

Regular Council Meeting
of the City of Greenville
held in the Council Chambers
on Tuesday, April 13, 2010

Call to Order: The regular meeting of the City Council was called to order on Tuesday, April 13, 2010 at 7:38 p.m. by Mayor Alan Gaffner.

Roll Call: Present: Mayor Alan Gaffner, Councilman Will Boyd, Councilman Kenny Hampton, Councilman Matt Roadman and Councilman Roger Sanders.

Also Present: City Attorney Patrick Schaufelberger, City Manager David Willey and City Clerk Sue Ann Nelson

Pledge of Allegiance: The pledge of allegiance to the United States flag was recited.

Citizen Input: Mayor Gaffner opened the floor for citizen's input regarding any item that was not on the agenda. None was expressed and was closed.

Consent Agenda:

- Approval of minutes of the March 9, 2010 regular council meeting, March 11, 2010 special council meeting, and March 29, 2010 special council meeting;
- Approval of minutes of the March 16, 2010 Zoning Board of Appeals Meeting; March 25, 2010 Tourism Committee Meeting, and April 1, 2010 Plan Commission Meeting;
- Financial Statements for March 2010;
- Approval of Accounts Payable totaling \$833,448.58;
- Approval of Administrative Reports of the Police, Public Works, Sewer and Water Departments, Building Permits and Code Enforcement Report.

Moved by Hampton, seconded by Sanders, to approve the consent agenda as presented.

Ayes: Hampton, Sanders, Boyd, Roadman Gaffner

Nays: None

Motion carried.

Proclamation: Child Abuse and Sexual Assault Awareness Month: Mayor Gaffner recognized the efforts of SAFE and the important role the organization performs in the community to help fight child abuse and sexual assault. Teresa Duckworth, medical and legal advocate for SAFE was present and thanked the city for its support. Motion made by Boyd, seconded by Roadman, to proclaim April as Child

Abuse and Sexual Assault Awareness month in Greenville.

Ayes: Boyd, Roadman, Hampton, Sanders, Gaffner

Nays: None

Motion carried.

**Ordinance No. 2863
Grant Variance to
Nancy Holcomb for
Front Yard Setback:**

Nancy Holcomb, 419 E Winter, is requesting a zoning variance to build an addition to the front of the structure, within the required front yard setback. It was the Zoning Board of Appeals recommendation to approve the variance request. Motion made by Sanders, seconded by Boyd, to accept the Zoning Board of Appeals recommendation and approve Ordinance granting a variance to Nancy Holcomb for a front yard setback at 419 E Winter Street.

Ayes: Sanders, Boyd, Hampton, Roadman, Gaffner

Nays: None

Motion carried.

**Ordinance No. 2864
Grant Variance to
Charlotte Seago for
Street-Side Setback
and Required
Separation:**

Charlotte Seago, 421 E Main, is requesting a zoning variance to build a garage on the north part of her property, to be placed closer than 10 feet from the side street property line and closer than the required 10 feet separation from the house. Motion made by Hampton, seconded by Roadman, to accept the Zoning Board of Appeals recommendation and approve Ordinance granting a variance to Charlotte Seago for a street-side yard setback and variance of required separation from the main building at 421 E Main Street.

Ayes: Hampton, Roadman, Boyd, Sanders, Gaffner

Nays: None

Motion carried

**Zoning Variance
Request – Dennis
Korte:**

Dennis Korte, 1282 Rogier Drive, Lot 6 Glenwood Estates, is requesting a zoning variance to allow construction of a boat dock building exceeding the maximum height limit. The Zoning Board of Appeals unanimously recommended denying the request to exceed the maximum height limit of 18 feet, as no hardship could be demonstrated. Motion made by Roadman, seconded by Hampton, to accept the recommendation of the Zoning Board of Appeals and deny the request for a variance to exceed the maximum 18 feet height limit at 1282 Roger Drive, Lot 6 Glenwood Estates.

Ayes: Roadman, Hampton, Boyd, Sanders, Gaffner

Nays: None

Motion carried.

**Resolution 2010-6
Authorizing Funding
Agreement for IHDA
Single-Family,
Owner-Occupied
Rehab Program HO
50218:**

Having made application with the Illinois Housing Development Authority, the city must enter into a funding agreement for participation in the IHDA Single-Family, Owner-Occupied Rehab Program. This continues the process to enable the City to fund improvements for five low-income residents for a maximum benefit of \$211,000. Program will be administered by Kolis Consulting. Motion made by Sanders, seconded by Boyd, to adopt Resolution 2010-6 to authorize the city and mayor to enter into funding agreement with Illinois Housing Development Authority for SFOOR program HO 50218.

Ayes: Sanders, Boyd, Hampton, Roadman, Gaffner

Nays: None

Motion carried.

