

Special Meeting of the
Greenville City Council
held in the Council Chambers
On Tuesday, June 2, 2009

Call to Order: The special meeting of the City Council was called to order on June 2, 2009 at 7:32 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 Manager David Willey, Assistant City Manager Lisa Stephens, and City Clerk Margaret Iberg.

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

Special Meeting: Notice of the special meeting having been given as provided by law, said meeting was called for the consideration of the following agenda:

1. Annexation and Zoning of Property
2. Smithboro Intergovernmental Agreement
3. Executive Session: Sale of Real Estate, Section 2 (c) (6); Purchase of Real Estate, Section 2 (c)(5); Pending Litigation, Section 2 (c)(11); and Personnel, Section 2 (c)(1) of the Open Meetings Act.
4. Adjournment

**Ordinance No. 2828
Annexation of
Property:** City Manager Willey stated the eastern end of Kelsey Industrial Park was in the village limits of Smithboro. Assistant City Manager Stephens has been negotiating with the owner, Charles Barenfanger and the Smithboro Village Board to de-annex this property from the village. Last evening, the Smithboro Village Board voted to de-annex this property so it could be annexed to Greenville. The ground is an important component in a project to bring a new industry. Annexation to Greenville will allow the property to have TIF district benefits as well as Enterprise Zone benefits.

Assistant City Manager Stephens reported the prospect is heavy industrial, a \$300 million investment with 125 - 200 jobs, and needs rail service. In turn for the de-annexation by Smithboro, the city will give the village concessions.

Moved by Boyd, seconded by Roadman, to pass Ordinance No. 2828, an ordinance annexing approximately 130 acres on the north side of U.S. Route 40 and adjacent on the east portion of the Kelsey Industrial Park now within the city limits (see ordinance on file for full text). The designated zoning for this property will be M-2 Manufacturing.

Ayes: Boyd, Roadman, Hampton, Sanders, Gaffner
Nays: none
Absent: none

Motion carried.

Intergovernmental Agreement:

In return for de-annexing the above mentioned property, the Village of Smithboro will receive reimbursement for the property taxes that would have been generated by this property, a total of \$576 (\$27 per year for the 23 year life span of the TIF district). The city shall grant a 50% discount to the water rate for the village for the same 23 year period, with an annual aggregate cap of \$10,000. The city shall grant a 50% discount to the sewer rate for the village for a ten year period. The city will also provide assistance to the village to find a resolution for the noxious sewer odor problems and issues related to very low sewer usage and connection from Royal Lake. All items noted will be afforded the village regardless of whether the de-annexed property is immediately commercially developed.

Moved by Hampton, seconded by Sanders, to enter into an intergovernmental agreement with the Village of Smithboro for the items aforementioned (see agreement on file for full text).

Ayes: Hampton, Sanders, Boyd, Roadman, Gaffner
Nays: none
Absent: none

Motion carried.

Recess to Executive Session and Adjournment:

At 8:36 p.m., moved by Sanders, seconded by Mollet, to recess to executive session for Sale of Real Estate, Section 2 (c) (6); Purchase of Real Estate, Section 2 (c)(5); Pending Litigation, Section (c)(11); and Personnel, Section 2 (c)(1) of the Open Meetings Act. The meeting was adjourned at 9:34 p.m. at the close of the executive session.

Ayes: Sanders, Mollet, Hampton, Ireland, Gaffner

Nays: none
Absent: none Motion carried.

City Clerk