

Regular Council Meeting  
of the City of Greenville  
held in the Council Chambers  
on Tuesday, August 12, 2014

**Call to Order:** The regular meeting of the Greenville City Council was called to order on Tuesday, August 12, 2014 at 7:32 p.m. by Mayor Alan Gaffner.

**Roll Call:** Present: Mayor Alan Gaffner, Councilman John Gillard, Councilman Kenny Hampton, Councilman Mike Heath and Councilman Roger Sanders.

Also Present: City Attorney Patrick Schaufelberger, City Manager David 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.

**Information on Windsor Development:** In an effort to clarify misconceptions in the community City Manager Willey provide factual detail regarding the Windsor Development. The council approved a resolution to construct a roadway at the July 22, 2014 council meeting, pending approval of IHDA application by the Developer and construction of the 40-home development. Mayor Gaffner indicated that the city will hold informational meetings for interested residents, realtors and Chamber of Commerce members.

**CONSENT AGENDA:**

- Approval of minutes of the July 8, 2014 Regular Council Meeting, July 22, 2014 Special Council Meeting;
- Financial Statements for July 2014;
- Approval of Accounts Payable totaling \$661,606.92;
- Approval of Administrative Reports of the Police Department, Public Works, Sewer and Water Departments, Building Permits and Code Enforcement Report.

**Letter of Support Tax Policies for Infrastructure Investment:** Mayor Gaffner will send a letter of support to the Department of the Treasury and Internal Revenue Service in support for national tax policies that promote investment in city's infrastructure throughout the nation.

**Hach Service Agreement:** Annual service agreement with Hach for quarterly cleaning, inspecting calibrating and certification of turbidimeters, controllers and existing spectrophotometer, and desktop turbidimeters in the amount of \$4,688.

EPA requires quarterly calibrations and certifications.

**Unservd Sewer  
Engineering Pay  
Request – Heneghan &  
Associates:**

Pay request for basic engineering work completed by Heneghan & Associates for unserved sanitary sewer project for pay request #1 totaling \$11,447.98.

**Ordinance 3047 –  
Ameren Electric  
Franchise Agreement:**

Current 50-year electric franchise ordinance with Ameren expires in September 2014. Ordinance 3047 will extend the agreement for 20 additional years, Ameren's right to operate an electric utility system in the City of Greenville. The City will receive annual compensation of \$37,300 (see ordinance on file for full text).

**Approval of Consent  
Agenda:**

Motion by Gillard, seconded by Heath, to approve the consent agenda as presented.

Ayes: Gillard, Heath, Hampton, Sanders, Gaffner

Nays: None

Motion carried.

**Video Gaming  
Discussion:**

Councilman Hampton provided a historical look at the evolution of gaming from 2012 when the gaming prohibition was lifted but included geographical restrictions, to the current ordinance allowing gaming throughout the corporate limits. Jessica Johnson, speaking on behalf of the applicants, presented their gaming café concept.

Mayor Gaffner opened up the floor for public comment on video gaming:

- Reverend David Bilyeu, pastor for the First Baptist Church, spoke on behalf of the Ministerial Alliance stating that they would like to see the integrity of the downtown square protected.
- Karen Gillmore provided research on the affect gambling has on society.
- Carl Brannon expressed concern allowing gaming on the square, and said that there is a difference between what should be allowed on the square versus other areas of the city.
- Ted Stufflebeam raised the importance of getting community input.
- Tim Ridings spoke about the duty of one to perform civic responsibilities.
- Anella Baumann provided an example of Edwardsville, where

the municipality has prohibited video gaming due to concerns about the effect in a college community and belief that the financial gain does not offset negative impact of gaming. Ms. Baumann expressed her opposition to gaming in general, but specifically on the square.

- Duane Bonney suggested reversing the ordinance and eliminating all gaming.
- Lester Harnetiaux provided information that there are currently eight commercial buildings for sale on the square and five buildings within one block of the square.
- Brenda Belcher expressed concern about the morality of gaming, and specifically gaming on the square.
- Vicki Ellsworth questioned why people are expressing that gaming is okay in one part of town, but not on the square.
- Judy Cox urged residents to be willing to support business in the community.

Following public comment, the council offered points on video gaming:

- Councilman Gillard stated that he believes gaming takes away from the quality of life in Greenville and suggested that the council consider geographical restrictions at its next meeting.
- Councilman Heath indicated that he personally may not be in favor of video gaming, but he must represent the entire community. He believes the overall community may support gaming, but not on the square.
- Councilman Sanders voiced concern for businesses, and that when gaming was allowed in 2012; it was an attempt to provide additional revenue to businesses. He remains concerned for the welfare of businesses.
- Mayor Gaffner reiterated his position that in 2012 when the council considered allowing video gaming, that he had concerns that Greenville may be overlooked for capital projects as the gaming revenue was the source of funding for capital improvement projects. He expressed concern about maintaining a wholesome atmosphere in the community, balancing that with a desire to provide entertainment for others, all while looking towards promoting economic development.

