

**COAL CITY VILLAGE BOARD MEETING  
OCTOBER 26, 2015**

**STATE OF ILLINOIS  
COUNTIES OF GRUNDY AND WILL  
VILLAGE OF COAL CITY**

On Monday, October 26, 2015 at 7 p.m. in the boardroom of the Village Hall, Mayor Terry Halliday called to order the regular meeting of the Coal City Village Board. Roll call-Trustees Neal Nelson, Ross Bradley, Dan Greggain, Dave Togliatti, Justin Wren and Tim Bradley. Also in attendance was Matt Fritz, village administrator, attorney Mark Heinle and Joe McKenna from Chamlin Engineering.

All present recited the Pledge of Allegiance.

The minutes of the October 12, 2015 meeting were presented. Togliatti moved to approve the minutes as written, second by T. Bradley. Roll call-Ayes; R. Bradley, Togliatti, Wren and T. Bradley. Nays; none. Pass; Nelson and Greggain. Motion carried.

The warrant list was presented for approval. Following discussion, T. Bradley moved to approve the warrant list as presented, second by Greggain. Roll call-Ayes; Nelson, Bradley, Greggain, Togliatti, Wren and Bradley. Nays; none. Motion carried.

There was no public comment at this meeting.

A letter of request from the St. Juvin Post 1336 VFW are requesting permission to hold a "Buddy Poppies" day on Saturday, November 7, 2015. They will be located at the Matteson Ace Hardware, TD Pete's and the BP station. The Board approved the request.

Ordinance 15-35. A variance request at 745 Pheasant for Leigh Garrelts was presented to the Board. Mr. Fritz explained that the owner is requesting the variance for the construction of a six-foot front porch by 32-feet long, which requires the front yard setback variance. The home was damaged in the tornado and that this would be the opportune time to make this porch improvement. A public hearing was conducted before the Planning and Zoning Board with no public in attendance. The Planning and Zoning Board approved the variance request and are making the recommendation to the Village Board. T. Bradley moved to adopt Ordinance 15-35 granting a variance regarding a front yard setback at 745 Pheasant allowing the construction of a covered



front porch, second by Wren. Roll call-Ayes; Nelson, Bradley, Greggain, Togliatti, Wren and Bradley. Nays; none. Motion carried.

Ordinance 15-36 a request for a variance and a conditional use was presented. Property owner, Nick Bulanda desires to conduct an auto sales dealership and service center. The property is zoned C-4 and the conditional use is to establish the vehicle service center at the property located at 155 E. Division Street. The variance request is for ten parking spaces rather than the required thirteen. The property was once a car sales and showroom and Mr. Bulanda would like to restore the property back to its original use. Mr. Bulanda will follow the Core Area Design Guidelines and all building codes. The public hearing was held before the Planning and Zoning Board, they approved the request and are making the recommendation to the Village Board. T. Bradley moved to adopt Ordinance 15-36 granting a conditional use and variance for the operation of a Motor Vehicle Sales and repair facility at 155 E. Division Street, second by Togliatti. Roll call-Ayes; Nelson, Bradley, Greggain, Togliatti, Wren and Bradley. Nays; none. Motion carried.

Mr. Fritz explained to the Board that bids were received for the 2015 MFT (motor fuel tax) and non-MFT projects. The bids exceeded the engineer's estimate so the Village will reject the bids for 2015 and the allotted funds for 2015 will roll over into the funding of 2016, which will enable the Village to complete larger road projects recommended. IDOT will close out the 2015 file for the Village's MFT. Wren moved to reject the 2015 MFT/non-MFT streets project allowing IDOT to close out the 2015 MFT project, second by Togliatti. Roll call-Ayes; Nelson, Bradley, Greggain, Togliatti, Wren and Bradley. Nays; none. Motion carried.

