

Regular Council Meeting  
of the City of Greenville  
on Tuesday, April 9, 2019

**Call to Order:** The regular meeting of the Greenville City Council was called to order on Tuesday, April 9, 2019 at 7:26 p.m. by Mayor Alan Gaffner.

**Roll Call:** Present: Mayor Alan Gaffner, Councilman John Gillard, Councilman Mike Heath and Councilman Kyle Littlefield.

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

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

**Citizen Input:** With no comments, citizen input was closed.

**CONSENT AGENDA:**

- Approval of minutes of the March 12, 2019 Regular Council meeting and March 21, 2019 Special Council meeting;
- Financial Statements for March 2019;
- Approval of Accounts Payable totaling \$470,657.77;
- Approval of Committee Meeting Minutes of the March 28, 2019 Tourism Committee Meeting;
- Approval of Administrative Reports of the Police Department, Public Works, Sewer and Water Departments, Building Permits, Code Enforcement, and Annual Greenville Public Library Report;
- Record Items – None.

**National 911 Education Month Proclamation:** In recognition of the significance of the 9-1-1 system and importance of proper 9-1-1 community training, City of Greenville proclaimed April 2019 as National 9-1-1 education month.

**Purchase of Marina Retaining Wall Materials:** After installing the gas pump and walkways at the marina, City Manager exercised emergency spending authority to approve purchase of retaining wall material to be installed to prevent erosion. Action needs council affirmation and approval of purchase of Versa-Lok retaining wall material from Collinsville Ice and Fuel for \$5,267.16.

**Tourism Funding for I-70 Coaches Clinic:** Approval of Tourism Committee recommendation to approve \$5,000 of Tourism funds for I-70 Baseball Coaches Clinic to be held January 2020.

**Tourism Funding for  
American Farm  
Heritage Museum  
Heritage Days:**

Approval of Tourism Committee recommendation to approve \$5,000 of Tourism funds for American Farm Heritage Museum Heritage Days to be held July 26-28, 2019.

**Tourism Funding for  
Fourth Fest  
Celebration:**

Approval of Tourism Committee recommendation to approve \$10,000 of Tourism funds for Bond County Festival Association Fourth Fest Celebration to be held July 6, 2019.

**Approval of Consent  
Agenda:**

Motion by Littlefield, seconded by Carpenter, to approve the consent agenda as presented.

Ayes: Littlefield, Carpenter, Gillard, Heath, Gaffner

Nays: None

Motion carried.

**Tourism Funding for  
Graffiti Car Show:**

Greenville Chamber of Commerce submitted a request to the Tourism Committee for \$10,000 to bring a celebrity to the Graffiti Car Show. Tourism Committee and staff recommendation was to approve \$5,000 of Tourism funds due to the high cost for just one celebrity and other budget constraints. Randy Alderman and Elaine McNamara from the Greenville Chamber of Commerce were present to urge the council to support funding the full requested amount. Mayor Gaffner indicated that he would be in favor of funding \$10,000 for the event and either find additional money in the General Fund for Tourism or have deficit in the Tourism budget. Motion by Gaffner, seconded by Gillard, to approve \$10,000 for Tourism funds to the Chamber of Commerce to secure celebrity for Greenville Graffiti Car Show. Councilman Littlefield questioned whether the budget should be discussed or approved before voting on the request. With no further discussion, motion was approved unanimously.

Ayes: Gaffner, Gillard, Carpenter, Heath, Littlefield

Nays: None

Motion carried.

**Utility Deposits:**

After several months of discussion, the topic of utility deposits were brought back. Karl Breehne was present, and again asked that utility deposits for rental properties be increased from the current amount of \$100. After further research by staff, it was reported there was not a substantiated problem based on the number of shut-offs over the past

several months. Mr. Breehne also asked for consideration to reduce the length of time that an account is subject to shut-off. Staff agreed that the City did allow residents to go longer than other communities before being shut-off, but credited this to trying to work with city residents. Staff recommended that utility deposits for rental properties remain at \$100. Motion by Carpenter, seconded by Gillard, to leave deposits for utility service for rental properties unchanged at \$100.

Ayes: Carpenter, Gillard, Heath, Littlefield, Gaffner

Nays: None

Motion carried.

**The Westmore Group  
TIF Agreement:**

Request from The Westmore Group for TIF funding for development of a \$1.6 million project for new Dollar General store. Funding would assist in the purchase of land where the former senior center and auto parts store was located near the existing Dollar General location. City Manager indicated that it would also include funds to defray the cost of masonry construction requested by the City. Councilman Littlefield questioned the need for a masonry construction versus the savings if a metal building were constructed. City Manager indicated that with council approval he would proceed in discussions with The Westmore Group to arrive at a TIF agreement with building material options and costs to bring back for council approval. Motion by Gillard, seconded by Gaffner, to authorize the City Manager to proceed with drafting a TIF agreement with The Westmore Group for TIF funds to assist in the development of new Dollar General Store, and that a final agreement will be brought back for council approval at a later date.

Ayes: Gillard, Gaffner, Carpenter, Heath, Littlefield

Nays: None

Motion carried.

**Ordinance 3196: Add  
Class M Retail Liquor  
License Classification:**

Request has been received to add a new retail liquor license classification to allow a pour license for hotels where alcohol could be served from the service desk. Granting this type of retail liquor license would in turn allow a hotel to apply for video gaming license. Representative from Illinois Gaming Systems was present on behalf of Green Hospitality, operators of Greenville Comfort Inn, and indicated that a room near the lobby would be transitioned for video gaming machines. Motion by Carpenter, seconded by Heath, to add a Class M retail liquor license for the sale of beer and wine, solely by the hotel operator, for consumption on premise in conjunction with the operation of the hotel, and said license

would have an annual liquor license fee of \$1,000.

