

**COAL CTIY VILLAGE BOARD MEETING
MAY 10, 2017**

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

Mayor Terry Halliday called to order the regular meeting of the Coal City Village Board at 7:17 p.m., immediately following the Public Hearing, on Wednesday, May 10, 2017 in the boardroom of the Village Hall. 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, Police Chief Tom Best and Ryan Hansen from Chamlin Engineering.

All present recited the Pledge of Allegiance.

The minutes of the April 26, 2017 meeting were presented for approval. R. Bradley moved to approve the minutes as presented, second by Wren. Roll call-Ayes; Nelson, Bradley, Togliatti, Wren and Bradley. Nays; none. Pass; Greggain. Motion carried.

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

Mayor Halliday and the Trustees acknowledged the service and dedication of Trustee Dave Togliatti. A token of appreciation was presented to Trustee Togliatti. He then left the meeting and the Village Clerk swore in the new elected Trustees; Tim Bradley, Sarah Beach and Justin Wren. They took their place at the Board table and the meeting continued.

There was no public comment at this meeting.

Ordinance 17-11, the Annexation Agreement for the property owned by Eugene and Irene Wren was presented to the Board. This was the subject of the Public Hearing held previously before tonight's meeting. The property is approximately 2.18 acres and located at the corner of East Spring Road and South Broadway, and address is 1020 S. Broadway. T. Bradley moved to adopt Ordinance 17-11 entering into an Annexation Agreement with Eugene and Irene Wren for their property located at Broadway and

Spring Road, second by Beach. Roll call-Ayes; Bradley, Greggain, Beach, Wren and Bradley. Nays; Nelson. Motion carried.

Ordinance 17-12 an ordinance annexing the aforementioned property into the Village of Coal City was presented for consideration. Greggain moved to adopt Ordinance 17-12 annexing certain property to the Village of Coal City located at the southeast corner of Spring Road and Broadway, second by T. Bradley. Roll call-Ayes; Bradley, Greggain, Beach, Wren and Bradley. Nays; Nelson. Motion carried.

Ordinance 17-13, granting a conditional use for a Planned Unit Development and Rail and Accessory Use, Rezoning, and Subdivision Approvals with Preliminary Plat Approval for approximately 142 acres, located on Reed Road between South Broadway and Berta Road was presented to the Board. The property will be used as a rail trans loading facility, trucking and warehouse operation by Hoffman Property Holding, LLC, d/b/a Hoffman Transportation. Ken Carlson, attorney for the developer/owner was present. The property was previously annexed and the rezoning will be to I-1. Points of clarity and discussion included:

- Planned Unit Development was approved at Sub-Committee and unanimously by the Village Planning and Zoning Board
- Development will be constructed in states
- Final Plat to be presented for approval within one-year
- Construction build-out time lines presented for buildings
- Curb cuts on Reed Road is the approval and responsibility of Grundy County Transportation Department
- Construction will abide by the Village Codes

Trustee Nelson thanked the developer for the construction of a berm on the property. T. Bradley moved to Adopt Ordinance 17-13 granting a P.U.D. along with Conditional Uses and Necessary Zoning of the Hoffman Transportation Development on Reed Road, second by Greggain. Roll call-Ayes; Nelson, Bradley, Greggain, Beach, Wren ad Bradley. Nays; none. Motion carried.

Ordinance 17-14 a T.I.F. Redevelopment Agreement with Hoffman Property Holdings, LLC was presented to the Board. Mr. Fritz explained that the Hoffman property owner/developer will install utilities in the amount of \$2,116,000. Through the

TIF (Tax Increment Financing) Hoffman will be reimbursed for the \$2.1 million in the public improvements. Following the reimbursement of \$2.1 million, Coal City and the developer will split the remaining increment for the remaining time of the TIF District 50/50 until the developer has recovered the total TIF reimbursable investment. Mayor Halliday thanked attorney Carlson for the frank and honest negotiations and thanked the Village Board, the Planning and Zoning Board, and the PUD Committee for all their time spent in meetings negotiating this development. T. Bradley moved to adopt Ordinance 17-14 authorizing a TIF District redevelopment agreement with Hoffman Property Holdings, LLC, second by Wren. Roll call-Ayes; Nelson, Bradley, Greggain, Beach, Wren and Bradley. Nays; none. Motion carried.

Resolution 17-06, Employment Agreement with the Village Administrator was reviewed by the Board. Attorney Heinle explained that this agreement extends the contract for an additional year, including a raise. Wren moved to approve the Employment Agreement Addendum between the Village and the Village Administrator Matthew Fritz, second by Greggain. Roll call-Ayes; Nelson, Bradley, Greggain, Beach, Wren and Bradley. Nays; none. Motion carried. Mr. Fritz thanked the Board for the extended agreement.

