

**COAL CITY VILLAGE BOARD MEETING
JULY 12, 2017**

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

At 7 p.m. on Wednesday, July 12, 2017, Mayor Terry Halliday called to order the meeting of the Coal City Village Board in the boardroom of the Village Hall. Roll call- Trustees Neal Nelson, Ross Bradley, Dan Greggain, Justin Wren, Tim Bradley and Sarah Beach. Also in attendance was Matt Fritz, village administrator, attorney Mark Heinle, Ryan Hansen from Chamlin Engineering and Police Chief Tom Best.

All present recited the Pledge of Allegiance.

The minutes of the June 28th Public Hearing and Regular meeting were presented for approval. With a spelling correction noted in the regular meeting minutes, T. Bradley moved to approve the minutes of the meetings of June 28, 2017, second by Wren. Roll call-Ayes; Bradley, Greggain, Wren, Bradley and Beach. Nays; none. Pass; Nelson. Motion carried.

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

PUBLIC COMMENT-

Mike Lareau, 70 W. Spring Road, Coal City

Mr. Lareau is the chairman of the Fire & Police Board of Commissioners and announced that the Board of Commissioners are actively selecting candidates for the hiring of a police officer to the Coal City Police Department. The interview process will begin and the selection should be completed within the next 6-weeks. Mr. Lareau was thanked for the update and the service the Board provides to the Village.

A Proclamation proclaiming Saturday, June 22, 2017 as Slammers Community Night was presented to the Board. Mayor Halliday to execute the Proclamation.

Ordinance 17-23, the rezoning and variance at 500 W. Daisy place was presented to the Board. Mr. Fritz stated that the owners were interested in selling the duplex as separate properties. In order to accomplish this, several requirements have to be met.



The petitioners have voluntarily withdrew their request for the variance and rezoning. The Ordinance dies due to lack of action.

Ordinance 17-24 a conditional use permit for 85 S. Broadway was presented. Mr. Fritz explained that the Bank of Pontiac is requesting drive-thru lanes on the north side of the 85 S. Broadway address. A Public Hearing was held before the Planning and Zoning Board and they are making a recommendation for the approval of the request. Representatives of the bank were present for questions and comments. Discussion of the Board included:

- Re-directing of traffic from the north to south to south to north and remain a one-way alley
- Drive thru lanes on the east side of building between the building and the alley
- Signage placement
- Traffic patterns
- Monitoring and accident diagnosis
- Future development on Rt. 113 and Broadway
- Alley too narrow for 2-way traffic
- ROW to widen the alley
- Number of cars generated at the business
- Jobs, EAV, sales tax
- Loss of parking spaces on S. Broadway
- Egress onto S. Broadway
- Engineering review/opinion
- Extensive remodeling/cost of project \$1.5 m

Petitioners would like to be open for business by November 1, 2017. Trustee Nelson expressed his concerns in granting this request. T. Bradley moved to adopt Ordinance 17-24 approving a drive-in establishment conditional use for the Bank of Pontiac at 85 S. Broadway with the stipulation that the egress onto Broadway be a right turn lane only, second by Beach. Roll call-Ayes; Bradley, Greggain, Bradley and Beach. Nays; Nelson and Wren. Motion carried.

Ordinance 17-25 amending the traffic direction on the n/w alley between Rt. 113 and Carbon Street to northbound was presented to the Board. The Board determined that the Village engineers should review the property to determine if there is adequate room between the building at 85 S. Broadway and the alley to make a private lane for the

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Drive-thru lanes to accommodate the Bank of Pontiac and that there is ample room for the turning radius. Mayor Halliday asked that the report from Chamlin Engineering be presented before the next Village Board meeting scheduled for July 26th. Wren moved to table Ordinance 17-25 until the engineering review is submitted until the next Board meeting on July 26th, second by Greggain. Roll call-Ayes; Nelson, Bradley, Greggain, Wren, and Beach. Nays; T. Bradley. Motion carried.

An addendum to the lease of the property at 55 W. Maple was presented. The property owner, Jeff Halliday, is seeking an increase from \$1075 monthly to \$1150 through July 2018. The building presently holds the Village's building department along with the storage of the mowers. T. Bradley moved to authorize Mayor Halliday to enter into a lease for the continued utilization of 55 W. Maple for Village operations, second by Greggain. Roll call-Ayes; Nelson, Bradley, Greggain, Wren, Bradley and Beach. Nays; none. Motion carried.

A pay request in the amount of \$243,200 to D Construction for the water treatment plant valve and pipe replacement project was submitted. This amount will be 85% of the bid award with \$17,300 being retained until completion. R. Bradley moved to approve the payment of \$243,200 to D Construction for work completed at the water treatment plant to be paid from Fund #48, second by T. Bradley. Roll call-Ayes; Nelson, Bradley, Greggain, Wren, Bradley and Beach. Nays; none. Motion carried.

