

Regular Council Meeting  
of the City of Greenville  
on Tuesday, October 11, 2016

**Call to Order:**

The regular meeting of the Greenville City Council was called to order on Tuesday, October 11, 2016 at 7:30 p.m. by Mayor Alan Gaffner.

**Roll Call:**

Present: Mayor Alan Gaffner, Councilman Jes Adam,  
Councilman John Gillard and Councilman Mike Heath.

Also Present: City Attorney Patrick Schaufelberger and City Clerk  
Sue Ann Nelson.

Absent: Councilman Roger Sanders.

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 September 13, 2016 Regular Council Meeting;
- Financial Statements for September 2016;
- Approval of Accounts Payable totaling \$1,340,130.70;
- Approval of minutes from September 22, 2016 Tourism Committee Meeting, September 29, 2016 Plan Commission Meeting;
- Approval of Administrative Reports of the Police Department, Public Works, Sewer and Water Departments, Building Permits and Code Enforcement.

**Ordinance 3109 –  
Rescind Persons with  
Disabilities Parking  
Space:**

With accessible parking spaces available in their parking lot, First Baptist Church requested that the two accessible street spaces not be marked following asphalt repaving. If the spaces are not necessary then they should be rescinded from city code. Rescind designation of an accessible parking space on South Avenue between Prairie Street and Spruce Street, 89 feet west of intersection. Rescind designation of an accessible parking space on Spruce Street between South Avenue and Vine Street, 83 feet south of intersection (see ordinance on file for full text).

**SCADA System for  
Fourth Street Lift  
Station:**

Purchase of SCADA system to allow electronic monitoring of the new Fourth Street lift station. Proposal from Serpentix Automation for \$11,385 for SCADA system implementation.

**Replace Sixth Street  
Lift Station Control  
Panel Support:**

Replace deteriorated control panel support at the Sixth Street lift station. Proposal from Z&Z Electric to replace existing steel support structure with stainless steel unit including rewiring from the wet well to the control panel for \$6,190.

**Reline Sanitary Sewer  
Manholes:**

Request for proposal was offered to reline sanitary sewer manholes. One bid was received from Spectra Tech, with staff recommendation to reline 11 manholes for \$29,598.25.

**Independence Day  
Festival Fireworks  
Funding Request:**

Request from Independence Day Festival for \$5,000 from Tourism fund for fireworks display. Display was postponed due to inclement weather from the 4<sup>th</sup> of July to parade night of the Bond County Fair.

**Lemuel Rhodes Cancer  
Foundation  
Proclamation:**

Affirmation of proclamation by Mayor Gaffner proclaiming September 24, 2016 as Lemuel Rhodes Cancer Foundation Celebration of Life Festival Day in Greenville.

**Bishop Donald N. and  
Kathleen G. Bastian  
Proclamation:**

Affirmation of proclamation by Mayor Gaffner proclaiming October 5, 2016 as Bishop Donald N. and Kathleen G. Bastian Day in Greenville.

**Approval of Consent  
Agenda:**

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

Ayes: Adam, Gillard, Heath, Gaffner

Nays: None

Absent: Sanders

Motion carried.

**Ordinance 3110 –  
Amend Use Matrix  
Table for Assisted  
Living Services in  
Commercial General  
Zone:**

Request from Dover Development LLC to amend the use matrix table to allow assisted living services as a conditional use in commercial general zone. Dover Development is seeking to build an assisted living/memory care center along Route 127 just south of Dewey Street. Plan Commission unanimously recommended request. Motion by Gillard, seconded by Adam, to approve Ordinance 3310 to amend use matrix table to add assisted living services as a conditional use in the commercial general zone (see ordinance on file for full text).

Ayes: Gillard, Adam, Heath, Gaffner

Nays: None

Absent: Sanders

Motion carried.

**Ordinance 3111 –  
Granting Dover  
Development LLC  
Conditional Use Permit  
to Operate Assisted  
Living/Memory Care  
Unit:**

Following passage of the ordinance to amend the use matrix table to add assisted living services as a conditional use to the commercial general zone, Dover Development requests a conditional use permit be granted to operate an assisted living/memory care unit. Plan Commission unanimously recommended granting of a conditional use permit to Dover Development as requested. Motion by Adam, seconded by Heath to grant Dover Development a conditional use permit to operate an assisted living/memory care unit in commercial general zone (see ordinance on file for full text).

Ayes: Adam, Heath, Gillard, Gaffner

Nays: None

Absent: Sanders

Motion carried.

