

# COAL CITY VILLAGE BOARD MEETING

**WEDNESDAY  
MARCH 24, 2021  
7:00 P.M.**

(Immediately Following the Public Hearing)

COAL CITY VILLAGE HALL  
515 S. BROADWAY, COAL CITY, ILLINOIS

## AGENDA

1. Call meeting to order
2. Pledge of Allegiance
3. Approval of Minutes  
    Budget Meeting           March 8, 2021  
    Budget Meeting           March 10, 2021  
    Regular Meeting          March 10, 2021
4. Approval of Warrant List
5. Public Comment
6. Ordinance 21-06          Approval of Final Plat for Blackstone P.U.D.
7. Ordinance 21-08          Acquisition of Public Right-of-Way  
    910 South Broadway

8. Ordinance 21-09      Acquisition of Public Right-of-Way  
950 S. Broadway
9. Resolution 21-05      2021 MFT Street Project
10. Adoption of Annual Zoning Map
11. Preliminary Ordinance of FY2022 Budget Adoption
12. Approval of Water/Sewer/Garbage Rates
13. Report of Mayor
14. Report of Trustees:
  - S. Beach
  - A. Park Board Meeting Report
  - T. Bradley
  - D. Spesia
  - D. Greggain
  - A. Public Health & Safety Committee  
    Meeting Report
  - R. Bradley
  - D. Togliatti
15. Report of Village Clerk
16. Report of Village Attorney
17. Report of Village Engineer
18. Report of Chief of Police
19. Report of Village Administrator
20. Adjourn

**MEMO**

**TO:** Mayor Halliday and the Board of Trustees

**FROM:** Matthew T. Fritz  
Village Administrator

**MEETING**

**DATE:** March 24, 2021

**RE: FINAL PLAT APPROVAL FOR 130 E BLACKSTONE SUBDIVISION**

The D'Orazio PUD has been completed and the Village Engineer released the final plat after the infrastructure was completed and the system performed well through the winter. This Final Plat matches the preliminary approved subdivision. Aside from the positive reutilization of this former industrial property, the Village now retains the right-of-way that had become Kankakee Street south of the BNSF railroad tracks. Since subdivisions somewhat stalled out after the 2008 real estate crash and Mark Scaggs has selected to piecemeal Meadow Estates, Final Plat approval is not a common step for the Plan Commission.

At the last meeting of the Planning & Zoning Board, this matter was reviewed and unanimously recommended for approval by the Village Board.

**Recommendation:**

Adopt Ordinance No. \_\_\_\_: Approving the final Plat for the D'Orazio 130 E. Blackstone PUD.

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**THE VILLAGE OF COAL CITY**  
GRUNDY & WILL COUNTIES, ILLINOIS

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ORDINANCE  
NUMBER 21 - \_\_\_\_

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**AN ORDINANCE APPROVING A FINAL PLANNED UNIT DEVELOPMENT PLAN  
AND PLAT FOR THE CONSTRUCTION OF 18 SINGLE-FAMILY ATTACHED  
DWELLING UNITS AT 130 BLACKSTONE STREET IN THE VILLAGE OF COAL  
CITY**

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TERRY HALLIDAY, Village President  
PAMELA M. NOFFSINGER, Village Clerk

SARAH BEACH  
ROSS BRADLEY  
TIMOTHY BRADLEY  
DANIEL GREGGAIN  
DAVID SPESIA  
DAVID TOGLIATTI  
Village Trustees

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Published in pamphlet form by authority of the President and Board of Trustees of the Village of  
Coal City

on \_\_\_\_\_, 2021

ORDINANCE NUMBER 21 - \_\_

**AN ORDINANCE APPROVING A FINAL PLANNED UNIT DEVELOPMENT PLAN AND PLAT FOR THE CONSTRUCTION OF 18 SINGLE-FAMILY ATTACHED DWELLING UNITS AT 130 BLACKSTONE STREET IN THE VILLAGE OF COAL CITY**

**WHEREAS**, the Village of Coal City (“Village”) is an Illinois non-home rule municipal corporation, organized and operating pursuant to the Constitution and laws of the State of Illinois;

**WHEREAS**, the Village President and Trustees of the Village (cumulatively, the “Corporate Authorities”) are authorized pursuant to Sections 156-27 and 156-189 and 156-191 of the Village of Coal City Code of Ordinances (“Village Code”) to act as the final decision-making body for conditional uses for planned unit developments generally and for approving final planned unit development plans;

**WHEREAS**, the Corporate Authorities shall approve final planned unit development plans submitted in substantial conformance with the approved preliminary plan;

