

**COAL CITY VILLAGE BOARD MEETING  
MARCH 23, 2016**

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

At 7:07 p.m. on Wednesday, March 23, 2016, Mayor Terry Halliday called to order the regular meeting of the Coal City Village Board in the boardroom of the Village Hall. Roll call-Trustees Neal Nelson, Ross Bradley, and Dan Greggain. Absent; Trustees Dave Togliatti, Justin Wren and Tim Bradley. Also in attendance were Matt Fritz, Village Administrator, attorney Mark Heinle, Police chief Tom Best and Joe McKenna from Chamlin Engineering.

Mayor Halliday honored John "Jack" Ronchetti, the former Coal City building inspector and prominent resident who passed away recently, with a note of his accomplishments and achievements. A moment of silence was conducted in his honor.

All present recited the Pledge of Allegiance.

The minutes of the March 10, 2016 meeting were presented for approval. R. Bradley moved to approve the minutes as written, second by Greggain. Roll call-Ayes; Nelson, Bradley, Greggain and Halliday. Nays; none. Absent; Togliatti, T. Bradley and Wren. Motion carried.

The warrant list was reviewed by the Board. Mr. Fritz asked that the invoice to the Illinois Fire & Police Commission be withdrawn from the list as the member cannot attend the Spring Seminar as planned. R. Bradley moved to approve the warrant list, second by Greggain. Roll call-Ayes; Nelson, Bradley, Greggain and Halliday. Nays; none. Absent; Togliatti, T. Bradley and Wren. Motion carried.

**PUBLIC COMMENT**

1. Several residents were in the audience to discuss the alley in the east/west alley between West Third Street and West Fourth Street. The residents expressed their desire to have the alley, which is presently half grass and unfinished and the remaining half is finished with gravel. In addition, drainage is an issue with large ruts. Residents said that vehicles are getting stuck, driving on their lawns to avoid the pot holes and ruts, and some of the residents are bringing in fill to fix their lawns and causing other residents to absorb the water run-off which causes their property to be affected. Mayor



Halliday said that the issue is always funding for the project and that the Village has determined that the area is a dedicated alley. Mr. Fritz said that the problem was discussed at the Street and Alley Committee meeting and that a policy is being presented tonight to the Board regarding installation of alleys in the Village. However, it has been recognized that there exists a drainage issue in the alleyway and that the Village is investigating the probability of installing a storm water drain to help alleviate the standing water issue. A copy of the proposed alley policy was given to the residents for their review. Extension of the alley will be the responsibility of the homeowners but the Village will maintain the alley once completed. Further research will be conducted by the Village. Mayor Halliday suggested that barricades be placed at the entrance where the alley has not been completed to stop vehicles from entering. Those residents who expressed their opinions and issues were:

Don Bianchetta	William Lyday	Pat Bianchetta	Sheri Unger
380 N. DeWitt	190 W. Third Street	380 N. DeWitt	255 W. Fourth Street
Coal City, IL	Coal City, IL	Coal City, IL	Coal City, IL

2. Resident James Aldridge of 180 W. Third Street, Coal City, IL, stated that the northeast corner of Linda and Oak Street is a large branch hanging and that the property has been abandoned by the owner. Mayor Halliday said the branch is the responsibility of the homeowner. Attorney Heinle stated the legal process for the branch removal by the Village. Tornado volunteers might be available for this project.

3. Cherie Sieger, representing the Coal City Junior Woman's Club requested permission to plant a "Pinwheel Garden" in Campbell Memorial Park to show support of Child Abuse and Prevention Awareness Month in April. The club will place pinwheels in the park, display a banner for the cause and remove everything when completed. Also, April 22<sup>nd</sup> is "Tie One On" for child neglect awareness and encourages everyone to wear a tie on that date. A motion to approve the request will be held at the next Village Board meeting.

A letter of request for a "Tag Day" on behalf of the Coal City Chaos Baseball Team was presented. The event will be held on Saturday, May 28<sup>th</sup> with volunteer collection in front of local businesses. The fundraiser will fund the team's attendance at Cooperstown in 2017. The Board agreed to the request.

- Ordinance 16-06 a settlement agreement regarding 170 W. Walnut was presented to the Board. The property was deemed a dangerous structure and slated for demolition. The owners of the property need to either provide the emergency stabilization, repair the property, provide proof of the sale of the property and insure the Village reimbursement for time and legal fees for the demolition process. The owners state that the property is in the process of being sold and the new owner will rehab the property into livable conditions. Attorney Heinle has been in contact with the owner's attorney to negotiate the terms of the agreement. Discussion included:
  - Requiring emergency stabilization , securing the property, clean-up and tarping
  - Proof of sale within 30 days; closing within 60 days
  - \$4,700 reimbursement to Village for expenses
  - Owners legal claims:
    1. Contractor buying property to "flip"
    2. Obtaining building permits for repairs
    3. Offer of \$3500 towards the Village expenses & agree to sign agreement
  - Village has completed the legal notification for demolition
  - Reimbursement-lien property for non-payment
  - Property appears to be for sale; contract pending following Boards decision on issue

Attorney Heinle was instructed to proceed with the process and negotiate with the owner's attorney for settlement. Greggain moved to adopt Ordinance 16-06 approving a settlement agreement regarding 170 W. Walnut, second by R. Bradley. Roll call-Ayes; Nelson, Bradley, Greggain and Halliday. Nays; none. Absent; T. Bradley, Togliatti and Wren. Motion carried.

