

Special Meeting of the
Greenville City Council
held in the Council Chambers
Tuesday, September 29, 2009

Call to Order: The special meeting of the City Council was called to order on September 29, 2009 at 7:07 p.m. by Mayor Alan Gaffner.

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

Also Present: City Manager David Willey and City Clerk Sue Ann Nelson.

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:

- Ordinance Approving the Tax Increment Financing Redevelopment Plan and Project for Industrial Park Conservation Area No. 2
- Ordinance Designation Industrial Park Conservation Area No. 2
- Ordinance Adopting Tax Increment Finance for Industrial Park Conservation Area No. 2
- Public Hearing on Petition to Vacate Portion of Public Right-of-Way
- Approval of Purchase of Road Right-of-Way for Future College Avenue Extension
- South Fourth Street Speed Limit Change
- Executive Session: 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.
- Adjournment

**Ordinance 2842-
Approving TIF
Redevelopment Plan
and Project for
Industrial Park
Conservation Area
No. 2:**

Mayor Gaffner gave a brief review of the TIF Redevelopment plan and City Manager Willey addressed the steps that have been taken to date. Motion made by Sanders, seconded by Roadman, to approve Ordinance 2842 to approve the Tax Increment Financing Redevelopment Plan and Project for Industrial Park Conservation Area No. 2.

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

Motion carried.

**Ordinance 2843 -
Designating Industrial
Park Conservation
Area No. 2:**

Moved by Roadman, seconded by Boyd to approve Ordinance 2843 to designate the Industrial Park Conservation Area No. 2.

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

Motion carried.

**Ordinance 2844 -
Adopting Tax
Increment Financing
for Industrial Park
Conservation Area
No. 2:**

Motion made by Boyd, seconded by Roadman, to approve Ordinance 2844, adopting tax increment financing for Industrial Park Conservation Area No. 2.

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

Motion carried.

Mayor Gaffner thanked the Assistant City Manager, City Manager and City Attorney, in cooperation with the Village of Smithboro and Mike Weber with PGAV, for their efforts to get the TIF district established.

**Public Hearing on
Petition to Vacation
Portion of Public
Right-of-Way:**

Notice of the public hearing having been given as provided by law; the City convened a public hearing to discuss vacation of portion of right-of-way of South Third Street. The City received a request from Motomart to vacate a portion of public right-of-way due to the overhang of the canopy for the new construction. The City has set forth conditions from Motomart for vacating the right-of-way. Mayor Gaffner opened the public hearing at 7:16 pm for public comment. With no objections, the public hearing was closed at 7:21 pm.

**Approval of Purchase
of Road Right-of-Way
for Future College
Avenue Extension:**

Don Rogier has approached the City with the opportunity to purchase property East of Idler Lane for a right-of-way needed to extend College Avenue eastward as part of the April 2005 comprehensive plan. The City would purchase 100 feet of utility and road right-of-way, approximately 2,640 feet long, prior to a public auction to be held on November 11, 2009. The cost is established at \$20,000 per acre, with survey of 6.17 acres. Future landowners would need to negotiate road improvements with the City and adjoining landowners. Mr. Rogier indicated that he would continue to mow the 20 foot grass roadway.

City Manager Willey commented that this is part of the comprehensive

plan and the asking price of \$20,000 per acre is consistent with the current option price being held on surrounding land. City Manager Willey also commented that Mr. Rogier discounted the price per acre for the Donnewald right-of-way the city had purchased previously.

Mr. Rogier addressed the Mayor and Council and provided the history of the Rogiers' land development in Greenville as well their intent regarding sale of their development property.

Mayor Gaffner and the Council thanked Mr. Rogier for his comments and his willingness to work the City regarding the Future College Avenue Extension.

Motion made by Roadman, seconded by Boyd, to approve purchase of the full right-of-way as described in the sales contract signed by the Rogiers' and City Manager Willey, subject to the following changes:

- Page 1, Item 1 – “not to exceed” to be replaced with “approximately”;
- Page 1, Item 1 – “6.0606 acres” to be replaced with “6.17 acres”;
- Page 1, Item 1 – “October 27th sale” to be replaced with “November 11th sale”;
- Page 2, Item 7 – “November 27, 2009” to be replaced with “December 11, 2009”
- Page 4, Item 24 – October 27th sale” to be replaced with “November 11th sale”;

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

Motion carried.

City Manager Willey also addressed that under “Other Provisions” in the contract, it was noted that the contract includes language granting the City a 5 foot easement for the pump station located near Idler Lane and Route 140, at no charge by Rogier. This easement is to accommodate the building at the pump station that extends onto the Rogier property. Greenville City Attorney to prepare legal paperwork granting easement.

**Ordinance 2845 -
South Fourth Street
Speed Limit Change:**

Request being made to reduce the speed limit from 55 MPH to 45 MPH on South Fourth Street from Bowman Drive to Illinois Route 40. The engineering firm suggested the change to allow the City to utilize the same shoulder and ditch configuration. Without the lower speed

limit, the ditches and slope would need to be reconfigured, at a significant cost to the project.

Motion made by Boyd, seconded by Roadman, to approve the change in speed limit on South Fourth Street from Bowman Drive to Illinois Route 40, effective immediately, but subject to enforcement once signs are adequately posted.

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

Motion carried

**Recess to Executive
Session and
Adjournment:**

At 8:35 p.m., moved by Hampton, seconded by Sanders 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 12:36 am at the close of the executive session.

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

Motion carried.

City Clerk