Resolution 17-04 providing IPPFA (Illinois Public Pension Fund Association) 457 Fund participation was presented to the Board for consideration. Mr. Fritz stated that this voluntary retirement plan will be offered to all employees of the Village, including part-time employees if they have qualifying time hours. Greggain moved to Conditionally Approve Resolution 17-04 authorizing IPPFA as an additional deferred compensation upon MAP agreement to use part-time officers as defined by the description, second by T. Bradley. Roll call-Ayes; Nelson, Bradley, Greggain, Beach, Wren and Bradley. Nays; none. Motion carried.

A service agreement with Alarm Detection Service was presented to the Board. The fee of \$101.15 per month will be added for coverage of the public works maintenance garage which includes fire alarm service, fire testing, and alarm monitoring. This is a three-year contract. R. Bradley moved to authorize Mayor Halliday to enter into the amended contract for alarm servicing with Alarm Detection Services for the maintenance facility, second by Greggain. Roll call-Ayes; Nelson, Bradley, Greggain, Beach, Wren and Bradley. Nays; none. Motion carried.

Amel

Mr. Fritz announced that the copier at the Coal City Police Department is not running and beyond repair. It will have to be replaced. The Village Hall copier is several years old, also. McGrath Office Equipment was the lowest bidder for a new copier at the Village Hall; a refurbished copier for the Police Department. The 60-month lease will replace both units for \$179 per month with copies being \$.0075 for black & white copies and \$.055 per page for color copies. Greggain moved to authorize Mayor Halliday to enter into a lease contract with McGrath Office Equipment for copier services pending legal review of the lease terms, second by R. Bradley. Roll call-Ayes; Nelson, Bradley, Greggain, Beach, Wren and Bradley. Nays; none. Motion carried.

Chief Best said that the police force needs to hire a part-time officer. Presently the department is short-handed due to the resignation of one officer and the injury and surgery of another. Even though the injured officer is on light duty that takes two officers off the streets. He is recommending the hiring of George Shugart as a part-time officer. He is a retired Grundy County Officer and is familiar with Coal City. His field training will only take a short period. Trustee Nelson asked that the utilization of the part-time to fill former Officer Budde's position, be approved by the MAP union in writing. Chief Best will obtain that. Wren moved to appoint George Shugart as a part-time police officer to the Coal City Police Department, second by T. Bradley. Roll call-Ayes; Nelson, Bradley, Greggain, Beach, Wren, and Bradley. Nays; none. Motion carried.

Mayor Halliday stated that the committee appointments will be announced at the next Village Board meeting. ILPCC-Highfield Development discussions continue.

Trustee Greggain announced that the 1st farmers market for 2017 will be held on Saturday, July 22nd. Committee meetings continue.

Attorney Heinle said that the title has been received for the property at 1225 E. North Street. Notice of demolition will be sent to the owners with a mid-June deadline.

Ryan Hansen reported:

- Piping project-electrical work to be done this week
- S. Broadway Improvements-Received engineering approval from IDOT to move forward; hoping to make the August 4th bid letting date

Chief Best congratulated Trustee Sarah Beach on her newly elected position. Mike Lareau, chairman of the Coal City Fire & Police Board reported:

- Recent training conference attended by Board members Mike Lareau, Marvin Perino and Ron Fleming
- Sergeant testing to be held on June 24th.

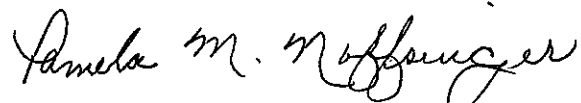
Mayor Halliday thanked the Fire & Police Board of Commissioners for the leadership.

Mr. Fritz reported:

- Recently attended the Grundy Economic Legislative Breakfast
- Owners/Managers meeting is scheduled for May 24th with the Grundy County Chamber of Commerce
- "Trees Forever" grant opportunity of \$5,000; would like to partner with other agencies for trees to be available to private property owners

Bradley moved to adjourn into executive session to discuss personnel per 5ILCS 120/2(c)(5), second by Wren. Roll call-Ayes; Nelson, Bradley, Greggain, Beach, Wren and Bradley. Nays; none. Motion carried at 8:14 p.m.

Following executive session, T. Bradley moved to adjourn the meeting, second by Greggain. Roll call-Ayes; Nelson, Bradley, Greggain, Beach, Wren and Bradley. Nays; none. Motion carried. The meeting was adjourned at 8:34 p.m.


Pamela M. Noffsinger, Village Clerk