**WHEREAS**, on or about March 6, 2019, the Corporate Authorities enacted Ordinance No. 19-09, entitled “An Ordinance Granting Re-Zoning and Planned Unit Development Approval for the Construction of a [sic] 18 Single Family Attached Dwelling Units at 130 Blackstone Street in the Village of Coal City” (the “Preliminary PUD Approval Ordinance”), in which the Village approved a zoning map amendment and preliminary planned unit development plan proposed by BDR Properties (“BDR”) providing for the construction of multi-family residential housing at 130 E. Blackstone, all as more particularly described therein (the “Project”);

**WHEREAS**, on or about April 11, 2019, BDR filed a final plan for a planned unit development (“Final Plan”) for the Project;

**WHEREAS**, the Final Plan was to be submitted within one year of the March 6, 2019 approval of the Preliminary PUD Approval Ordinance, unless the Village Board grants an extension of time for the filing of a final PUD plan;

**WHEREAS**, the Corporate Authorities hereby find that COVID-19 caused extraordinary disruptions to regular business practices and justify the grant of an extension of time for the filing of the Final Plan as provided herein;

**WHEREAS**, the Village Engineer has reviewed the final engineering plans and specifications set forth in the Final Plan and has recommended approval of the same;

**WHEREAS**, the Zoning Board of Appeals (ZBA) has received and reviewed the Final Plan, has confirmed its substantial conformance to the preliminary plan, concurs with the Village Engineer's approval of the same and recommends approval of the Final Plan as being substantially compliant with the approved preliminary planned unit development plans, in furtherance of the public health safety and welfare, and that the Project meets the criteria for PUD approval set forth in Section 156-27 and Table 16 of the Village Zoning Code; and

**WHEREAS**, the ZBA has jurisdiction to hear requests for planned unit developments, and act in its capacity as an advisory body to the Village Board to recommend to the Village Board, and the Village Board has final authority to approve, deny or remand the proposed Final Plan; and

**WHEREAS**, the Corporate Authorities have reviewed the Final Plan and, on the advice of staff, the Village Engineer, and on the recommendation of the ZBA, the Corporate Authorities, after due and careful consideration, hereby approve the Final Plans for the Project.

**NOW, THEREFORE**, be it ordained by the President and Board of Trustees of the Village of Coal City, Grundy and Will Counties, Illinois, as follows:

**SECTION 1. Recitals.** The foregoing recitals shall be and are hereby incorporated into and made a part of this Ordinance as if fully set forth in this Section 1.

**SECTION 2. Approval of Final Planned Unit Development Plan.** The Corporate Authorities shall and do hereby approve the PUD Final Plan appended hereto as Exhibit A and authorize and direct the Village President to execute the Final Plan and the Village Clerk to affix the Village seal as may be necessary to evidence the Village's approval of the Final PUD Plan in order to enable the recording of the same at the Grundy County Recorder of Deeds.

The Final PUD approval herein granted is premised on and expressly subject to full compliance by BDR, and any successors and assigns with the following conditions:

1. That the Project be developed, improved and operated in accordance with the Final PUD Plans appended hereto, subject to any approved minor modifications thereof as may be subsequently permitted by the Village or major revisions approved following notice and public hearings required to amend the approvals granted by this Ordinance. It is understood and agreed that minor, non-material changes, revisions, refinements and other non-substantial deviations of a technical nature may occur and that such technical, minor changes may be approved by Village staff following internal or third-party review without additional action by the ZBA or the Corporate Authorities of the Village. Changes that are not of a technical nature and which involve a significant deviation from the Plans, as determined by the Village in the exercise of its sole discretion, shall be referred back to the ZBA for recommendation and the Village

Board for final approval;

2. That BDR shall, prior to commencing construction, obtain all necessary permits, certificates, consents, authorizations and approvals of any kind or nature as may be required by local, state or federal laws or regulations from all governmental bodies with jurisdiction over the Project or any element thereof in order to construct, complete, use and occupy the Project as proposed;
3. That the Project shall comply with all building, fire and related technical code requirements, with compliance to be determined by the relevant authorities with jurisdiction thereover, and any third-party technical consultants retained by the Village for the purpose of reviewing any permit applications for conformity to technical code requirements;
4. That Developer submit and record the Final PUD Plan as a condition precedent to developing the Project on the Property;
5. That Developer dedicate to the Village the public improvements depicted on the Final Plans by recording the Final PUD Plans and shall execute a bill of sale and/or such other and further instruments in a form approved by the Village Attorney as may be convenient or required to effectuate such transfer;
6. That Developer grant the Village such other and further non-exclusive, permanent easements on the Property as may be reasonably necessary for the purpose of enabling the Village access to the public improvements on the property for public inspection, maintenance



and repair of the accepted public improvements, if any;

7. That Developer shall pay all outstanding review fees, if any, due and owing the Village and its professional consultants prior to the recording of the Final PUD Plat.

