

Village of Princeville
Minutes of the Special Board Meeting
March 27, 2018 7:00 p.m.

The Princeville Village Board met in a special board meeting on the above date and time at the Village Hall, 206 N. Walnut Street, Princeville, Illinois 61559. President Troutman called the meeting to order at 7:05 p.m.

ROLL CALL

Roll call showed the following board members were physically present: President Troutman, Trustee Sutherland, Trustee Gilroy, Trustee Haley, Trustee Geiger, Trustee Ehnle, and Trustee Delbridge. A quorum was present for the meeting. Others Village members present were Treasurer Hofer and Clerk Wilson.

MINUTES

Consider and vote on an Ordinance Authorizing the Sale of Property Located at Lot 7 Aten Acres Section 6, Princeville, Illinois: President Troutman advised following requested to be in attendance were Attorney Scott Brunton and Attorney Nick Nelson along with Realtor Kim Ely. President Troutman advised written offer received for property located at Lot 7, Aten Acres Section 6, in the amount of \$13,500.00, by Mark Davis and Shelley Davis, but it was not completed as addendum was not signed. President Troutman advised notice was posted on bid of property located at Lot 7, Aten Acres Section 6 since Friday, March 23, 2018, and one (1) other offer received on March 24, 2018 for property located at Lot 7, Aten Acres Section 6, in the amount of \$10,000.00, by Michael Murphy and Stephanie Murphy.

President Troutman advised on what can and cannot be done advising Village President has authority to sign sale documents but any sale of Village property must go through Board. President Troutman advised Attorney Nick Nelson drew up blank ordinance so Village can fill in with offers on Village properties for sale.

Attorney Scott Brunton and Attorney Nick Nelson advised with regard to any concerns with conflict of interests of current realtor that there was no legal conflict of interests. Attorney Brunton further advised there was no legal conflict of interests but ethically on appearance with realtor being related to past Village President.

Trustee Geiger inquired if any conflict of interests with Trustee Geiger voting on authorizing sale of property when family member involved, and Attorney Brunton responded, advising there is no legal conflict of interests but ethically on appearance. Trustee Geiger advised family member is wife's mother's nephew, and Attorney Brunton responded, advising, citizens may say relationship close but nothing legally wrong with Trustee voting and stated if could not get a full Board vote may be important to vote. Attorney Nick Nelson advised Board could go into closed session to further discuss, and Attorney Brunton also Board had authority to go into closed session to further discuss.

Trustee Delbridge made a motion to adjourn Special Meeting to go into closed session as defined under (5 ILCS 120/2)(c)(5)(6), Open Meetings Act, with a second by Trustee Haley.

Approved by roll call vote.

Yeas: Trustee Sutherland, Trustee Gilroy, Trustee Haley, Trustee Geiger Trustee Ehnle, Trustee Delbridge;
Nays: None;
Absent: None.

President Troutman declared the motion passed to adjourn at 7:15 p.m. to enter closed session.

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ROLL CALL

President Troutman resumed Special Meeting at 7:50 a.m. and roll call showed the following board members were physically present: President Troutman, Trustee Sutherland, Trustee Gilroy, Trustee Haley, Trustee Geiger, Trustee Ehnle, and Trustee Delbridge. A quorum was present for the meeting. Others Village members present were Treasurer Hofer and Clerk Wilson.

President Troutman advised Village Zoning Officer Russ Hyde was checking on an open lot at Aten Acres and was awaiting response before consideration of any action needing to be taken regarding closed session. President Troutman advised reason was there was a question posed that required Zoning Officer to review. President Troutman noted Superintendent of Public Works Gardner would need to check on possible permit requirements by Environmental Protection Agency (EPA); therefore, Board unable to provide a response in regard to question posed regarding an open lot at Aten Acres. Zoning Officer Hyde stated Superintendent Gardner would need to check on what was needed to extend water line.