Ordinance 16-07 regarding the yearly allowance to the secretary of the Police & Fire Board of Commissioners was presented to the Board. The Fire & Police Board of Commissioners is requesting that their secretary receive a yearly stipend of \$600.00 annually. The Secretary is in charge of the minutes and coordinator of testing for the eligibility list along with other various duties and should be compensated for those efforts. Greggain moved to adopt Ordinance 16-07 establishing annual compensation to

the Secretary of the Fire & Police Board of Commissioners in the amount of \$600, second by R. Bradley. Roll call-Ayes; Nelson, Bradley, Greggain and Halliday. Nays; none. Absent; T. Bradley, Togliatti and Wren. Motion carried.

Resolution 16-07 authorizing enforcement actions regarding dangerous structures at 350 S. Broadway was reviewed by the Board for approval. Mr. Fritz explained that the property was involved in a fire in 2014. The property has not been repaired since that occurrence. The owner has been notified several times with the latest notice being sent on March 7, 2016 for the demolition of the damaged home. Legal process was discussed. Greggain moved to adopt Resolution 16-07 authorizing enforcement actions for the Dangerous Structure at 350 S. Broadway, second by R. Bradley. Roll call-Ayes; Nelson, Bradley, Greggain and Halliday. Nays; none. Absent; T. Bradley, Togliatti and Wren. Motion carried.

The preliminary budget ordinance was presented to the Board. This is for FY2017. Approval of the ordinance will be at the April 27, 2016 meeting in order to comply with the State statute of filing. The proposal of the budget follows several budget meetings held with each of the department heads. R. Bradley moved to approve the reading of the Preliminary Ordinance and set the ordinance for adoption on April 27, 2016, second by Nelson. Roll call-Ayes; Nelson, Bradley, Greggain and Halliday. Nays; none. Absent; T. Bradley, Togliatti and Wren. Motion carried.

Two Board Policies were presented to the Board. One was regarding alley installation. The policy includes a guide as to how residents can receive help in the establishment and maintenance of alleys. Attorney Heinle will review the policy. Greggain moved to accept the policy regarding the installation of alleys subject to legal review, second by R. Bradley. Roll call-Ayes; Nelson, Bradley, Greggain and Halliday. Nays; none. Absent; T. Bradley, Togliatti and Wren. Motion carried.

The second policy addresses tornado related property maintenance standards. This policy is in reference to homes neglected from the June 22<sup>nd</sup> tornado but not deemed dangerous properties. The policy will serve as a guideline for the building department and the implementation of proper procedure for property maintenance. Discussion included enforcement scenarios (i.e. tickets, lawsuits), notice dates and date to proceed (i.e. 45 days after notification, or June 23<sup>rd</sup> as the end date), properties left as foundations only or with foundations and deck only.

Mayor Halliday presented Trustee Neal Nelson with a Proclamation from the State of Illinois in recognition of his retirement from the Coal City Mayor position. Mayor Halliday requested an update regarding the "Ulivi Building" at 65 S. Broadway. The update was that demolition bids were being accepted with the date of demolition being as early as next week.

Trustee Greggain gave a report of the recent Park Board meeting. A Farmers' Market will be held six times this year starting in July and ending October 15<sup>th</sup>. The dog park is now open and the 2015 registrations will be honored in 2016. June 18 is the date of the Annual Car Show. April 29<sup>th</sup> & 30<sup>th</sup> is the All-Town Garage Sales dates. Repair from the tornado is being done in North Park and Lions Park. Bids will be taken for the rebuilding of the Thad Berta Pavilion in Lions Park.

Trustee Nelson thanked the various departments for the budget cuts for the fiscal year 2017 budget.

Attorney Heinle announced that the liens are being recorded so the Village can re-coop expenses for the demolition of the properties. Foreclosure procedures were discussed and the legalities of the process were presented. The Village could obtain the vacant lots and sell the properties. The Board advised Attorney Heinle to proceed with that process.

Joe McKenna from Chamlin Engineering reported that the MFT project was approved by IDOT. The water treatment plant projects, SCADA and pipe replacement, will be going out for bid in the near future.

Chief Best announced that he would be on vacation and that he will supply Matt Fritz with the schedule of the police force sergeants. Also, traffic studies are being conducted in Meadow Estates for stop sign placement.

Mr. Fritz reported on the Long Term Recovery Committee. \$400 checks have been issued to 554 residents affected by the tornado with \$100,000 balance still existing. Letter will be sent to homeowners for additional funding and the deadline for that request is April 28<sup>th</sup>. ComEd will be distributing free trees on April 29<sup>th</sup> and the Village is still trying to obtain the trees that will be donated by the Coal City Area Club.

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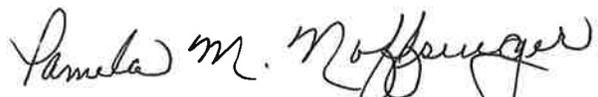
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The issue with these trees is the planting process. Volunteers will be in the area on April 9<sup>th</sup>, 23<sup>rd</sup> and 30<sup>th</sup>.

April 13<sup>th</sup> is the Will County Governmental League Lobby Day in Springfield of which Mayor Halliday and Mr. Fritz will be attending. The next Board meeting will be held on Monday, April 11<sup>th</sup>. The Grundy Economic Development Council Legislative Breakfast is scheduled for Monday, April 25<sup>th</sup>. Please notify the Clerk if anyone is interested in attending. State Representatives and Senator Rezin are slated to be in attendance.

It was suggested that a thank-you should be publicized for the stump grinder that was donated to the Village from the Morris Lions Club. Also, two Coal City maintenance department employees have been volunteering their time to operate the stump grinder.

R. Bradley moved to adjourn the meeting, second by Greggain. Roll call-Ayes; Nelson, Bradley, Greggain and Halliday. Nays; none. Absent; T. Bradley, Togliatti and Wren. Motion carried. The meeting was adjourned at 8:50 p.m.

  
Pamela M. Noffsinger, Village Clerk