**F. Binding on Successors and Assigns.** The terms and conditions of this Ordinance shall be binding upon Petitioner, its successors, affiliates, and assigns.

**G. No Authorization of Work.** This Ordinance does not authorize the commencement of any work or other site development activities on the Property, except as may already have occurred pursuant to Developer obtaining required permits therefore from the Village or any other jurisdictional body prior to the effective date of this Ordinance. Except as otherwise may have been, or may subsequently be specifically provided in writing in advance by the Village, no work of any kind shall be commenced upon the Property until all conditions precedent set forth in this Ordinance for such work to proceed have been fulfilled and after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable laws.

**SECTION 4. Effective Date.** This Ordinance shall be in full force and effect on and after its passage, approval, and publication in pamphlet form in the manner provided by law.

**SECTION 5. Repealer.** All ordinances in conflict herewith are hereby repealed to the extent of such conflict.

**SECTION 6. Saving Clause.** If any section, paragraph, clause, or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance, which are hereby declared to be separable.

SO ORDAINED this \_\_\_\_\_ day of \_\_\_\_\_, 2021, at Coal City,  
Grundy and Will Counties, Illinois.

AYES:

ABSENT:

NAYS:

ABSTAIN:

**VILLAGE OF COAL CITY**

\_\_\_\_\_  
Terry Halliday, President

Attest:

\_\_\_\_\_  
Pamela M. Noffsinger, Clerk

**EXHIBIT A**

**Final Planned Unit Development Plans**

(appended on following pages)



PREPARED FOR: B.J.R. PROPERTIES, LLC... CONSULTING, LLC

49 South State Avenue, Westmont, IL 60090

FINAL PLAT 130 BLACKSTONE P.U.D.

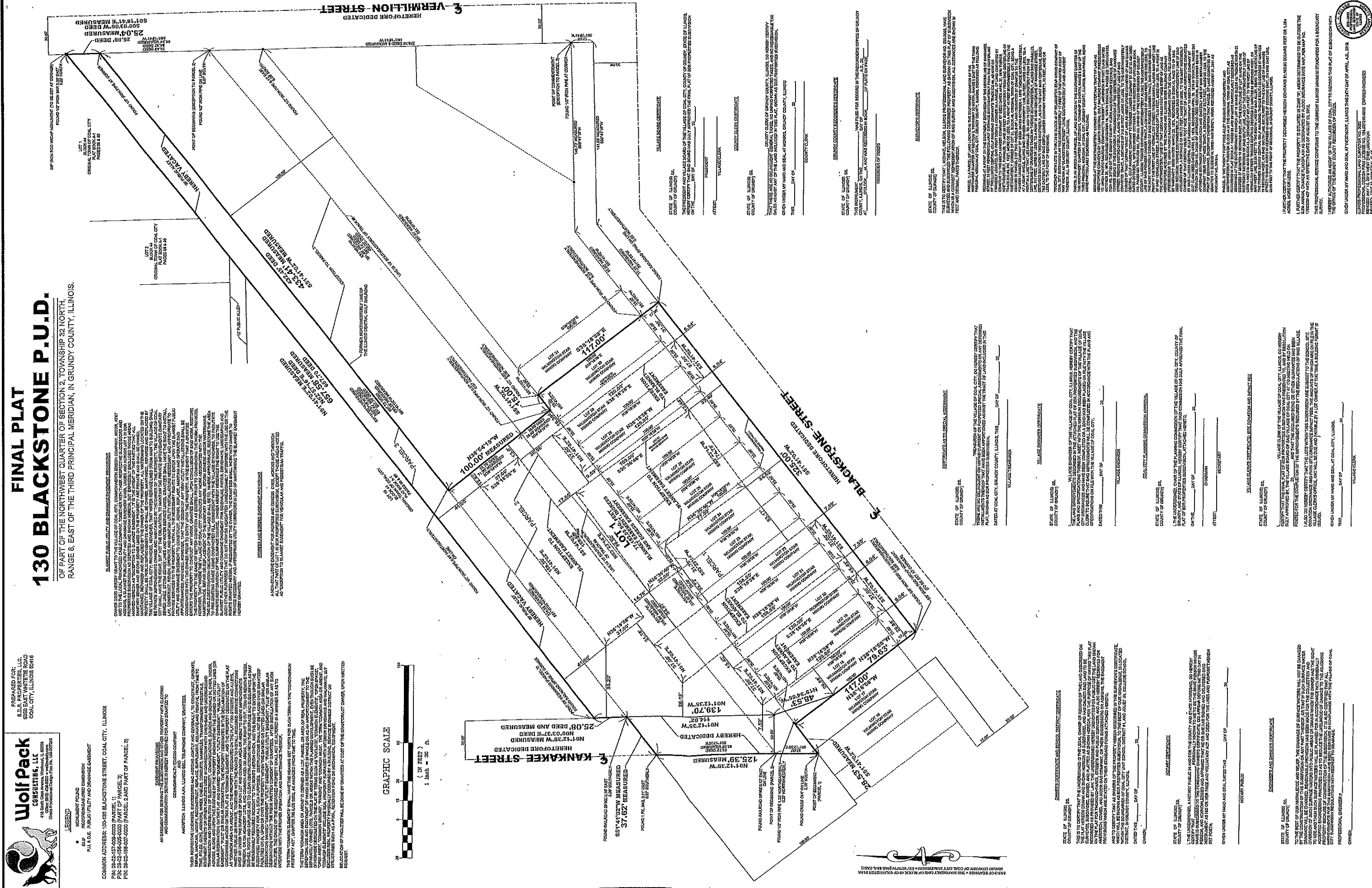
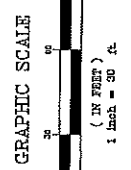
OF PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 32 NORTH RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN GRUNDY COUNTY, ILLINOIS.

