

Regular Council Meeting
of the City of Greenville
held in the Council Chambers
on Tuesday, September 8, 2009

Call to Order: The regular meeting of the City Council was called to order on Tuesday, September 8, 2009 at 7:35 p.m. by Mayor Alan Gaffner.

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

Councilman Roger Sanders was out of town on business and attended the meeting by phone.

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

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

Mayor Gaffner reported that City Manager Willey was attending the Bond County Board Meeting that scheduled a special meeting to consider creating a county recovery zone. City Manager Willey would be joining the city council meeting at its conclusion.

Moment of Silence: Mayor Gaffner requested a moment of silence be observed in memory of Dr. Daisy who recently passed away. Mayor Gaffner recognized Dr. Daisy as having been a major force in the community for many decades.

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 August 11, 2009 regular meeting; August 20, 2009 special council meeting; September 1, 2009 special council meeting;
- Financial Statements for August 2009;
- Approval of Accounts Payable totaling \$ 273,068.16;
- Approval of minutes of the August 24, 2009 Plan Commission meeting, August 20, 2009 Tourism Committee meeting;
- Approval of Administrative Reports of the Police, Public Works, Sewer and Water Departments, Building Permits and Code Enforcement Report.

Moved by Roadman, seconded by Hampton, to approve the consent agenda was presented.

Ayes: Roadman, Hampton, Boyd, Sanders Gaffner

Nays: None

Motion carried.

**Recycling
Recommendation:**

Mayor Gaffner reported that there was not sufficient time since the special council meeting on September 1st for the City Manager to make a recommendation. City Manager Willey would have a report available as soon as possible. Sufficient notice will be given to the public in advance of his recommendation.

Proclamation:

Moved by Boyd, seconded by Roadman, to issue a proclamation designating October as Illinois Arts and Humanities month.

Ayes: Boyd, Roadman, Hampton, Sanders, Gaffner

Nays: None

Motion carried.

**Appointment to Boards
and Commissions:**

Appointments were tabled until a later date.

**Resolution 2009-14
IHDA Council
Resolution of Support:**

Moved by Hampton, seconded by Boyd, to adopt Resolution 2009-14, a resolution supporting the submission of an application for a Home Single Family Owner Occupied program grant to the Illinois Housing Development Authority, and authorize the mayor and clerk to execute documents necessary for the submission of the application (see resolution on file for full text).

Ayes: Hampton, Boyd, Roadman, Sanders, Gaffner

Nays: None

Motion carried

**Single-Family Owner
Occupied
Rehabilitation-HOME
Program Letter of
Support:**

Moved by Hampton, seconded by Roadman, for the city to submit a letter of support to be included in the application for a Home Single Family Owner Occupied program grant from the Illinois Housing Development Authority.

Ayes: Hampton, Roadman, Boyd, Sanders, Gaffner

Nays: None

Motion carried

**Celerity Lease
Assignment:**

Celerity is in the process of selling its business, and is requesting that the city allow them to assign the rights and obligations of the current lease with the city to Rural Enterprises, Inc. The current lease was executed April 1, 2004 for two calendar years, with 8 additional one-year extension options. The current extension is valid through March 31, 2010. City Attorney commented that the lease was acceptable subject to financial background of Rural Enterprises. Topic was delayed until the City Manager and City Attorney can research and verify financial soundness of Rural Enterprises, Inc.

**Bond County Board –
Recovery Zone:**

City Manager Willey joined the meeting at 7:50 and reported that the Bond County Board declared the entire county as a recovery zone which would allow the issuing of bonds to aid infrastructure, improvements or in building new businesses or commercial buildings. The federal government would then pay 45% of the interest payments, up to the country's total allocation of just over 1 million dollars.

**Ordinance 2838 –
Goodson Annexation:**

Having filed a Petition for Annexation and agreeing that certain special use conditions be grandfathered for current ownership, a motion was made by Boyd, and seconded by Roadman, to annex the Goodson property with the special use conditions outlined.

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

Motion carried

**Ordinance 2839 –
Parker Annexation**

The City has not received any response from Parker to file a petition or to the letter outlining special use conditions be grandfathered for current ownership, a motion was made by Hampton, and seconded by Boyd, to annex the Parker property with the special use conditions outlined.

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

Motion carried

**Ordinance 2840 –
Crouch Annexation:**

Having filed a Petition for Annexation and agreeing that certain special use conditions be grandfathered for current ownership, a motion was made by Roadman, and seconded by Boyd, to annex the Crouch property with the special use conditions outlined.

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

Motion carried

**Ordinance 2841 –
Property Rezoning:**

Several parcels totaling 26 acres currently zoned A-1 in the middle of IPC TIF #2 need to be zoned M-2 in order to be included in the TIF. The planning commission met and recommended unanimously to rezone the property hearing no objections from the owners.

Motion by Roadman, seconded by Hampton, to rezone said property from A-1 to M-2 with special uses outlined to property owners.

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

Motion carried

**Joint Review Board
Recommendation:**

The Joint Review Board voted in favor to recommend the tax increment financing redevelopment plan for the proposed Industrial Park Conservation Area No. 2. Motion made by Hampton, seconded by Roadman to accept the recommendation of the Joint Review Board and proceed with proposed tax increment financing redevelopment plan and project for the proposed Industrial Park Conservation Area No. 2.

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

Motion carried.

Mayor Gaffner thanked the government agencies and taxing bodies for understanding the importance of the TIF district to attract business and potential new development.