**Discussion of Electrical
Supply Options:**

City Manager Willey provided an overview of efforts by the city to explore cost savings that can be gained from exploring rate alternatives due to energy deregulation. Information has been obtained from alternate retail electric suppliers and a consultant that has worked with several municipalities to generate savings. The city will continue to obtain additional information and secure a proposal for the council to consider at the next meeting. Councilman Roadman inquired about the possibility of the city being able to group with other businesses in the community to provide a savings benefit.

**Proclamation:
Arbor Day:**

The City of Greenville has been recognized as a Tree City USA by the nation Arbor Day Foundation and desires to continue its tree-planting ways. Motion made by Boyd, seconded by Sanders, to proclaim the last Friday of each April as Arbor Day in the City of Greenville.

Ayes: Boyd, Sanders, Hampton, Roadman, Gaffner

Nays: None

Motion carried.

**Discussion of TIF
District Loans:**

Funds have been paid from the General Fund to pay for expenses associated with TIF funds during their initial phase. City Manager Willey wanted to provide an awareness of the status of the funds and discuss the need to establish loans from the General Fund to three TIF funds. Loans would correctly reflect the obligations in the TIF funds and allow repayment of initial expenditures. Currently manual processes are maintained to track such expenses until the General

Fund has excess funds available for council consideration to establish outlined loans.

**Sewer Fund Bond
Obligation Payment:**

The City of Greenville secured a \$5,390,000 bond in 2004 to fund the Water Treatment Plant Improvements and Wastewater Treatment Facility. The April 30, 2009 Audit detailed the accumulation of bond payments made by the Water Fund in excess of its share of the 16.75% portion, totaling \$758,507. Before the council was consideration to establish a plan for repayment. Council discussed various repayment scenarios. Motion made by Sanders, seconded by Hampton, to approve payment of \$50,000 from the Sewer Fund to the Water fund for partial repayment of the bond allocation from previous years. Future payments will be discussed in more detail as sewer rates are discussed at the May council meeting.

Ayes: Sanders, Hampton, Boyd, Roadman, Gaffner
Nays: None

Motion carried.

**Andrews Drive
Overpass – IDOT Pay
Report:**

Motion made by Roadman, seconded by Boyd, to approve pay request #7 for work completed 2/28/10 through 4/7/10 from the Illinois Department of Transportation for the Andrews Drive Overpass Project in the amount of \$177,875.75.

Ayes: Roadman, Boyd, Hampton, Sanders, Gaffner
Nays: None

Motion carried.

**Ordinance No. 2865
Amend Ordinance No.
2839 Legal Description
Parker Annexation:**

An error was discovered in Exhibit A of the legal description for Ordinance No. 2839, that needs to be corrected. Motion made by Sanders, seconded by Roadman, to approve Ordinance No. 2865, to amend the Ordinance No. 2839 to correct the legal description on Exhibit A for the ordinance annexing the Parker property, zoned M-2.

Ayes: Sanders, Roadman, Boyd, Hampton, Gaffner
Nays: None

Motion carried.

**Mobile Home Contract
Changes:**

City Manager Willey reported on a request by Illini Mobile Home Park to alter service contract that would require the city to read meters, be responsible for turn-on/shut-offs, and bill residents for water and refuse. This would be a change from the current contract that would place Illini residents in line with other city residents. Mr.

McKean, owner, has indicated Illini would maintain ownership of water mains. City Manager will continue to work on contract changes. Friendly City Mobile Home Park was also discussed, and the City Manager will review their situation.

Appointment to Boards and Commissions:

Mayor Gaffner reported that the city received the resignation of Carlos Hawley from the Zoning Board of Appeals due to health reasons.

Old Business:

KWEK Development – Public hearing regarding Blue Jay Estates will be held on April 26th.

Budget Update – City Manager Willey continues to work on the budget and anticipates a version will be ready for the May council meeting.

Public Works Building – City Manger Willey provided an update on the work on the new Public Works site, indicating the desire to have work completed by the end of May.

Fourth Street – IDOT bid letting will be April 23rd for the southern portion of the proposed Fourth Street improvements.

Grates have been completed and installed for the Killarney storm sewer project.

New Business:

Mayor Gaffner stated that he will be signing a proclamation proclaiming May 8 as “Paint Our Town Purple Day” and June 4-5 as “Relay for Life” days for the City of Greenville.

Recess to Executive Session and Adjournment:

At 8:40 p.m., moved by Hampton, seconded by Roadman, to recess to executive session for Purchase of Real Estate, Section 2 (c) (5); Sale of Real Estate, Section 2 (c) (6); Pending Litigation, Section 2 (c) (11); Personnel, Section 2 (c) (1) of the Open Meetings Act. The meeting was adjourned at 9:55 p.m. at the close of the executive session.

Ayes: Hampton, Roadman, Boyd, Sanders, Gaffner
Nays: None

Motion carried.

City Clerk