

Regular Council Meeting  
of the City of Greenville  
held in the Council Chambers  
on Tuesday, June 14, 2011

**Call to Order:** The regular meeting of the Greenville City Council was called to order on Tuesday, June 14, 2011 at 7:38 p.m. by Mayor Alan Gaffner.

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

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

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

**Citizen Input:** Mayor Gaffner opened the floor for citizen's input regarding any item that was not on the agenda. With no comments being made, citizen input was closed.

**Consent Agenda:**

- Approval of minutes of the May 10, 2011 Regular Council Meeting;
- Approval of minutes of the May 26, 2011 Tourism committee Meeting, and June 2, 2011 Plan Commission Meeting;
- Financial Statements for May 2011;
- Approval of Accounts Payable totaling \$444,573.03;
- Approval of Administrative Reports of the Police Pension, Police Department, Public Works, Sewer and Water Departments, Building Permits and Code Enforcement Report.

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

Ayes: Gillard, Sanders, Boyd, Hampton, Gaffner

Nays: None

Motion carried.

**Approval of Executive Session Minutes:** Motion made by Sanders, seconded by Gillard, to approve the minutes of the executive sessions from November 9, 2010 through May 5, 2011. After review it was determined that none of the executive sessions during this time should be released and will remain sealed.

Ayes: Sanders, Gillard, Boyd, Hampton, Gaffner

Nays: None  
Motion carried.

**Ordinance 2904 -  
Establish RR-1 Rural  
Single-Family  
Residential District:**

A new zoning district is necessary to allow stables and the keeping of horses within the city limits. Motion made by Hampton, seconded by Sanders, to create new RR-1, Rural Single-Family Residential District (see ordinance on file for full text).

Ayes: Hampton, Sanders, Boyd, Gillard, Gaffner  
Nays: None  
Motion carried.

**Annexation  
Agreements Public  
Hearing:**

Mayor Gaffner opened the Public Hearing for twenty-one annexation agreements at 7:50 p.m. Mayor Gaffner swore in as a group all participants interested in providing testimony during the public hearing. Ollie Schaefer addressed the council and stated his objection to the annexation. He stated he was concerned exemptions being granted for nonconforming use would be changed at some point after the property was annexed into the city. He also inquired if the certificate of occupancy being discussed by the UDO would pertain to the annexed properties. Randy Stroll expressed his concerns that residents were not getting anything in return other than higher taxes from the annexation, stating water and sewer is not available and the other services are already provided by the county and township. In addressing Mr. Schaefer's concern regarding changes to the exemptions, City Manager Willey gave assurance that according to state statute, annexation agreements cannot be revoked by future councils. Mayor Gaffner swore in Jim McCasland who asked if the annexation agreements would be filed with the county recorder. Mr. Willey responded in the affirmative that all exemption contracts would be filed with the annexation ordinances. City Manager Willey indicated that the occupancy permitting was still under discussion as part of the UDO meetings, but that it would apply if passed. Mayor Gaffner assured the public that the city was not pursuing annexation of the properties solely for the additional tax dollars. He also noted that state statute would allow the city to annex the properties simply by written notice and without conditional agreements. Councilman Boyd acknowledged the concern of residents over paying higher taxes and expressed his concern that citizens did not have a clear understanding of the benefits of annexing into the city, and that the council may want to wait until after the UDO has been approved.

Councilman Gillard noted that the city had taken care to address each resident's individual situation with the annexation agreements, and that another council may not allow nonconforming use. Mayor Gaffner closed the public hearing at 8:25 p.m.

**Annexations:**

Following the public hearing, Mayor Gaffner indicated that the annexations on the agenda were up for approval. Councilman Boyd stated he would prefer full education of all property owners. City Manager Willey indicated that he had personally met with nineteen property owners, and spoke with another. The only property owner he had not spoken with is from California and has not responded to his inquiries. Motion made by Boyd, seconded by Hampton, to postpone annexations for thirty days until all property owners have been spoken with to ensure they have a full education and awareness of the benefits of annexation.

Ayes: Boyd, Hampton, Gaffner

Nays: Gillard, Sanders

Motion carried 3-2.

Mayor Gaffner asked to clarify exactly what action is expected before the next council meeting. Councilman Boyd wanted the City Manager to speak with all individuals to provide further education of the benefits of being part of the city and address concerns regarding nonconforming use. Councilman Hampton asked for work on a plan for the city to provide infrastructure for water and sewer.