Following this action to approve the recommendation of the Joint Review Board, a public hearing will be held on September 14, 2009, and a special meeting to consider a final action on an ordinance to create a TIF district will be held on September 29, 2009.

Sign Variance:

Mid America Outdoor Advertising was requesting a sign variance to allow a 10' x 30' two-sided billboard to be placed on the old Amoco station property.

A representative from Mid America Outdoor Advertising addressed the council regarding their proposal for a sign and clean-up of the

three abandoned signs in the area. Council expressed concern regarding advertising by businesses in surrounding communities.

Motion by Boyd to grant sign variance and approve the erection of sign and advertising lease and content which would need approval of city council or designee, seconded by Gaffner.

Ayes: Boyd, Gaffner

Nays: Hampton, Roadman, Sanders

Motion failed.

Tri Ford Tax Incentive Plan:

Due to sales being less than projected, Tri Ford was requesting a rollback of the tax incentive plan to start over on the same terms as originally initiated. City Manager Willey suggested that a rollback be considered, but not to exceed the original amount initially projected for the tax rebate of \$140,000.

Motion was made by Roadman retroactive to June 1, 2009 to replace the existing Tri Ford rebate schedule utilizing the same rebate schedule as originally set forth, and to extend either to a new four-year period or until the total amount of \$140,000 in tax rebates is paid out, whichever is first met, seconded by Hampton.

Ayes: Roadman, Hampton, Boyd, Sanders, Gaffner

Nays: None

Motion carried.

Sewer Surcharge Rate:

Motion made by Hampton, seconded by Roadman to increase the sewer surcharge 25% effective October 1, 2009; which would adjust the fee to \$0.3125 per pound for BOD and \$0.375 per pound for TSS.

Ayes: Hampton, Roadman, Boyd, Sanders, Gaffner

Nays: None

Motion carried.

Study is underway to determine sewer treatment expense and additional adjustments based on the results of the study will be reviewed.

Louis Latzer-Covidien Drainage Update:

City Manager Willey provided an update on the status of project that has been completed to correct a problem that had been addressed at a previous council meeting.

Tourism Committee Recommendation:

Tourism Committee recommended approval of three events. The Paws in the Park was a budgeted event therefore it did not require council approval.

Motion made by Hampton, seconded by Boyd to approve Tourism Committee recommendation of \$500 for the GBPA Local Collection Bridal Event; and \$1,200 for the 5th Annual Autumn Art walk.

Ayes: Hampton, Boyd, Roadman, Sanders, Gaffner

Nays: None

Motion carried.

Replacement of Booster Pump Control Valve:

Motion by Hampton, seconded by Roadman, to accept quote from Municipal Equipment to replace 8" booster pump control valve.

Ayes: Hampton, Roadman, Boyd, Sanders, Gaffner

Nays: None

Motion carried.

Network Infrastructure Upgrade:

City Manager presented a proposal by IT&C to address network infrastructure upgrade to improve reliability and performance of the computer network. Upgrade to include adding an additional server, relocation of servers to a cleaner environment, joining county and 911 workstations to one domain and ensure software licenses are in compliance. The cost would be shared by the city, county and 911 for the proportionate use of the network.

Motion by Hampton, seconded by Roadman, to approve phase 1 & 2, totally \$22,564 from IT&C to upgrade network as outlined in the proposal.

Ayes: Hampton, Roadman, Boyd, Sanders, Gaffner

Nays: None

Motion carried.

Purchase and Financing of Vector Truck:

City Manager Willey and Public Works Director Bill Grider presented proposal to replace the existing 1985 water repair truck due to extensive repairs needed to the existing truck. A newer version of this repair vehicle will allow for more efficient handling of water and sewer repairs.

Replacement of Water Repair Truck:

A motion was made for Roadman and seconded by Boyd to purchase the new water repair truck per the state bid.

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

Motion carried.

**Engineering Costs
Overrun:**

Request was received from Henry, Meisenheimer & Gende, Inc. for payment of cost overruns associated with the sewer extension across I-70. Motion made by Hampton, seconded by Roadman, to deny HMG's request for payment of cost overruns of \$5,825.84.

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

Motion carried.

Tree Trimming:

City Manager Willey and Public Works Director Bill Grider informed the council that there were plans to start tree trimming soon. Trees are infringing on the right-of-way and blocking safety sightlines. Mayor Gaffner expressed concerns that the last time tree trimming was completed, it was too aggressive and the city received many complaints from citizens. Discussions involved what would be the best means to address citizen concerns, provide ample notification and to allow the public works department to effectively and efficiently trim trees. There was a general consensus that the city would provide some type of general notification in advance of the expected time tree trimming would occur in a specific area and allow residents to call the municipal building if they had specific issues. The public works department would use the general guidelines to trim 14' high and 3' off the curb.

Old Business:

Councilman Boyd inquired about the end caps or grates for the end of the pipes for the storm sewer project at the First Christian Church, and that it is a safety concern. Nothing permanent has been installed until the concrete walls are finished. Bill Grider will look for a viable temporary solution.

City Manager Willey also reported that the backflow preventers on Killarney need to remain at the current height, 4-6 inches above surface, for servicing.

New Business:

The council raised concern over the open telephone pit on Fourth Street, and that it was unsightly and unsafe. City Manager Willey

**Recess to Executive
Session and
Adjournment:**

will follow up with the phone company to address the issue.
At 10:12 p.m., moved by Boyd, 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 10:47 pm at the close of the executive session.

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

Motion carried.

City Clerk