

Regular Council Meeting  
of the City of Greenville  
held in the Council Chambers  
on Tuesday, July 9, 2013

**Call to Order:** The regular meeting of the Greenville City Council was called to order on Tuesday, July 9, 2013 at 7:38 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.

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

**Citizen Input:** Dr. Phil McKinney, owner of Countryside Pet Clinic was present and addressed the council with concerns regarding the water that backs up near his business after heavy rains. Dr. McKinney said that he has met with the superintendent of the school district and expressed his concern that following improvements to the nearby field, the pooling of water has increased. City Manager Willey indicated that the city has taken action to address the areas under the city's jurisdiction, but that he would contact IDOT and highlight the problem regarding drainage in the area.

Brian Hayes and Bud Sparks with Hayes Contracting were present. Mr. Hayes offered an apology for the water main break and indicated they and their insurance company will be working with affected residents. City Manager Willey offered his appreciation for the swift action taken by Hayes to address the problem regarding the flooded basements resulting from the water main break. With no further comments being expressed, citizen input was closed.

**CONSENT AGENDA:**

- Approval of minutes of the June 11, 2013 Regular Council Meeting;
- Financial Statements for June 2013;
- Approval of Accounts Payable totaling \$551,451.12;
- Approval of June 27, 2013 Tourism Commission Meeting, July 1, 2013 Plan Committee Meeting;
- Approval of Administrative Reports of the Greenville Public Library Annual Report, Police Department, Public

Works, Sewer and Water Departments, Building Permits  
and Code Enforcement Report.

**Wastewater Plant  
Purchase of Sludge  
Press Belts:**

As part of the routine maintenance at the wastewater plant, it is necessary to replace the sludge press belts. The belts last approximately 5 years, and are due to be replaced. Cost of the new belts is \$4,324, not including shipping. This was a new budgeted expenditure.

**Loan from General  
Fund to ED Capital  
Fund:**

With the annual property tax due for the leased Buchheit building, the city needs to make a loan from the General Fund to the ED Capital Fund. While the monthly lease payment was established with Buchheit to cover the amount of the monthly mortgage held by the City, expenses incurred for the property tax will be payable if Buchheit exercises its purchase option. For 2012 real estate taxes, this amount equals \$56,767.38. The amount due to/from between the funds will continue to increase until the end of the term of the lease.

**Hena Street Sanitary  
Sewer Project Pay  
Request:**

Contractor pay requests for work completed through June 6, 2013 and through June 25, 2013 from Hayes Contracting for North Hena Street Sanitary Sewer Line Replacement Project totaling 209,070.55.

**Harris Avenue Water  
Main Project Change  
Order #5:**

Change order for quantity adjustment necessary per the IEPA loan requirements. The net effect is an additional \$30,870.00 for sidewalk and resurfacing portion of project.

**Harris Avenue Water  
Main Project  
Contractor Pay  
Request:**

Contractor pay request for work completed through June 25, 2013 from Haier Plumbing and Heating for Harris Avenue Water Main Replacement Project for pay request #5 totaling \$153,687.06.

**Harris Avenue Water  
Main Project Loan  
Disbursement:**

City obtained approval for a \$700,000 loan from IEPA for the Harris Avenue Water Main Replacement Project. Loan submission to Illinois Protection Agency Water Revolving Fund in the amount of \$171,871.71 for engineering and construction.

**Harris Avenue IEPA  
Loan Amendment #2:**

The City of Greenville was approved for a \$700,000 loan from Illinois EPA for the Harris Avenue Water Main Replacement project. The total current IEPA loan amount is \$645,650.14. With the contractor change orders for sidewalk driveway modifications to comply with ADA

regulations, the city needs to amend the loan agreement to request additional available funds. Proposed amendment is an increase of \$30,870 for a total proposed loan amount of \$676,520.14.

**Approval of Consent  
Agenda:**

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

Ayes: Sanders, Gillard, Hampton, Heath, Gaffner

Nays: None

Motion carried.