**Appropriations  
Ordinance Public  
Hearing:**

Mayor Gaffner opened the Appropriations Ordinance Public Hearing at 8:55 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 8:58 p.m.

**Ordinance 2905 -  
2011-2012  
Appropriations  
Ordinance:**

Motion made by Hampton, seconded by Boyd, to approve Appropriations Ordinance totaling 25,435,594 for fiscal year May 1, 2011 through April 30, 2012.

Ayes: Hampton, Boyd, Gillard, Sanders, Gaffner

Nays: None

Motion carried.

**Fourth Street Parking  
Lot Improvements:**

The parking lot at Fourth Street and College is in need of improvement. The proposed project would provide funding from the

Downtown TIF district to make the improvements including pouring a barrier curb along College Avenue, requiring the entrance to be from Fourth Street. The existing walls are to be demolished and replaced with a terraced retaining wall with the addition of two planting areas and a staircase to the adjacent lot. The paved and striped lot will have 18-20 spaces available. Motion by Boyd, seconded by Sanders, to approve budget up to \$40,000 from the Downtown TIF District for Fourth Street parking lot improvements as presented.

Ayes: Boyd, Sanders, Gillard, Gaffner

Nays: None

Abstain: Hampton

Motion carried.

Councilman Hampton abstained due to his investment in business property within the Downtown TIF District.

**Ordinance No. 2906 -  
Amend Liquor Control  
Ordinance and  
Increase Number of  
Class G Licenses:**

With a Class G Liquor License application pending, there are no available Class G retail liquor licenses available. Per the liquor control ordinance, special event licenses expire at the end of each special event. In order for the council to grant a Class G license, it first must take action and increase the number of Class G licenses from 0 to 1, for the duration of the special event. Motion made by Sanders, seconded by Gillard, to adopt Ordinance No. 2906 and amend current Liquor control ordinance and increase the number of Class G retail liquor licenses from 0 to 1 for the duration of the special event (see ordinance on file for full details).

Ayes: Sanders, Gillard, Boyd, Hampton, Gaffner

Nays: None

Motion carried.

**Special Event Class G  
Liquor License – Bond  
County VFW Post  
1377:**

Special event liquor license application before the council was from the Bond County VFW Post 1377 for liquor sales at the Bond County Fair August 3-9, 2011. The application has been reviewed, with a satisfactory background check and proof of insurance has been provided. Motion made by Gillard, seconded by Sanders, to approve Class G Liquor License for the Bond County VFW Local 1377 for the liquor sales at the Bond County Fair, August 3-9, 2011.

Ayes: Gillard, Sanders, Boyd, Hampton, Gaffner

Nays: None

Motion carried.

**Amend Liquor Control Ordinance and Increase Number of Class C Licenses:**

With a Class C Liquor License application pending, there are no available Class C retail liquor licenses available. In order for the council to grant a Class C license, it first must take action and increase the number of Class C licenses from 3 to 4. City Manager Willey indicated the pending application is for retail liquor sales on the downtown square, which is contrary to the intent of the original liquor control ordinance. No action was taken due to lack of a motion.

**Class C Liquor License – EZ Tobacco & More:**

Class C liquor license application has been received from EZ Tobacco & More. Because there are no available Class C liquor licenses, no action is necessary by the council.

**General Obligation Waterworks & Sewerage Bond, Series 2004 Bond Refunding:**

Given the current favorable interest rate environment, city can save a proposed \$59,454 by refunding its General Obligation Waterworks & Sewerage Bond. Motion was made by Boyd, seconded by Sanders, to authorize city staff to pursue refunding of General Obligation Waterworks & Sewerage, Series 2004 Bond with Bernardi Securities and the Level Savings proposal presented.

Ayes: Boyd, Sanders, Gillard, Hampton, Gaffner

Nays: None

Motion carried.

**Sidewalk Construction Project:**

In an effort to determine infrastructure work for the year, staff has recommended using the ½ cent tax on sidewalk repair. City Manager Willey outlined several options involving using the ½ cent tax in part or whole, accumulate for a future larger project, or used to secure bonding for a larger current project. City Manager suggested using the ½ cent tax for repair of existing sidewalks. Councilman Boyd inquired about the possibility of using a portion of the funds for sidewalks and a portion for roadways or curbs. Councilman Sanders had articles from when the referendum was passed where the council verbally pledged that future ½ cent tax money is designated for reconstruction and repair of streets. Council Sanders suggested a street and sidewalk needs list be prioritized. Motion was made by Boyd, seconded by Gillard, to postpone use of ½ cent sales tax money until clarification can be determined regarding usage of funds and a priority list is compiled.

