

**COAL CITY VILLAGE BOARD MEETING
MARCH 6, 2019**

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

At 7 p.m. on Wednesday, March 6, 2019, Mayor Terry Halliday called to order the meeting of the Coal City Village Board in the boardroom of the Village Hall. Roll call- Trustees Ross Bradley, Dan Greggain, David Spesia, Tim Bradley and Sarah Beach. Absent; Neal Nelson. Also in attendance was Matt Fritz, village administrator, Ryan Hansen from Chamlin Engineering and Police Chief Tom Best.

All present recited the Pledge of Allegiance.

The minutes of the February 27, 2019 meeting were presented. Greggain moved to approve the minutes as written, second by R. Bradley. Roll call-Ayes; Bradley, Greggain, Spesia, Bradley and Beach. Nays; none. Absent; Nelson. Motion carried.

The warrant list was presented. T. Bradley moved to approve the warrant list as presented, second by Spesia. Roll call-Ayes; Bradley, Greggain, Spesia, Bradley and Beach. Nays; none. Absent; Nelson. Motion carried.

There was no public comment at this meeting.

Ordinance 19-09 granting an RM-2 Multi Family Residential Planned Unit Development (PUD) at 130 E. Blackstone requested by the owner/developer, Bernard D'Orazio was presented to the Board. Mr. D'Orazio was in attendance. Mr. Fritz explained that Mr. D'Orazio had purchased the property and is requesting that the Industrial zoning be changed to RM-2 High Density Multi-Family zoning to accommodate the development with 18 dwelling units; 14 single family attached units and 4 apartments within the existing structure. Originally Mr. D'Orazio had requested a variance for the construction of multi-story units but withdrew the application and resubmitted the request for the rezoning and PUD. The PUD Committee reviewed the application and approved the request. Questions and concerns of this Board included:

- Drainage
- Curbs on Blackstone
- Lighting-parking lot and on each unit
- Dumpster location-penned/fenced area
- Water meter & shut-off at each unit

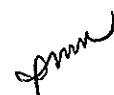
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T. Bradley moved to adopt Ordinance 19-09 granting rezoning and the utilization of planned unit development for multi-family residential structure at 130 E. Blackstone, second by Beach. Roll call-Ayes; Bradley, Greggain, Spesia, Bradley and Beach. Nays; none. Absent; Nelson. Motion carried.

Ordinance 19-10 authorizing the Mayor to enter into a redevelopment agreement with Bernard D'Orazio for 130 E. Blackstone Street was reviewed by the Board. Mr. Fritz explained that Mr. D'Orazio is building an 18-unit development and a reduction in building fees is within the redevelopment agreement. The total construction fees assessed by the Village would be \$221,838.00 and the discounted total fee is calculated at \$90,270.00. T. Bradley moved to adopt Ordinance 19-10 providing a discounted building permit fee for the residential PUD at 130 E. Blackstone Street, second by Beach. Roll call-Ayes; Bradley, Greggain, Bradley and Beach. Nays; Spesia. Absent; Nelson. Motion carried. The Board thanked Mr. D'Orazio for investing in our community and offered good luck for his endeavor.

Ordinance 19-11 amending Ordinance 14-37 that establishes the area for the Ottawa Enterprise Zone to remove certain acreage within the zone. Kevin Lindeman from NCICG (North Central Illinois Council of Government) explained that Reichold Chemical is withdrawing 34.4 acres from the Ottawa Enterprise Zone which includes a 3 ft. strip around the perimeter. The original adoption of the Ottawa Enterprise Zone was done by the Village in 2014. The property will become part of the Diamond Enterprise Zone. T. Bradley moved to adopt Ordinance 19-11 amending Ordinance 14-37 removing certain acreage from the enterprise zone, second by R. Bradley. Roll call-Ayes; Bradley, Greggain, Spesia, Bradley and Beach. Nays; none. Absent; Nelson. Motion carried.

Resolution 19-04 approves the intergovernmental agreement between the Village of Coal City and the NCICG for the reimbursement of the County's payments to the North Central Illinois Council of Government for services related to the Coal City Coaler Lift State IKE grant. Mr. Fritz announced that the fee to NCICG for performing administrative services for the project is \$20,500. Kevin Lindeman from NCICG explained the responsibilities as administrators of the grant project. R. Bradley moved to adopt Resolution 19-04 entering into an Agreement with Grundy County to allow any liability for the NCICG Administration Agreement to pass through to the Village of Coal City, second by Greggain. Roll call-Ayes; Bradley, Greggain, Spesia, Bradley and Beach. Nays; none. Absent; Nelson. Motion carried.