Mayor Gaffner thanked those in attendance for their time, concern and input on the issue.

**Recess / Reconvene:**

Mayor Gaffner called for a short recess at 9:55 p.m. At 10:13 p.m. the regular council meeting reconvened with all members of the council present.

**Dollar General Development Agreement:**

City Manager Willey gave some background information regarding Dollar General working with a site developer to build a new Dollar General store. They are interested in the downtown location where the old Dust and Son previously was located. The cost to develop this site exceeds the company's development model, leaving a shortfall of \$87,697. City Manager presented an option where the City could establish a TIF agreement to reimburse 75% of the tax increment, with an upfront payout of \$200,000. This would bridge the gap, leaving Dollar General with a \$17,397 shortfall. Motion by Gillard, seconded by Sanders, to authorize the City Manager to execute a TIF agreement with Westmore Development with \$200,000 disbursement upon completion of the project with a maximum amount not to exceed 75% TIF reimbursement.

Ayes: Gillard, Sanders, Hampton, Heath, Gaffner

Nays: None

Motion carried.

**Proposal for Commercial and Industrial Reassessment:**

There appears to be some evidence that some of the commercial and industrial properties may be under-assessed, potentially affecting the total assessed valuation of the city and county and property tax rates. The window of opportunity to reassess commercial and industrial properties for the quadrennial year is limited, unless an outside source is utilized. Proposal from Tyler Technologies to complete commercial and industrial reassessments between September 1, 2014 and December 31, 2014 on 447 parcels totaling \$59,700. Before the city council would formally consider the proposal, the city would like a commitment from the county that the assessor's office and board of review will support the reassessments. In addition, because there is a shared benefit among the various taxing bodies, it should be explored if any other taxing body is willing to share a portion of the cost. City Manager will work on these issues, to potentially bring back at a special council meeting prior to the September regular meeting.

**Esri Enterprise License Agreement:**

The City uses ArcGIS Desktop Basic license from Esri for its mapping program. As the City has increased its utilization, and the current

software is no longer adequate for the functions necessary. Esri offers an Enterprise License Agreement based on population. The City has negotiated a three year proposal for \$10,000 per year including unlimited installations and software support. Motion by Hampton, seconded by Sanders, to approve purchase of Esri Enterprise License Agreement in the amount of \$30,000, paid in \$10,000 annual payments.

Ayes: Hampton, Sanders, Gillard, Heath, Gaffner

Nays: None

Motion carried.

**Ordinance 3048 – Add  
Class G Special Event  
Liquor License:**

In accordance with the Liquor Control Ordinance; special event retail liquor licenses are simultaneously cancelled at the end of the special event. As such, prior to approval of a special event application, the council is required to approve to increase the special event licenses from zero to one. Application has been submitted for a special event license that cannot be approved without increasing the number of special event liquor licenses. Motion made by Sanders, seconded by Heath to approve ordinance to increase the special event, Class G, liquor licenses from zero to one (see ordinance on file for full text).

Ayes: Sanders, Heath, Gillard, Hampton, Gaffner

Nays: None

Motion carried.

**Class G Special Event  
Liquor License  
Application – Our  
Common Ground Art  
Walk:**

In accordance with the Liquor Control Ordinance, request for special event retail liquor licenses require council approval to increase the number of special event liquor licenses and approval of the application. Special event liquor license application has been reviewed from Our Common Ground Art Walk on September 19<sup>th</sup>, 2014. The application has been reviewed, wineries have provided proof of current insurance, and a satisfactory police background check has been performed. Motion made by Gillard, seconded by Heath, to approve Class G Liquor License for Our Common Ground Art Walk on September 19<sup>th</sup>, 2014.

Ayes: Gillard, Heath, Hampton, Sanders, Gaffner

Nays: None

Motion carried.

**Appointment to Boards  
and Commissions:**

No new appointments were made. Mayor Gaffner announced that John Goldsmith has resigned from the Cemetery Board, and Jim Walter has expressed his desire to resign from the Zoning Board of Appeals as soon as a replacement can be appointed.

**Old Business:**

Councilman Heath reported that the bids for the roof replacement at the Greenville Public Library were substantially more than estimated. The Library Board is back looking into other options to reduce the cost and rebid for work to be done in the spring of 2015.

**New Business:**

City Manager Willey reported that Anna Oestreich from the Bond County Senior Center has indicated that the cost to run the electric utility underground, as specified in city code, is over budget by \$6,000. As such the Bond County Senior Center wanted to see if the City would consider a variance to run electric overhead, or if the City would consider contributing to the cost. Council expressed the desire for the electric to be run underground and that the Bond County Senior Center explores other possible funding options.

Councilman Gillard inquired what changes could be made regarding repeat code enforcement offenders. City Manager Willey said that he would prepare an ordinance to improve the process regarding code enforcement violations.

**Recess to Executive  
Session and  
Adjournment:**

At 11:23 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 11:54 p.m. at the close of the executive session.

Ayes: Hampton, Sanders, Gillard, Heath, Gaffner

Nays: None

Motion carried.

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City Clerk