

**COAL CITY VILLAGE BOARD MEETING  
AUGUST 10, 2016**

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

At 7:07 p.m. on Wednesday, August 10, 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, Dan Greggain, Dave Togliatti and Tim Bradley. Absent; Trustee Wren. Also in attendance were Matt Fritz, village administrator, attorney Mark Heinle, Joe McKenna from Chamlin Engineering and Police Chief Tom Best.

All present recited the Pledge of Allegiance.

The minutes of the July 27, 2016 were presented. T. Bradley moved to approve the minutes as written, second by R. Bradley. Roll call-Ayes; Nelson, Bradley, Togliatti, and Bradley. Nays; none. Absent; Wren. Pass; Greggain. Motion carried.

The warrant list was presented. A revision was made to the invoice from Share Corporation in the amount of \$75.00 and a correction to the warrant list regarding the amount to Grundy Supply for janitorial services. R. Bradley moved to approve the warrant list with the correction and addition, second by Greggain. Roll call-Ayes; Nelson, Bradley, Greggain, Togliatti and Bradley. Nays; none. Absent; Wren. Motion carried.

There was no public comment at this meeting.

Ordinance 16-17 authorizing the execution of an Annexation Agreement with RMR Investments, LLC for 1630 South Broadway was presented to the Board. Mr. Fritz explained that this property will be utilized as a business office building with approximately 10 fulltime employees. Included in the Annexation Agreement is a reduction of property taxes for a limited time as well as the total building permit fees during its renovation. Nelson moved to adopt Ordinance 16-17 authorizing the execution of an Annexation Agreement with RMR Investments, LLC concerning 1630 South Broadway, second by Greggain. Roll call-Ayes; Nelson, Bradley, Greggain, Togliatti and Bradley. Nays; none. Absent; Wren. Motion carried.

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Ordinance 16-18 annexing the property at 1630 South Broadway into the Village of Coal City was presented to the Board. R. Bradley moved to adopt Ordinance 16-18 Annexing Certain Territory-1630 South Broadway, into the Village of Coal City, second by T. Bradley. Roll call-Ayes; Nelson, Bradley, Greggain, Togliatti and Bradley. Nays; none. Absent; Wren. Motion carried.

Ordinance 16-19 authorizing a map amendment, variance and conditional use for the property located at 1630 S. Broadway was presented to the Board for consideration. The map amendment is for an I-1 zoning instead of the residential zoning. The variance is for a gravel parking lot and drive. The conditional use is for outside storage at the 1630 South Broadway location. A Public Hearing regarding these issues was heard before the Planning and Zoning Board and they approved the requests and are making that recommendation to this Board. R. Bradley moved to adopt Ordinance 16-19 granting a map amendment, conditional use and variance for the operation of an industrial use at 1630 South Broadway, second by T. Bradley. Roll call-Ayes; Nelson, Bradley, Greggain, Togliatti and Bradley. Nays; none. Absent; Wren. Motion carried.

Resolution 16-10 authorizing entry into a façade improvement grant agreement with Nick Bulanda for the commercial building located at 155 E. Division Street was presented to the Board. Mr. Bulanda, who was present for this meeting, plans on using the structure for car sales and is requesting the sum of \$74,000 towards the building improvements. Centru Bank will administer the construction loan and the property will be liened until the grant is paid in full to the Village. The terms of the façade grant were explained. This request was heard before the Planning and Zoning Board and they approved the request. Togliatti moved to adopt Resolution 16-10 authorizing entry into a Façade Improvement Grant with Nicholas Bulanda of Ultimate Rides at 155 E. Division Street, second by Greggain. Roll call-Ayes; Nelson, Bradley, Greggain, Togliatti, and Bradley. Nays; none. Absent; Wren. Motion carried.

Resolution 16-11 authorizing entry into a façade improvement grants agreement with Cesare Bratta for the property at 680-684 South Broadway and 690 S. Broadway was presented to the Board for consideration. Mr. Fritz stated that the improvements would cost \$20,000 with the expense going to glass and to make the entrance flush with the building façade. The property would remain brick. The Planning and Zoning Board approved the grant request and also determined that awnings would not be required.



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Centrue Bank will be the administrators for the construction disbursement of the grant funds. A lien will be placed on the property until the grant is paid back to the Village in full. The final payment will be made when the final inspection has been completed and the construction has passed the inspection. Attorney Heinle gave the legal opinion regarding the process and any risks to the Village for non-compliance of the agreement. Greggain moved to adopt Resolution 16-11 authorizing entry into a Façade Improvement Grant with Cesare Bratta of Cyber Broadcasting at 680-684 S. Broadway and 680 S. Broadway, second by R. Bradley. Roll call-Ayes; Nelson, Bradley, Greggain, Togliatti and Bradley. Nays; none. Absent; Wren. Motion carried.

Resolution 16-12 regarding providing police back up policing services for contract communities was presented to the Board. Mr. Fritz explained that contract communities were neighboring communities that contract with the County Police Forces for policing. On emergency occasions, the Coal City Police Department has sent officers to these communities to assist the County Police. In particular, those communities are Carbon Hill and Diamond. The Village of Coal City has expressed their concern for our officers and the liability it places on our Village. The proposed agreement would request a small payment for a portion of the liability insurance related to the total number of calls provided to each community. In addition, each community must absorb the liability for workers compensation increases and disability benefits resulting from any injury suffered during Coal City's police assistance to each community within their borders. If the agreement is not signed by the neighboring communities, Grundy County dispatch will be notified not to call the Coal City Police Department for assistance. From the audience, Sarah Beach, of 865 Covey Lane, asked if the Coal City Police Department would assist in an extreme emergency. Chief Best responded that in an extreme emergency, ILEAS (Illinois Law Enforcement Alarm System) will contact the Coal City P.D. and the department would respond. A revision was noted to the agreements which will be revised by Attorney Heinle before being sent to Carbon Hill and Diamond for execution. Mayor Halliday said he respected Carbon Hill and Diamond and would respect their decisions. Togliatti moved to adopt Resolution 16-12 providing terms by which Coal City Police Department may provide backup policing for contract communities with the amendments made to the agreement and execution of a letter by Mayor Halliday to each community, second by Nelson. Roll call-Ayes; Nelson, Greggain, Togliatti and Halliday. Nays; T. Bradley and R. Bradley. Absent; Wren. Motion carried.