Ayes: Carpenter, Heath, Gaffner

Nays: Gillard, Littlefield

Motion passed 3-2.

**Downtown  
Improvement  
Renovation Grant:**

Downtown Improvement Renovation Grant submitted by Dr. and Mrs. Choi, owners of building at 102-122 South Second Street, to replace windows and install awning. Total cost of project is \$10,900, with the request for 50% or \$5,450. Motion by Gillard, seconded by Littlefield, to approve DIRG funds not to exceed \$5,450 to Dr. and Mrs. Choi for replacement of windows and installation of awning at 102-122 South Second Street.

Ayes: Gillard, Littlefield, Carpenter, Heath, Gaffner

Nays: None

Motion carried.

**Buchheit Purchase  
Agreement:**

The current building lease with Buchheit will expire at the end of April. The conditions of the lease include a purchase option at the end of the lease. Buchheit has indicated the intent to purchase the existing building. The terms of the agreement include a purchase price of \$200,000, payable to the City of Grenville with an annual payment of \$40,000 for five years. The city will retain the five acres adjacent to the building, with Buchheit holding a right of first refusal on the property. Motion by Littlefield, seconded by Carpenter, to approve purchase agreements for sale of real property at 1400 E. City Route 40.

Ayes: Littlefield, Carpenter, Gillard, Heath, Gaffner

Nays: None

Motion carried.

**Fiscal Year 2020 Budget  
Discussion:**

City council discussed the proposed fiscal year 2020 budget submitted by staff. Staff will bring back an updated version at a special council meeting before the end of April for council consideration prior to the start of the new fiscal year.

**Sewer Plant Influent  
Pump Replacement:**

With one of the influent pumps no longer operational, prices were obtained to repair or replace the pump. The cost to repair the existing cost is \$20,486, and the low bid for a new pump was \$27,673. Motion by Heath, seconded by Gillard, to approve bid from Vandevanter Engineering to purchase new Flygt chopper pump to replace existing inoperable sewer plant influent pump for \$27,673.

Ayes: Heath, Gillard, Carpenter, Littlefield, Gaffner  
Nays: None  
Motion carried.

**Elm Street Drainage Repairs:**

Due to erosion around the drainage culvert, a hole has developed on Elm Street north of Beaumont. Repairs consist of replacing culverts, installation of steel pilings, installation of rip rap, and road surface repairs. Two bids were obtained from contractors, with the low bid from Slatton Excavating for \$16,180. The City of Greenville will provide the materials for the project. Motion by Littlefield, seconded by Carpenter, to approve bid from Slatton Excavating for \$16,180 to perform repair work and the City to provide necessary materials not to exceed \$9,720 to proceed with Elm Street project.

Ayes: Littlefield, Carpenter, Gillard, Heath, Gaffner  
Nays: None  
Motion carried.

**Appointments to Boards and Commissions:**

Mayor Gaffer offered the appointment of Jane Wilhite to the Library Board to fill the term following the vacancy of Joanne Anderson. Motion by Gillard, seconded by Heath, to appoint Jane Wilhite to the Library Board.

Ayes: Gillard, Heath, Carpenter, Littlefield, Gaffner  
Nays: None  
Motion carried.

With many of the boards and commission terms expiring on April 30<sup>th</sup>, Mayor Gaffner made the following reappointments:

Board	Member	Expiration
Board of Adjustment	Chris Wagner	2024
Planning Commission	Jack Chism	2023
Planning Commission	Scott Spencer	2023
Band Board	Dale Martin	2024
Police Commission	Allan Davis	2022
Tourism	Amrish Patel	2023
Tourism	Bill Walker	2023
Lake	Jeff Tischhauser	2023
Lake	Anthony Macon	2023
Library	Dale Martin	2022

Library	Bill Davidson	2022
Library	Cindy Catron	2022

Motion by Gillard, seconded by Littlefield, to approve member reappointments recommended by Mayor Gaffner.

Ayes: Gillard, Littlefield, Carpenter, Heath, Gaffner

Nays: None

Motion carried.

**Old Business:**

City Manager Willey provided updates on several items: IDOT has responded that they no longer intend to close both lanes of Route 127 during the proposed roadwork, new sidewalks are completed for the Simple Room, bid opening will be April 23<sup>rd</sup> to repaint the Beaumont water tower, and Ameren will be taking turning off the power at the Beaumont water tower for maintenance on April 10<sup>th</sup>. City Manager also reported that meetings have been held with Vistra, owners of multiple power plants in Illinois, which supports a plan to transition from coal plants and repurpose sites for solar and energy storage. This could cause closures in Vistra-owned power plants, including Coffeen power plant, which may create hardship for members of the community employed at the plant.

**New Business:**

Council discussed date for special council meeting before the end of April to approve payables for the current fiscal year and consideration of fiscal year 2020 budget, and April 29<sup>th</sup> was set either at 7:00 or 7:30 p.m. Mayor Gaffner will confirm the time.

**Adjourn:**

At 10:55 p.m., moved by Gillard, seconded by Carpenter, to adjourn from the regular council meeting.

Ayes: Gillard, Carpenter, Heath, Littlefield, Gaffner

Nays: None

Motion carried.

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City Clerk