

Special Council Meeting
of the City of Greenville
held in the Council Chambers
on Thursday, October 25, 2018

Call to Order:

A special meeting of the Greenville City Council was called to order on Thursday, October 25, 2018 at 7:02 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 Attorney Patrick Schaufelberger, City Manager Dave Willey and City Clerk Sue Ann Nelson.

Absent: Councilman Bill Carpenter.

Pledge:

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

Notice of Meeting:

Notice of the special meeting having been given as provided by law, said meeting was called for consideration of the following agenda:

- 1) Roll Call
- 2) Pledge of Allegiance
- 3) Public Comment
- 4) Occupancy Permit Discussion

Public Comment:

With no comments being expressed, public input was closed.

Occupancy Permit Discussion:

Mayor Gaffner opened the discussion by providing some background information on the topic including history from prior public meetings that were conducted in 2014. Mayor Gaffner indicated the meeting was an opportunity for the council to hear public comment and no action would be taken. City Manager Willey presented some photos of safety issues that have been documented during prior visits. Thirteen individuals spoke on the topic and a lengthy discussion ensued (see attached for comment summary).

Adjourn:

At 10:03 p.m., motion by Gillard, seconded by Littlefield, to adjourn the special council meeting.

Ayes: Gillard, Littlefield, Heath, Gaffner

Nays: None

Absent: Carpenter

Motion carried.

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Bill Ahern – 819 N . Locust – Mr. Ahern asked what recourse a renter currently has.

Norm Swanson – 319 N Prairie - Mr. Swanson stated that 3-4 months of rental income goes to pay property taxes. He suggested that if an occupancy permit program is initiated would the city provide some type of incentive or tax credit for land owners if improvements are required?

Larry Decreval – 515 College Avenue – Mr. Decreval manages an apartment complex and Rural Development already requires regular inspections. Would these inspections be sufficient to meet the city's occupancy inspection if implemented? City Manager responded that he thought it would be sufficient.

Jimmy King – 518 W Harris – Mr. King expressed concern that papers were handed out but they were not explained and he did not know they could report problems.

Chris Harnetiaux – 523 E Washington – Mr. Harnetiaux expressed concern over the number of affordable rental properties in Greenville, and that they are difficult to secure. He indicated that it would be better to have a poor house rather than living in your car. He was concerned that occupancy permits would increase rental cost, making housing unaffordable to many individuals that he works with.

Robert Rodgers – 114 Sunset Point – Mr. Rodgers said that he was in favor of improving the safety of homes. He questioned who could make plumbing repairs in accordance with the state plumbing code.

Jeff Miller – Carlyle Occupancy Inspector – Mr. Miller indicated that Carlyle is implementing an occupancy permit program starting January 2019. He said that he is offering to enter visit properties now to identify issues even before the program starts. Carlyle may not charge an inspection fee the first year to ease into the program.

Tim Holloway – Hazel Dell Road – Mr. Holloway stated he was concerned about the burden it put on the landlord and inquired if the city would assume any liability? Mr. Holloway indicated the costs of the inspections and repairs would make it difficult for a rental property to be profitable.

Gary Shaw – 1225 S. Third Street – Mr. Shaw expressed concern about the city enacting a program with unknown consequences that cannot be modified. If enacted, he would favor a trial period where the program would be re-evaluated. He also expressed concern that the improvements may not be cost effective which could create empty derelict properties.

Noel Harnetiaux – 523 E Washington – Mrs. Harnetiaux spoke as the co-owner of Bond County Realtors and stated that there are currently 63 homes for sale in Greenville. She offered a letter that she had written as well as a letter by Crystal Grove, managing broker and co-owner of Bond

County Realtors, in opposition of occupancy permits and would be a great detriment to the sale and rental of homes in Greenville.

Steve Shank – Managing broker of Shank Real Estate, certified general appraiser and general assessor – Mr. Shank state the city needed to incent construction of single-family homes or spec homes, and was in favor of less regulations and less building code requirements.

Ray Meyer – 724 Asbury – Mr. Meyer questioned who was driving this issue? As a landlord who maintains his property he does not have an issue with his properties. He also indicated that he carefully screens potential renters and specifically addresses maintenance issues in the lease agreement.

Dave Barbey – Mr. Barbey stated that after listening to the comments made, he can see both sides of the issue where there is a group of individuals in the community needing affordable rental housing and landlords who have concerns about being able to cash flow properties if additional expenses are necessary for improvements.