Mr. Fritz recommended that the engineering for the South Broadway Phase III repaving project be submitted to IDOT for the engineering. Chamlin Engineering has been selected as the engineers on the project. The scope of the project is South Broadway from the railroad tracks south to Spring Road. The contract has been reviewed by the Village's legal counsel. Mayor Halliday thanked Chamlin Engineering for their assistance in expediting this matter. Wren moved to select Chamlin Engineering as the Phase Three engineering company and authorize Mayor Halliday to enter into contract for these services, second by Beach. Roll call-Ayes; Nelson, Bradley, Greggain, Wren, Bradley and Beach. Nays; none. Motion carried.

Nick Bulanda from Ultimate Rides has acquired a façade improvement grant through the Village. Mr. Bulanda is refinancing the property and the First Community Financial Bank is requesting that the Village execute a Subordination Agreement as a lien holder on the property. Greggain moved to authorize the Mayor to execute the



Subordination Agreement to the property at 155 E. Division Street on behalf of Nick Bulanda, for the First Community Financial Bank, second by T. Bradley. Roll call-Ayes; Nelson, Bradley, Greggain, Wren, Bradley and Beach. Nays; none. Motion carried.

Due to the election of Sarah Beach as Trustee to the Village Board, an opening exists on the Park Board. Trustee Beach is recommending the appointment of Brittney Kaluzny to the Park Board to complete her term of office. Mrs. Kaluzny is active in the community and will bring new ideas to the Park Board. R. Bradley moved to appoint Brittney Kaluzny to the Park Board, second by Greggain. Roll call-Ayes; Nelson, Bradley, Greggain, Wren, Bradley and Beach. Nays; none. Motion carried.

Mayor Halliday stated that the Redevelopment Agreement for Highfield will be presented at a meeting scheduled with the developers. The Phase II selection of engineering of the South Broadway reconstruction project should be accomplished by the end of July. A potential candidate for the Planning and Zoning Board is being considered.

Trustee Beach announced that the first Farmers Market is scheduled for Saturday, July 22nd in Campbell Memorial Park from 8 am-1 pm. The event will include entertainment, new vendors and yoga.

Trustee T. Bradley requested speed limit clarification on North Broadway, north of McArdle Road/North Street. Chief Best stated that signs were to be placed marking the three speed zones, 35 mph, 45 mph and 55 mph. He also explained the requirements for the three speed zones. Bradley asked, that in light of the new changes happening in Springfield, if Chief Strategies could update this Board regarding those changes that affect the Village.

Wren reported on the street and alley committee meeting held on July 10th. Preparations are being made for the MFT and Non-MFT bid letting to be held in August. Total funding for the project is \$180,000. The RFQ review will be held to determine the engineering for the Phase II South Broadway project.

Clerk Noffsinger announced that the annual Village audit has been completed. The Illinois Municipal League Conference will be held in Chicago September 21-23rd. She has booked rooms but need information on who is attending in order to register for the event.

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Attorney Heinle announced that the Village will be obtaining the two out lots in Big Timber Subdivision in August for \$600 per lot, from Grundy County.

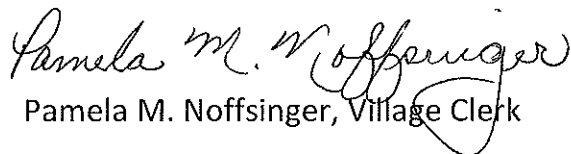
Ryan Hansen Said that the utility site plans for the Hoffman Development should be received by Chamlin soon. The only thing left to be completed at the water treatment plant valve and pipe project is a punch list.

Chief Best informed the Board that an assist call in Diamond was received from Grundy County; Coal City P.D. was placed on stand-by and never assisted County on the call. Discussion was held regarding the weekly summary of activities report.

Mr. Fritz announced that the Village is still pursuing financing/grants for the manifest freight park from DCEO and IDOT. Also, he has been asked to be a Board member for the North Central Illinois Council of Government (NCICG) which hold 4 quarterly meetings per year.

At 8:22 p.m., T. Bradley moved to enter into executive session to discuss potential litigation, second by Wren. Roll call-Ayes; Nelson, Bradley, Greggain, Wren, Bradley and Beach. Nays; none. Motion carried.

Following executive session, Greggain moved to adjourn the meeting, second by Wren. Roll call-Ayes; Nelson, Bradley, Greggain, Wren, Bradley and Beach. Nays; none. Motion carried. The meeting was adjourned at 9:18 p.m.


Pamela M. Noffsinger, Village Clerk