain the structural integrity of the roof. Attached you will find a report prepared by Filotto Construction detailing the findings and recommended action. The additional cost will be submitted to insurance for evaluation. It is likely not going to be covered as part of the wind damage claim, in which case this project will be funded from TIF 1.</p> | |
| RECOMMENDED ACTION: Authorize the change order to the original contract with Filotto Construction Inc., in the amount of \$117,760.00 for the additional work at 505 Condit. | |
| DEPARTMENT HEAD APPROVAL: G. Gregory Hazel, P.E. Eric Vences | VILLAGE ADMINISTRATOR: Rick Snider |
| AGENDA PAGE NUMBER: | |



2111 Oakland Ave
Crest Hill IL 60403
Office: 815-740-5461
Fax: 815-740-5463

May 30th, 2018

Submitted to:
Rantoul Nat' Aviation Center
Village of Rantoul
6 Aviation Center Drive
Rantoul, IL 61866
ATT: Eric Vences

RE: 505 E. Condit Roof Replacement Project

During the progress of the roof replacement project at 505 E Condit Road we have encountered a large magnitude of damaged/saturated decking beneath the shingles. Majority of this was found on the south west side of the building (see below)



National Roofing
Contractors Association

United Union Of Roofers
Local 11

Members of:

Contractors Association
Of Will And Grundy Counties

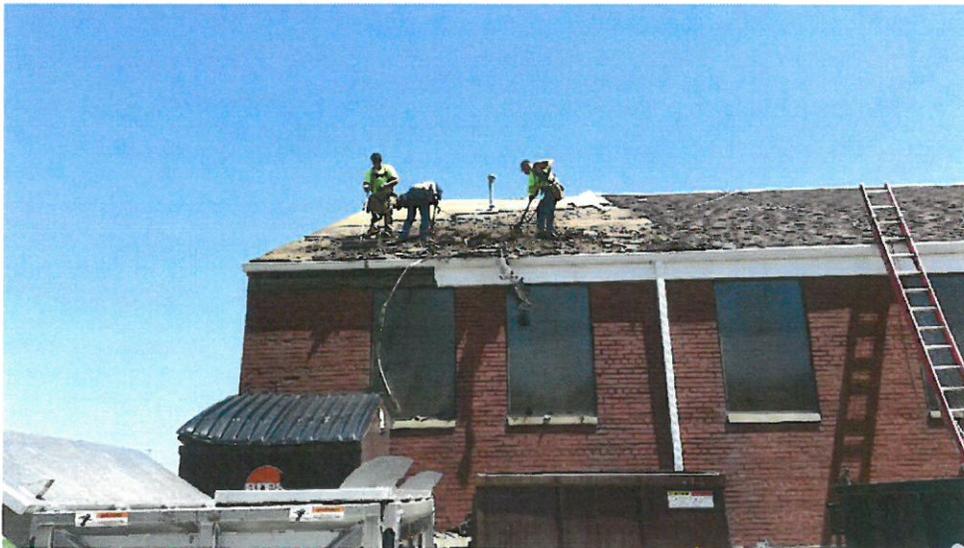
Chicago Roofing
Contractors Association



2111 Oakland Ave
Crest Hill IL 60403
Office: 815-740-5461
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May 30th, 2018

The original roof deck consists of the following: 1 layer 3/8 plywood, 2 layers of 1" fiberboard insulation, and an 2x6 tongue and groove deck. Throughout demo we have found that the 3/8 plywood, and 2 layers of fiberboard insulation are unsalvageable due to a long period of water infiltration.



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We were then directed by the Village of Rantoul inspection department that we are to remove the plywood and 2 layers of 1" insulation and replace it with 1" insulation and 7/16 OSB on the entire southwest elevation. The inspection department required this to fulfill code. It was then agreed that the additional costs would be based on the original contract square foot prices given on the bid form (\$4.00/sqft). The southwest elevation measures 360' long with a 40' rafter = 14,400sf. These costs are as follows:

| Item | Cost/sqft | Total sqft | Total |
|---------------|-----------|---------------|---------------------|
| 1" fiberboard | \$ 4.00 | 14,400 | \$ 57,600.00 |
| 7/16 OSB | \$ 4.00 | 14,400 | \$ 57,600.00 |
| Total | | 28,800 | \$115,200.00 |

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After a quarter of the way through the side we then discovered that the 2x6 tongue and groove deck underneath the insulation has also been damaged from water infiltration over the years. We were told to remove all the existing 1" fiberboard insulation and plywood and temporarily tarp the roof so the inspection department can deem exactly how much of the tongue and groove deck we are to replace. We are still investigating this condition. I will know more tomorrow after we inspect the deck.



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We also ran into a couple bad spots on the north-east roof section. These are the costs:

| Item | Cost/sqft | Total sqft | Total |
|---------------|-----------|------------|-------------|
| 1" fiberboard | \$ 4.00 | 320 | \$ 1,280.00 |
| 3/8 plywood | \$ 4.00 | 320 | \$ 1,280.00 |
| Total | | 640 | \$ 2,560.00 |



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Summary:

Total costs to date:

1" fiberboard insulation: $14,720\text{sf} \times \$4.00/\text{sqft} = \$58,880.00$

Plywood: $14,720\text{sf} \times \$4.00/\text{sqft} = \$58,880.00$

Total: \$117,760.00

Sincerely,

Kevin Filotto
Project Manager

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