Mr. Fritz informed the Board that the demolition bids for the tornado damaged homes that have not been restored came in higher than anticipated. Only one contractor, Stott Contracting was the only bidder. In order to lower the overall demolition costs, environmental remediation will be completed. Performing new bids will prolong the demolition process. Since the bid letting was noticed, one of the four homes has been demolished. Joe McKenna from Chamlin said that the environmental evaluation will be performed by a private company. All the expenses for the demolitions will be liened by the Village. T. Bradley moved to reject the residential demolition bids of October 22, 2015 and authorize the engineer to re-issue bid specifications relying upon the execution of an environmental analysis report for each



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household to provide additional disposal information for interested contractors, second by Greggain. Roll call-Ayes; Nelson, Bradley, Greggain, Togliatti, Wren and Bradley. Nays; none. Motion carried.

Attorney Heinle presented an Amended Agreement between the Village of Coal City Police Department and Exelon for security service at the Dresden Nuclear Station. Exelon had issues with the indemnification clause and presented the revised agreement. Attorney Heinle redrafted that clause and is recommending that the Village authorize the Mayor to execute the new Amended Agreement. Togliatti moved to authorize the Mayor to execute the Amended Agreement, second by Wren. Roll call-Ayes; Nelson, Bradley, Greggain, Togliatti, Wren and Bradley. Nays; none. Motion carried.

The 2015 Tax Levy preliminary ordinance was presented by Mr. Fritz. Due to the rate increase exceeding 5%, a Truth in Taxation Hearing must be scheduled. The Tax Levy will be finalized by the end of November. Mr. Fritz explained the levy figures and changes. A finance committee meeting will be scheduled in the near future for further tax levy discussion. T. Bradley moved to prepare the 2015 Levy Adoption Ordinance for consideration at the November 23<sup>rd</sup> regular meeting after conducting a Truth in Taxation Hearing, second by Wren. Roll call-Ayes; Nelson, Bradley, Greggain, Togliatti, Wren and Bradley. Nays; none. Motion carried.

Mayor Halliday stated that Representative Kate Cloonen would be holding Satellite Office Hours on Friday, October 30<sup>th</sup> from 10 a.m. to noon. Also, he read aloud certain excerpts for the Proclamation honoring Medical-Surgical Nurses Week and will execute same. Halloween is Saturday, October 31<sup>st</sup> and wished everyone a safe holiday.

T. Bradley announced that the Coalers High School football team will be at Marengo as they begin play-off games. He also thanked the Mayor and Board for recognizing Medical-Surgical Nurses Week.

Wren asked if someone would check out the excess asphalt dumped at Marguerite.

Togliatti gave an update on the Long Term Recovery Committee (LTRC). Those registered as damaged property after the tornado will receive a check for \$400 at the Coal City Library Annex from the LTRC. Funding is from benefit proceeds and donations.



Greggain reported on the Park Board. The scheduled events for 2016 include the ice skating rink, two movie nights and three farmers markets.

Nelson asked if the stumps can be removed from the Village's parkways. Mr. Fritz stated that the stump grinding/removal equipment should be delivered this week. Nelson said he was proud of the community for pulling together during this tornado disaster.

Attorney Heinle reported:

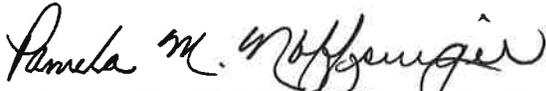
- Regarding the properties slated for demolition by the Village; one is in bankruptcy (160 Walnut), two are in foreclosure (1090 & 1095 S. Broadway) and that the banks will not stop the Village from their demolition proceedings
- A settlement agreement has been reached and a deed was prepared regarding the Big Timber property
- Virginia Street demolition suit will be coming up in Court next week.

Joe McKenna announced:

- Meadow Estates utilities are complete and will start road construction soon
- Restoration in Prairie Oaks is near completion

Mr. Fritz presented the financial report which includes the tornado expenses. Bond funding is expected in November. The fund reserve will be presented at the finance committee meeting to be scheduled next week.

T. Bradley moved to adjourn the meeting, second by Wren. Roll call-Ayes; Nelson, Bradley, Greggain, Togliatti, Wren and Bradley. Nays; none. Motion carried. The meeting was adjourned at 7:58 p.m.

  
Pamela M. Noffsinger, Village Clerk