**Appropriations  
Ordinance Public  
Hearing:**

Mayor Gaffner opened the Appropriations Ordinance Public Hearing at 7:58 p.m. City Manager Willey presented the Appropriations Ordinance. There were no comments or opposition noted by the public. Mayor Gaffner closed the public hearing at 8:02 p.m.

**Ordinance 3012 -  
2013-2014  
Appropriations  
Ordinance:**

Motion made by Hampton, seconded by Sanders, to approve Appropriations Ordinance totaling \$43,253,369 for fiscal year May 1, 2013 through April 30, 2014 (see ordinance on file for full text).

Ayes: Hampton, Sanders, Gillard, Heath, Gaffner

Nays: None

Motion carried.

**Dust and Son Auto  
Supplies Development  
Agreement:**

Dust and Son Auto Supply is looking to redevelop the Dust and Son and Senior Center lots, involving the demolition of both existing buildings and the construction of a 6,000 – 8,000 square foot retail auto supply store. To assist with the cost of the project, Dust and Son is seeking a development agreement that would reimburse Dust & Son for TIF eligible expenses for demolition and site preparation not to exceed 75% of the present value of the tax increment produced during the remaining life of the Downtown/Central TIF after the new EAV is established at the completion of the project, not to exceed \$100,000. Motion made by Gillard, seconded by Sanders, to approve Redevelopment Agreement with Dust and Son as presented (see development agreement on file for full text).

Ayes: Gillard, Sanders, Hampton, Heath, Gaffner

Nays: None

Motion carried.

**Industrial Park Road to  
Route 140:**

City Manager Willey reported that the City of Greenville received a letter of commitment from Illinois Department of Transportation for

\$1,400,000 for roadway development in the Industrial Park.

**Resolution 2013-7  
Approving Greenville  
Regional Hospital Lease  
of Fair Oaks Nursing  
Home in Connection  
with Series 2011 Bonds:**

In conjunction with the issuance of revenue bonds by the City of Greenville and Greenville Regional Hospital, it is necessary for the City of Greenville to approve a supplemental loan agreement and tax compliance agreement providing for the lease of Fair Oaks Nursing Home. Motion made by Heath, seconded by Sanders to approve Resolution 2013-7, approving a supplemental loan agreement and tax compliance agreement in conjunction with Series 2011 Bonds with Greenville Regional Hospital for the lease of Fair Oaks Nursing Home (see Resolution on file for full text).

Ayes: Heath, Sanders, Hampton, Gillard, Gaffner

Nays: None

Motion carried.

**Ordinance 3013 –  
Appointment of City  
Clerk:**

Reappoint Sue Ann Nelson to a second four-year term as City Clerk, commencing July 10, 2013 at an annual salary of \$65,453.41, plus any salary increases established by the City Council. The amount of bond will be \$50,000. Motion made by Gaffner, seconded by Hampton to adopt Ordinance 3013 to reappoint Sue Ann Nelson to a four year term as City Clerk (see ordinance on file for full text).

Ayes: Gaffner, Hampton, Gillard, Heath, Sanders

Nays: None

Motion carried.

Following passage of the ordinance, Mayor Gaffner administered the oath of office to the City Clerk.

**Ordinance 3014 -  
Appointment of City  
Treasurer:**

Reappoint Margaret Iberg to a second four-year term as City Treasurer, commencing July 10, 2013 at an annual salary of \$6,125, and a bond of \$50,000. The annual salary of the City Treasurer will be at the determination of the City Manager, but shall not exceed the original annual salary of \$10,000 for the term of the appointment. Motion made by Gaffner, seconded by Hampton to adopt Ordinance 3014 to reappoint Margaret Iberg to a four year term as City Treasurer (see ordinance on file for full text).

Ayes: Gaffner, Hampton, Gillard, Heath, Sanders

Nays: None

Motion carried.

Following passage of the ordinance, Mayor Gaffner administered the oath of office to the City Treasurer.

**Lease of City-Owned  
Land Near Governor  
Bond Lake:**

Following council discussion earlier in the year regarding city-owned property, the city proceeded with seeking bids to lease two parcels for hay crop farming and hunting. Requests for proposals were advertised with one bid being submitted to lease the property for hunting purposes; 37 acre tract received an annual lease bid of \$475 and 71 acre tract received an annual bid of \$1,025. Total annual bid was \$1,500 per year, for a three year lease. Council discussion ensued regarding the minimal amount of the bids received and if additional marketing of the lease property would generate more favorable bids. Motion made by Hampton, seconded by Sanders, to reject bids for annual lease of city-owned land.

