

City of Martinsville

Minutes – Regular Meeting

Wednesday, September 24th, 2025

Alderman Roll Call:

Chris Davidson
Chris Perry
Harley Craig
Wendy Isbell
Travis Hill
Ashley Wilhoit

Attendance: Bob Lovell-Mayor, Terri Connelly-Treasurer, Caitlin Dill-Clerk, Jordan Wilhoit, Sheila Cribelar, Dan Kibler, and William Heleine.

Meeting called to order by Mayor Lovell at 7:10 PM.

Prayer: Bob Lovell

Pledge of Allegiance: All

Public Comments:

Sheila Cribelar came representing the Martinsville’s Chamber of Commerce. Martinsville has a need for more housing, daycare, and development. She states the Chamber board is in full support for Martinsville moving forward with the Land Bank program, TIF district, and Enterprise zone.

--Motion by H Craig, 2nd by A Wilhoit to approve 9/10/25 Regular meeting minutes.

Record Vote:

Davidson	Yes	Isbell	Yes
Perry	Yes	Hill	Yes
Craig	Yes	Wilhoit	Yes
Mayor			

Motion carried.

--Motion by C Davidson, 2nd by T Hill, to pay Bills presented.

Record Vote:

Davidson	Yes	Isbell	Yes
Perry	Yes	Hill	Yes
Craig	Yes	Wilhoit	Yes
Mayor			

Motion carried.

--Motion by C Davidson, 2nd by H Craig, to join Central IL Land Bank Authority for a 1-year contract.

--H Craig agrees with Sheila stating Martinsville needs help and joining the Land Bank would be money well spent. C Davidson states assistance from the Land Bank attorney would help getting jobs done quicker.

Record Vote:

Davidson	Yes	Isbell	Yes
Perry	Yes	Hill	Yes
Craig	Yes	Wilhoit	Yes
Mayor			

Motion carried.

--Action and Consideration to establish Enterprise zone rehabilitation minimum costs.

--Enterprise zone encompasses Pap-R Products down York St through downtown Cumberland Street. For example, if Pap-R Products wants to rebuild they would obtain a certificate from the State, then any products purchased in Illinois would become tax free. Property tax abatement schedule would be years 1-5 100%, years 6-7 75%, year 7 50%, and year 8 25%. Clark County Enterprise zone would be comprised of Martinsville, Casey, Marshall, West Union, and Westfield. Any improvement that meets the specified minimum amount is eligible. Residential projects are eligible; a person would spend over a specified amount then send their paperwork to Nancy Smitley in Marshall. Martinsville's school is on board with an Enterprise zone and TIF district. The lower the specified amount the more paperwork involved for all but having a lower minimum number would encourage more people to improve their properties. It was brought up that keeping a lower minimum would be manageable for most people, if the minimum was something like \$5-\$10k that would most likely be a loan for those people the first place. There will be a meeting with the leaders from the surrounding towns to discuss what number would be best for the minimum amount spent. For instance, if \$1500 was the minimum and was spent purchasing building materials, the tax being 7.25%, the saved amount would be \$108. Remaining questions: how often can the minimum amount spent can be altered, how long is the minimum locked in for, can it be changed at a City Council meeting?

--No action taken, tabled for further review.

--Discussion on allocation of TIF District land purchase and identifying a Developer.

--The land owner by the Bible Church wants the same amount for the 26 acres as last discussed, he will not sell the land until the City is ready to purchase it. A developer could buy the property, add water and sewer, then City would not have to. There are 3 that say they would build there. There are 15 acres City owned by the bike trails that could be used, City wouldn't be out money for purchasing, but would still have to add all utilities out there. For example, if the property is valued at \$200k, after adding sewer and water it could be valued at \$350k, the City would get the difference. Gas, sewer, and water revenue would come to the City. RFP could be used on TIF for developers. St Elmo currently has 4 TIF districts. It was questioned if apartments or duplexes could be built instead of new houses, these could be options as well depending on developer.

OTHER:

Mayor:

- The foreclosure on the Kingery property should be taking place for approximately \$6000, then it can be sold.
- The culvert replacement has been postponed to next week Monday thru Friday.
- There will be a planned power outage for 4 hours on October 2nd from 8pm-12am, from Route 40 to I70.
- Since some of the funds from the OSLAD grant are still in the bank we are not eligible for a current grant, we will have to wait for 1 year to apply.
- There is a grant for the Pollinator Program on the North end of the ball diamond.

Davidson:

- Asked when tree planting will begin. A portion will be planted in late October/early November by the ball diamond and the remaining trees will be planted in the Spring/Arbor Day.

Craig:

- A neighbor cleaned up his property but there is a dead tree leaning over his driveway from his neighbor's property. He is scared to cut it and wondered if the City could cut it and bill owner of the property. The City could send a notice to the property owner or he can cut it straight up at his property line.

Isbell:

- Looked around the South end of town and found speed limit signs on exterior roads but not on interior streets. A speed limit sign wouldn't work on the Webster hill but possibly a slow sign or children playing sign.
- Inquired about sending notices to properties that need cleaned up. There is a property that needs a lot of attention, it is becoming a problem with multiple racoons on that property disturbing surrounding neighbors.

--Motion by C Davidson, 2nd by C Perry, to close the meeting.

Record Vote:

Davidson	Yes	Hill	Yes
Perry	Yes	Wilhoit	Yes
Craig	Yes	Isbell	Yes
Mayor			

Motion carried.

Meeting adjourned 8:10 PM.

Caitlin Dill, City Clerk