Mr. Fritz presented information regarding complete overhaul of the Village's communication system. This includes new handsets, additional SCADATA units to replace the present alarm detection will be purchased. Fiber reliability from Comcast is nearly 100% reliable as compared to our present VOIP telephone and internet. A large cost to the Village is for the dedicated circuits for the water and sewer treatment plant functions. Payment for the upgrades is \$17,903.46 with a monthly expense of \$2,936.75 for internet and monthly phone service. Eric Peterson and Matt Wilkinson from Peterson Consulting were present for questions. T. Bradley moved to approve the communications upgrade and overhaul plan for the Village, second by Greggain. Roll call-Ayes; Nelson, Bradley, Greggain, Togliatti and Bradley. Nays; none. Absent; Wren. Motion carried.

Joe McKenna presented a request for final payment to J.K. Trotter Enterprises for the demolition of the tornado damaged properties at 1090 South Broadway, 1095 South Broadway and 160 West Walnut. Restoration is completed and the Coal City maintenance supervisor and the Building and Zoning Official have inspected the properties and approve the final payment, also. The balance of the project is \$5,277.50. Once the lien waivers are received, Mr. McKenna recommends the final payment to the contractor. R. Bradley moved to authorize final payment of \$5,277.50 to J.K. Trotter for work related to the demolition of tornado damaged properties, second by Greggain. Roll call-Ayes; Nelson, Bradley, Greggain, Togliatti and Bradley. Nays; none. Absent; Wren. Motion carried.

The Assumption of the Blessed Virgin Mary Catholic Church is requesting that the Board authorize the reduction of building permit fees for the addition and renovation of the church on South Kankakee Street. Fr. Noesen and four representatives of the building committee were in attendance. The total fees for the building permit are \$10,806. Since this is a large commercial project, a review of the plans was completed by an independent firm. Mr. Fritz stated that after consulting with the Building and Zoning Official, the fees could be reduced by 34% making the cost of the permit \$7,110. The Board expressed their appreciation for all the assistance to the community by the local churches during the 2015 tornado. T. Bradley moved to provide a waiver for a portion of the overall building permit fee to Assumption Catholic Church setting its renovation building permit fee at \$7,110.00, second by Greggain. Roll call-Ayes; Nelson, Bradley, Greggain, Togliatti and Bradley. Nays; none. Absent; Wren. Motion carried.



An Agreement from Sunset Cinema to provide a movie screen and equipment for the "Movie in the Park" event in Campbell Memorial Park on Saturday, August 20<sup>th</sup> was presented to the Board. It was announced that the movie to be shown that evening is Batman vs Superman. The fee for this service is \$500.00. Greggain moved to authorize the execution of the agreement to Sunset Cinema for the equipment for the Movie in the Park, second by T. Bradley. Roll call-Ayes; Nelson, Bradley, Greggain, Togliatti and Bradley. Nays; none. Absent; Wren. Motion carried.

Mayor Halliday recommended the appointment of Sarah Beach to the Coal City Park Board for the term of five years to fill the vacancy. Greggain moved to approve the appointment of Sarah Beach to the Park Board for the term of five years, second by T. Bradley. Roll call-Ayes; Nelson, Bradley, Greggain, Togliatti and Bradley. Nays; none. Absent; Wren. Motion carried.

Mayor Halliday asked Mr. Fritz when the building department annex trailer will be removed and Mr. Fritz responded in the near future.

Trustee Greggain reported on the Farmers Market with the next event scheduled for August 20, 2016. More vendors have been applying for space at the event. Also, August 20 and 21, is the community build action for the construction of the Hope Helps Park with volunteers needed for assistance. Dusk on August 20<sup>th</sup> is the "Movie in the Park" in Campbell Memorial Park.

Trustee R. Bradley thanked Chief Best in orchestrating the clean-up of the First Avenue property.

Trustee Nelson said it is now fourteen months since the tornado of 2015 with many residents returning to their homes, and wondered when the Village Administrator would be returning to his new residence? Mr. Fritz responded that it would be in September.

The Village Clerk stated that she had attended a training session through the Will-Grundy County Clerks Association wherein the Will County Clerk and staff presented a program regarding the local elections of 2017.



Attorney Heinle reported on the Local Government Reimbursement Act recently signed by the Governor and the new expense reimbursement policy.

Mr. McKenna presented a status of the SKADATA project and the MFT project stating that AT&T has moved their lines, the Village maintenance department is completing the storm water work then D Construction will perform the street upgrade.

Mr. Fritz reminded the Board that the Illinois Municipal League Conference in Chicago is September 22<sup>nd</sup>-24<sup>th</sup>. Rooms have been reserved for the attendees and to notify the Clerk on attendance.

Greggain moved to adjourn the meeting, second by T. Bradley. Roll call-Ayes; Nelson, Bradley, Greggain, Togliatti and Bradley. Nays; none. Absent; Wren. Motion carried. The meeting was adjourned at 8:14 p.m.

  
Pamela M. Noffsinger, Village Clerk