Ayes: Hampton, Sanders, Gillard, Heath, Gaffner

Nays: None

Motion carried.

Mayor Gaffner suggested that staff pursue other advertising avenues and look to bring back to the September council meeting.

**Ordinance 3015 - Add  
Class G Special Event  
Liquor License:**

In accordance with the Liquor Control Ordinance No. 2836; 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 Hampton, seconded by Gillard to approve ordinance to increase the special event, Class G, liquor licenses from zero to one (see ordinance on file for full text).

Ayes: Hampton, Gillard, Heath, Sanders, Gaffner

Nays: None

Motion carried.

**Class G Special Event  
Liquor License  
Application – Bond  
County VFW:**

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 VFW Post 1377 for liquor sales at the Bond County Fair, August 1<sup>st</sup>-6<sup>th</sup>, 2013. The application has been reviewed, proof of current insurance has been

provided, and a satisfactory police background check has been performed. Motion made by Heath, seconded by Sanders, to approve Class G Liquor License for VFW Post 1377 for liquor sales at the Bond County Fair, August 1<sup>st</sup>-6<sup>th</sup>, 2013.

Ayes: Heath, Sanders, Gillard, Hampton, Gaffner

Nays: None

Motion carried.

**Proposal for Beaver  
Creek Rehabilitation:**

Request for proposals was advertised for rehabilitation of the Beaver Creek ditch to include removal of all vegetation and stabilize the creek bank on the east side of the bridge. Project will improve the overall appearance entering Greenville. Five bids were received ranging from \$25,550 to \$58,255. Low bid was received from Anthony Excavating. Motion made by Heath, seconded by Sanders, to approve low bid of \$25,550 to Anthony Excavating for Beaver Creek Ditch Rehabilitation.

Ayes: Heath, Sanders, Gillard, Hampton, Gaffner

Nays: None

Motion carried.

**Proposal for  
Rehabilitation of Spring  
Avenue Sanitary Sewer  
Line:**

The sanitary sewer line is damaged along Spring Avenue from Elm Street to Clarence Street. Request for bids for lining of the damaged sanitary sewer line was advertised and posted. One bid, from Insituform Technologies, was received for \$23,387.50. Motion made by Heath, seconded by Gillard, to approve bid for \$23,387.50 from Insituform Technologies.

Ayes: Heath, Gillard, Hampton, Sanders, Gaffner

Nays: None

Motion carried.

**South Fourth Street  
Sanitary Sewer Main  
Extension Update:**

City Manager Willey provided an update on the unserved sewer project, and specifically the south Fourth Street sanitary sewer line. Engineering firm and staff continue to work to develop preliminary engineering report to submit to Rural Development.

**Water Plant Pureline  
Annual Service  
Agreement:**

Annual Pureline Service Agreement is due for an annual expense of \$15,800. Included in the Platinum Service Agreement are four preventative maintenance visits and emergency visits. Motion made by Gillard, seconded by Heath, to approve Platinum Service Agreement with Pureline for \$15,800.

Ayes: Gillard, Heath, Hampton, Sanders, Gaffner

Nays: None

Motion carried.

**Old Business:**

Councilman Gillard requested a stop sign be painted on the roadway at Second and Main on the square, to assist motorists who may not be able to view the posted stop sign.

City Manager Willey reported that July 15 is the deadline for survey responses to the North Star branding study.

**New Business:**

In light of the recent city-wide boil order, City Manager Willey spoke about boil order procedures, and encouraged residents to sign up for the emergency notification system through the city's website.

**Recess to Executive  
Session and  
Adjournment:**

At 9:25 p.m., moved by Gillard, seconded by Heath, 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 9:55 p.m. at the close of the executive session.

Ayes: Gillard, Heath, Hampton, Sanders, Gaffner

Nays: None

Motion carried.

---

City Clerk