**Ordinance 3112 –  
Amend Use Matrix  
Table to Disallow Crop  
Production and Grain  
Storage in Downtown  
Zone:**

To prevent unwanted agriculture in downtown area, staff request to amend use matrix table and disallow crop production and grain silos and other storage for agriculture products in downtown zone. Plan Commission unanimously recommended said amendment to use matrix table. Motion by Gillard, seconded by Heath, to amend use matrix table to disallow crop production and grain silos and other storage for agriculture products in downtown zone (see ordinance on file for full text).

Ayes: Gillard, Heath, Gaffner

Nays: Adam

Absent: Sanders

Motion passed 3-1.

**Ordinance 3113 – Add  
Supplemental  
Regulation for  
Agriculture Use:**

In an effort to clarify agriculture use, staff request addition to the supplemental regulation for agriculture use. Regulation specifically defines what is considered hay and agricultural crops and sets forth standards for size of parcel and establishes buffers. Plan Commission unanimously recommended to add supplemental regulation for agricultural use. Motion by Heath, seconded by Gillard, to amend chapter 153 of the unified development code and add supplemental regulation for agricultural use (see ordinance on file for full text).

Ayes: Heath, Gillard, Gaffner

Nays: Adam

Absent: Sanders

Motion passed 3-1.

**Resolution 2016-4**  
**Support to Install Ridge**  
**Avenue Water Line:**

When property owners along Ridge Avenue were annexed into the corporate limits, the intent was to provide water service. City staff is working in conjunction with the unserved sewer project to obtain necessary easements. Once easements are obtained, public works crews can install new water line. Resolution of Support is necessary to show approval of city-funded project for regulatory agency and to proceed to purchase parts, excavation and engineering. Motion made by Adam, seconded by Gaffner, to approve Resolution of Support to install Ridge Avenue water line not to exceed \$100,000 (see resolution on file for full text).

Ayes: Adam, Gaffner, Gillard, Heath

Nays: None

Absent: Sanders

Motion carried.

**Andrews Drive Lighting**  
**Bid:**

Request for proposals were solicited by the City to add lighting to the Andrews Drive overpass project. Project was initially funded through state and federal grant funds, and the lighting will be reimbursed from remaining grant funds. Bids were received from three contractors, with the low bid received from Wissehr Electric for \$157,998.86. Motion by Adam, seconded by Gillard, to accept bid from Wissehr Electric for \$157,998.86 for Andrews Drive lighting project.

Ayes: Adam, Gillard, Heath, Gaffner

Nays: None

Absent: Sanders

Motion carried.

**Release of Easement for**  
**Utility Purposes:**

City had previously acquired an easement for a sewer line on the parcel where the former 2 Acres Motel and Restaurant were located. The sewer line however was installed outside of the obtained easement. The City has obtained new easement for the correct location, so now the original easement needs to be released. Motion by Heath, seconded by Adam, to approve the release of easement for utility purposes on parcel located at 1505 State Route 127.

Ayes: Heath, Adam, Gillard, Gaffner

Nays: None

Absent: Sanders

Motion carried.

**Appointment to Boards  
and Commissions:**

None.

**Old Business:**

Councilman Gillard inquired about the animal control kennel. Mayor Gaffner reported that he had met with County Board Chairman Elmore and they discussed the cost estimate to repair the existing building and potential cost to build a new shelter. The County and City will continue to discuss alternatives to address the animal control shelter.

Councilman Heath requested an update on the signage, which staff indicated that soon street signs will be updated with the new logo with overlays, work has begun on banners and work has begun on the design for entrance signs.

Mayor Gaffner inquired about the status of the unserved sewer project. City Attorney Schaufelberger highlighted some of the easement complexities, while City Clerk Nelson provided a timeline for when the project would be ready to bid.

**New Business:**

Councilman Gillard relayed concerns expressed from downtown event coordinators regarding the cost of purchasing event insurance. He inquired about the City getting a rider on its policy. City Clerk Nelson explained that coverage would be specific to each event and expressed concerns about the city obtaining coverage for events which they do not have control. Nelson suggested that perhaps there could be some type of reimbursement for event insurance made to the event coordinator from the Tourism fund. Additional information will be obtained and options reviewed by staff to address the concern in conjunction with promoting community and tourism events.

City Clerk Nelson reported that Ameren has named Greenville as 2016 Progressive City recipient. Ameren representatives will honor the city with a \$2,500 grant on November 2, 2016 at 10:30 am at the Municipal Building to be used toward a community project.

**Adjournment:**

Motion by Adam, seconded by Gillard, to adjourn the regular meeting of the Greenville City Council at 8:28 p.m.

Ayes: Adam, Gillard, Heath, Gaffner

Nays: None

Absent: Sanders  
Motion carried.

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City Clerk