Kevin Lindeman gave an update regarding the housing program grant program. Since Coal City was not selected for the first round of grant recipients, the Village will resubmit their application in August 2019. Additional knowledge will be gathered in hopes of securing the 2nd application approval. Mr. Lindeman stated that it will take approximately 4-5 months before the grant approval announcement will be made.

Mr. Fritz announced that CBBEL had received the bid tabulations regarding the South Broadway reconstruction project. The contract was awarded to D Construction in the amount of \$4,631,410. The pre-construction meeting is scheduled for March 20th. Spesia moved to confirm IDOT's awarding of a bid for construction of the South Broadway Project in the amount of \$4,631,410 for D Construction to complete the reconstruction project as designed, second by R. Bradley. Roll call-Ayes; Bradley, Greggain, Spesia Bradley and Beach. Nays; none. Absent; Nelson. Motion carried.

Chief Best described the emergency communication outreach program and the purchase of Code RED for emergency alerts. The alerts will be Village wide or specific designated areas through text messages, voice mail and e-mail. This was reviewed at the Public Health & Safety meeting and the proposed project was recognized in the strategic planning process. The fee for Code RED is \$4,000 annually. Greggain moved to authorize the purchase of Code RED Communication in the amount of \$4,000 to establish emergency calling services for Coal City residents, second by T. Bradley. Roll call-Ayes; Bradley Greggain, Spesia, Bradley and Beach. Nays; none. Absent; Nelson. Motion carried.

Mr. Fritz stated that the Village's two water towers are due for inspection and cleaning. Both services can be performed on the North and South water towers in an amount not to exceed \$20,000 by Central Tank Coatings, Inc. R. Bradley moved to authorize the inspection and cleaning of the North and South water towers by Central Tank Coatings, Inc. in an amount not to exceed \$20,000, second by Greggain. Roll call-Ayes; Bradley, Greggain, Spesia, Bradley and Beach. Nays; none. Absent; Nelson. Motion carried.

Mr. Fritz explained that approximately one year ago the Village Board approved the purchase of a new backhoe for the public works department. At the time the purchase price of the backhoe was not to exceed \$104,650, with a trade-in being offered

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at \$17,000. However, the used backhoe was sold for \$20,600 which exceeds the trade-in amount. The purchaser of the used backhoe never paid the amount not picked-up the equipment. The final transaction amount is \$109,050 which is \$4,400 higher than the initial authorized amount. Patten would like to clear this matter up with a final payment of the \$4,400. Greggain moved to authorize an additional \$4,400 for the new backhoe acquisition allowing the vendor, Patten, to get its last payment in the same amount, second by R. Bradley. Roll call-Ayes; Bradley, Greggain, Spesia, Bradley and Beach. Nays; none. Absent; Nelson. Motion carried.

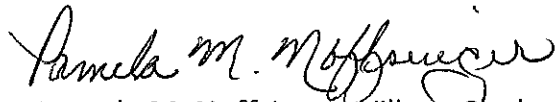
Mayor Halliday thanked Trustee Spesia for keeping the South Broadway Reconstruction project in order and hopes the public will be patient during the construction process. This project will change the face of the downtown area.

Mr. Fritz announced:

- The 2020 Census process is upon us with 83% of the Village residents counted in the last census of 2010
- Will County Governmental League held a meeting and Mr. Fritz is on the Transportation Sub-Committee
- CMAP will distribute for regional projects; Will County distribution portion has been increased and the Village may be receiving a portion of the funding

Mayor Halliday reiterated that the US Census is very important to this community and encouraged residents to participate. He is hoping that the Villages of Coal City, Carbon Hill and Diamond can partner in getting the information out to the public.

Beach moved to adjourn the meeting, second by R. Bradley. Roll call-Ayes; Bradley, Greggain, Spesia, Bradley and Beach. Nays; none. Absent; Nelson. Motion carried and the meeting was adjourned at 7:57 p.m.


Pamela M. Noffsinger, Village Clerk