

**COAL CITY SPECIAL VILLAGE BOARD MEETING
DECEMBER 20, 2017**

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

At 5:33 p.m. on Wednesday, December 20, 2017, Mayor Terry Halliday called to order the special meeting of the Coal City Village Board in the boardroom of the Village Hall. Roll call-Trustees Ross Bradley, Dan Greggain, Tim Bradley and Sarah Beach. Absent; Neal Nelson and Justin Wren. Also in attendance was attorney Mark Heinle, Matt Fritz, village administrator, Ryan Hansen from Chamlin and Associates and the Villages' TIF consultant, Nic Nelson from the Jacob Klein Law Firm.

All in attendance recited the Pledge of Allegiance.

There was no public comment at this meeting.

The purpose of this meeting was to discuss the progress of the Hoffman Development including the water main infrastructure improvement and the Union Pacific approved freight delivery plan.

The lengthy discussion included:

- Path for the Water Main

The amended path for the water main, which would prospectively run a 16" water main along the west side of Broadway southward from the water tower to the south side of Reed Road at which point the line would turn eastward until some point it would turn northward on the east side of the UP and go beneath Reed Road onto its north side and turn eastward where it would be allowed to terminate at the farthest east edge of the Hoffman property. The existing 12" line that has been constructed must be inspected and the Hoffman subcontractor – D Construction, must work on a plan whereby the previously constructed portions of 12" line that are to become the property of Coal City are to be accepted.

Village may pay for the upsizing of the pipe for any excess over and above Hoffman's requirements.

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- UP's Transportation Plan to serve Hoffman Transportation

The UP does not intend to deviate from its approved transportation plan despite the level of disapproval it may receive with Coal City. This is new information that had not been discussed within the existing UP's Transportation Plan to serve Hoffman Transportation

Although the Board understands the intended future connection with the UP (which is being requested to move northward from that point approved within the existing PUD) may not result in a change in the UP's Transportation plan to serve the Hoffman development. However, the capability to host additional cars shall prolong the utilization of the Spring Road crossing. Despite the Village Board previously providing an incentive for this type of development, the impact upon the immediately adjacent residential district is an unintended consequence and the Board will continue to be vigilant in its attempts to mitigate as much impact as possible if the current Transportation Plan is enacted. Furthermore, the Board understands this to be an obstacle that must be overcome in order to allow Hoffman to operate as has always been intended.

The primary issue is safety and noise and would most likely require a pedestrian crossing. Possibly requiring a fence was also discussed. PUD approval along with its conditional uses may prove problematic for safety to the adjacent residential neighborhoods.

- Notice Regarding the work that has been completed

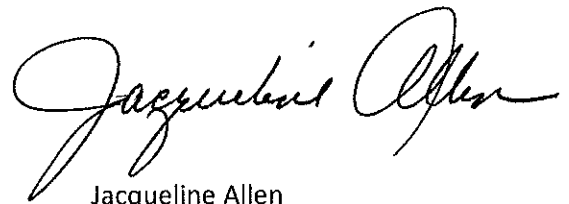
As these issues have developed and the PUD looks as though it must be amended, work continues at the Hoffman development. A notice is to be written and has been provided to act as a reminder that it is completed at the developer's own risk as the two parties continue to resolve any of the outstanding conflicts surrounding improvements, etc.

In addition to these larger concepts, the board also concluded the following:

- The Board wants a 66' easement north to D Construction.
If Hoffman changes the easement it has to come back for approval.
- Hire a Train Operations Engineer independent consultant.
- Anything that will eventually be owned by the Village needs to be inspected by the village.
- The board is not interested in any kind of agreement to reimburse for water main coming from the south water tower to Hoffman Transportation along Reed Rd.

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Trustee Ross Bradley moved to adjourn the special meeting, second by Trustee Tim Bradley. Roll call-Trustees Ross Bradley, Dan Greggain, Tim Bradley and Sarah Beach. Absent; Neal Nelson and Justin Wren. Motion carried. Meeting adjourned at 7:40 p.m.

A handwritten signature in black ink, appearing to read "Jacqueline Allen". The signature is written in a cursive style with a large initial "J" and "A".

Jacqueline Allen
Deputy Clerk