Ayes: Boyd, Gillard, Hampton, Sanders, Gaffner

Nays: None

Motion carried.

**Resolution 2011-7  
Support of Greenville  
Regional Hospital for  
Issuance of Bond:**

Greenville Regional Hospital has requested the City of Greenville assist with its capital improvement project by serving as the conduit agency for the issuance of a bond on behalf of Greenville Regional Hospital. Hospital is considering issuance of new bond to retire its existing bond and finance additional capital improvement needs. Motion was made by Hampton, seconded by Boyd, to adopt Resolution 2011-7 in support of Greenville Regional Hospital for its capital improvement project and support for the City of Greenville to serve as the conduit agency for the issuance of bank qualified tax-exempt bond.

Ayes: Hampton, Boyd, Gillard, Sanders

Nays: None

Abstain: Gaffner

Motion carried.

Mayor Gaffner abstained due to his employment with Greenville Regional Hospital.

**Water and Sewer Line  
Protection Warranty  
Program Discussion:**

Council discussed service line protection warranty program that would allow residents to purchase water and sewer line protection through a third-party endorsed by the city. The insuring company would administer all aspects of the program including marketing, billing, customer service, securing contractors and ensuring all repairs are made to local code. The city would endorse the program and approve all marketing material sent to residents. The benefit would be the availability of an additional service to residents that would help them avoid costly repairs. Councilman Hampton wanted to make sure this type of program would not have a negative impact on local contractors. Suggestion was made to solicit feedback from local contractors regarding the program.

**ED Capital Fund Loan:**

Motion made by Hampton, seconded by Sanders, to approve loan of \$55,028.60 to the ED Capital Fund from the General Fund to allow for payment of 2010 real estate taxes.

Ayes: Hampton, Sanders, Boyd, Gillard, Gaffner

Nays: None

Motion carried.

**Public Works Stump  
Grinder Purchase  
Request:**

Request made by Public Works department to purchase stump grinder that will attach to the skid steer loader. Purchase will allow the department to grind stumps in a timely manner rather than outsourcing the work. Three bids were obtained and upon evaluation of specifications, staff recommended the Case model from Sievers Equipment. Motion made by Gillard, seconded by Boyd, to purchase of Case stump grinder from Sievers Equipment for \$7,738.

Ayes: Gillard, Boyd, Hampton, Sanders, Gaffner

Nays: None

Motion carried.

**LP Gas Contract:**

The city accepted bid prices for a supply contract for an estimated 15,000 gallons of LP gas, with the low bid being South Central FS of \$1.85 per gallon; this is an increase from the \$1.39 bid price from one year ago. Motion made by Boyd, seconded by Sanders, to enter into an energy contract with South Central FS to deliver LP gas through May 31, 2012 at a contact price of \$1.85 per gallon.

Ayes: Boyd, Sanders, Gillard, Hampton, Gaffner

Nays: None

Motion carried.

**Water Plant ChemScan  
Purchase:**

Water Department request to purchase ChemScan Process Analyzer to measure the level of ammonia and chlorine to help regulate proper treatment levels. Motion made by Boyd, seconded by Hampton, to approve purchase of ChemScan Process Analyzer from Municipal Equipment Company for \$28,950.

Ayes: Boyd, Hampton, Gillard, Sanders, Gaffner

Nays: None

Motion carried.

**Sludge Lagoon and  
Parshall Flume Change  
Order:**

Motion made by Sanders, seconded by Gillard, to approve change order for \$800.00 to complete additional work required to distribute and grade topsoil as part of the Sludge Lagoon and Parshall Flume project at the Water Treatment plant.

Ayes: Sanders, Gillard, Boyd, Hampton, Gaffner

Nays: None

Motion carried.

**Sludge Lagoon and  
Parshall Flume Pay**

Motion made by Hampton, seconded by Gillard, to approve final pay request for work from TEK Construction for Water Treatment Plant

**Request:** Sludge Lagoon and Parshall Flume project in the amount of \$31,566.47.

Ayes: Hampton, Gillard, Boyd, Sanders, Gaffner

Nays: None

Motion carried.

**Contract Change Order – South Fourth Street:** Motion made by Gillard, seconded by Hampton, to approve change order for a \$33,249.58 deduction in balancing quantities for the South Fourth Street project.

Ayes: Gillard, Hampton, Boyd, Sanders, Gaffner

Nays: None

Motion carried.