Consider and vote on signing of forms lowering the price of lots at Aten Acres Section 6, Princeville, Illinois to the current pending ordinance passed on February 20, 2018 of \$10,000.00 with a promissory note as stated in the motion: Trustee Geiger made a motion to lowering price of lots at Aten Acres Section 6 to \$10,000.00 for six (6) months, starting February 20, 2018, with promissory note forgiving \$10,000.00 if substantially built in 18 months and appraised market value upon completion of at least \$180,000.00 and, if not, the lot would be deeded back to Village; and, after six (6) months increasing price of lots at Aten Acres Section 6 to \$15,000.00 with promissory note forgiving \$10,000.00 if substantially built in 18 months and appraised market value upon completion of at least \$180,000.00 and, if not, the lot would be deeded back to the Village, with a second by Trustee Gilroy.

Approved by roll call vote.

Yeas: Trustee Sutherland, Trustee Gilroy, Trustee Haley, Trustee Geiger, Trustee Ehnle, Trustee Delbridge;

Nays: None;

Absent: None.

President Troutman declared the motion passed.

Realtor Kim Ely inquired if the motion to lowering price was retroactive to February 20, 2018, and Trustee Gilroy responded, yes. Trustee Geiger inquired if Village lists incentives, and Realtor Ely responded, advising price of lots is listed with notation to contact Agent in regard to bidding incentives. Attorney Nelson advised technically Village could state, "free lots," and Realtor Ely responded, advising wording on marketing could not state free as technically the lots were not free being there were requirements to be met. Attorney Nelson advised wording with Promissory Note could be written accordingly.

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Consider and vote on an Ordinance Authorizing the Sale of Property Located at Lot 7 Aten Acres Section 6, Princeville, Illinois (continued): Board. Attorney noted until Board votes to accept an offer the lot(s) have not sold. Attorney noted in order to remain in compliance with TIF that the Village will want to post offer accepted and any others considered and post same. President Troutman inquired with attorney if the names of those that made bids would need to be posted, and Attorney responded, advising yes, the names would need to be posted. President Troutman inquired with attorney how long to have posted, and Attorney responded, advising a week would be appropriate. President Troutman if there were any additional questions with regard to the offers.

Trustee Haley made a motion to accept the offer for property located at Lot 7, Aten Acres Section 6, in the amount of \$10,000.00, by Michael Murphy and Stephanie Murphy, with Promissory Note forgiving \$10,000.00 if substantially built in 18 months and appraised market value upon completion of at least \$180,000.00 and, if not, the lot would be deeded back to Village, with a second by Trustee Sutherland.

Approved by roll call vote.

Yeas: Trustee Sutherland, Trustee Gilroy, Trustee Haley, Trustee Delbridge;

Nays: Trustee Ehnle;

Abstain: Trustee Geiger

Absent: None.

President Troutman declared the motion carried.

President Troutman advised Board must check on lot next to Lot 7, Aten Acres Section 6, in order to see if timely process to add sewer and water lines and to see if buildable, and Superintendent Gardner would need to review and provide response.

Trustee Geiger wanted to apologize on behalf of self and noted learning experience.

Trustee Gilroy advised lots potentially available for less money now, and Trustee Geiger advised that hoped Mark Davis and Shelley Davis were still interested in purchasing another lot within Aten Acres, and Mark Davis responded, yes, as family members reside in Village.

President Troutman advised this was learning experience and, at no time, did anyone act maliciously or with intent to harm.

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Adjournment: Trustee Haley made a motion to adjourn the Special Board Meeting with a second by Trustee Geiger.

Approved by roll call vote.

Yeas: Trustee Sutherland, Trustee Gilroy, Trustee Haley, Trustee Geiger, Trustee Ehnle, Trustee Delbridge;

Nays: None;

Absent: None.

President Troutman declared the motion carried and meeting adjourned at 8:05 p.m.

Respectfully Submitted,

Spencer Wilson, Village Clerk
Village of Princeville, Illinois