**IDOT Pay Report – Andrews Drive Overpass:** Motion was made by Boyd, seconded by Sanders, to approve pay report for Andrews Drive Overpass in the amount of \$13,637.38.

Ayes: Boyd, Sanders, Gillard, Hampton Gaffner

Nays: None

Motion carried.

**Ordinance 2907 - Prevailing Wage Ordinance:** The state mandates the city pass an annual ordinance setting forth the prevailing wage for laborers, workmen and mechanics employed in public works projects in the City of Greenville. Motion made by Sanders, seconded by Boyd, to adopt prevailing wage ordinance (see ordinance on file for full text).

Ayes: Sanders, Boyd, Gillard, Hampton, Gaffner

Nays: None

Motion carried

**City Representative Appointment to Airport Authority:** Airport Authority is in need of city representative to be appointed to the Airport Authority due to the resignation of Mike Parr. Dave Royer currently serves on the Airport Authority and is a resident of the City of Greenville. Mayor Gaffner recommended the appointment of Dave Royer as the city representative on the Airport Authority Board. Motion made by Sanders, seconded by Boyd, to appoint Dave Royer as the city representative to the Airport Authority Board.

Ayes: Sanders, Boyd, Gillard, Hampton, Gaffner

Nays: None

Motion carried



**Appointment to Zoning Board of Appeals:**

Mayor Gaffner offered the appointment of Rena Ward to the Zoning Board of Appeals. Motion made by Hampton, seconded by Gillard, to appoint Rena Ward to the Zoning Board of Appeals.

Ayes: Hampton, Gillard, Boyd, Sanders, Gaffner

Nays: None

Motion carried

**Old Business:**

Economic Development Coordinator Scott Lurkins provided an update on the ShopQA program recently initiated to promote local business. So far, 60 businesses have registered as part of Shop Greenville.

City Manager Willey discussed the work request procedures and response times that were brought up at the last council meeting. The procedure was outlined in last month's utility bill insert.

City Manager provided the following updates:

- Fishing tournament on Governor Bond Lake was successful.
- Significant termite infestation was discovered at the municipal building and is being treated.
- State of Illinois did not make a state income tax payment in May.
- City continues discussions with Kingsbury Park District regarding walking and bike trails.

**New Business:**

In light of the tobacco license that was obtained for a potential downtown business, Mayor Gaffner asked City Manager Willey to discuss the current procedure. City Manager Willey stated that until recently the city had not required a tobacco license. The current issuance of tobacco licenses is part of the grant program for tobacco sales age enforcement, and does not restrict tobacco sales in any zoning district. It was suggested that tobacco licenses could be handled like liquor licenses where an additional license would have to be approved upon each request.

Brad Huffman asked that the council consider changing a current ordinance that allows chicken and goats within the city limits.

Councilman Hampton asked that the council review the current liquor control ordinance and tighten controls on various types of liquor

licenses.

Councilman Gillard inquired about the generators at the water plant should an emergency occur.

With the recent severe weather, Councilman Hampton suggested that the city educate residents regarding the emergency sirens. City Manager Willey indicated this would be included in the next utility bill insert.

Councilman Hampton inquired if the five-minute parking signs at the post office were meant to be five-minute parking all the time or just during post office business hours? Staff will follow-up and check current ordinance.

**Recess to Executive Session:**

At 10:50 p.m., moved by Gillard, 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.

Ayes: Gillard, Sanders, Boyd, Hampton, Gaffner

Nays: None

Motion carried.

**Reconvene Regular Council Meeting:**

At 11:55 p.m. the regular meeting of the city council reconvened in council chambers.

**Nonrepresented Staff Salary Adjustment:**

Motion by Boyd, seconded by Gillard, to approve salary increase for City Clerk/Finance Director of 6% and all other nonrepresented staff of 2.5%.

Ayes: Boyd, Gillard, Hampton, Sanders, Gaffner

Nays: None

Motion carried

**City Manager Salary Adjustment:**

Motion made by Hampton, seconded by Sanders to approve retroactive salary increase of 3% back to 7/6/09, 3% back to 7/6/10 and a 3% increase on 7/6/11.

Ayes: Hampton, Sanders, Boyd, Gaffner

Nays: None

Abstain: Gillard

Motion carried

**Adjournment:**

At 11:58 p.m., motion by Sanders, seconded by Boyd, to adjourn the meeting.

Ayes: Sanders, Boyd, Gillard, Hampton, Gaffner

Nays: None

Motion carried

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City Clerk