LEGEND MONUMENT FOUND RECORD MEASURED DIMENSION P.U.D. & D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT

COMMON ADDRESS: 100-100 BLACKSTONE STREET, COAL CITY, ILLINOIS PIN: 09-02-157-000-000 (PARCEL 1)

AN EASEMENT FOR EGRESS TO AND FROM THE PROPERTY HEREBY RESERVED FOR AND GRANTED TO COMMONWEALTH ENERGY COMPANY

AMERICAN ILLINOIS AND ILLINOIS AND ILLINOIS COMPANY, GRANTEE THEIR RESPECTIVE SUCCESSIONS, SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR THE REPAIR, MAINTENANCE, RECONSTRUCTION, REPLACEMENT, SUPPLY, REPLACEMENT AND REMOVAL, FROM TIME TO TIME...



STATE OF ILLINOIS COUNTY OF GRUNDY... ATTORNEY: VILLAGER ENGINEERS... STATE OF ILLINOIS COUNTY OF GRUNDY... VILLAGER ENGINEERS

STATE OF ILLINOIS COUNTY OF GRUNDY... ATTORNEY: VILLAGER ENGINEERS... STATE OF ILLINOIS COUNTY OF GRUNDY... VILLAGER ENGINEERS

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**MEMO**

**TO:** Mayor Halliday and the Board of Trustees

**FROM:** Matthew T. Fritz  
Village Administrator

**MEETING**

**DATE:** March 24, 2021

**RE: ORDINANCES TO ACQUIRE RIGHT OF WAY FROM ADJACENT  
LAND OWNERS ON S BROADWAY**

The owner of the residence at 910 S. Broadway would like to construct a fence on their residence within the side yard. The limits of this household and the neighboring property at 950 S. Broadway have been infringed upon by the alley that serves all of the residents adjacent to the alley that runs north and south from Spring to Elm Street between S. Broadway and Mazon Street.

Usually the Village is in the position of allowing residents to add additional land onto their back yard because an alley is deemed to longer have a viable need to be kept for utility placement. In this case, the alley over time has moved eastward over many years of receiving gravel and has taken up just over 500 square feet of space within the adjacent residents' back yards.

The resident at 910 S. Broadway has accepted this resolution and plans the fence to be constructed within the remaining side yard rather than attempting to regain utilization of a portion of the yard in which the alley has grown to inhabit. The value of the square footage to be remitted to the affected residents is derived from the Assessor's established land value.

**Recommendation:**

- 1.) Adopt Ordinance No. \_\_\_\_: Acquiring a Portion of Right of Way Adjacent to 910 S. Broadway.
- 2.) Adopt Ordinance No. \_\_\_\_: Acquiring a Portion of Right of Way Adjacent to 950 S. Broadway.

**MEMO**

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**FROM:** Matthew T. Fritz  
Village Administrator

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Village Administrator

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**MEMO**

**TO:** Mayor Halliday and the Board of Trustees

**FROM:** Matthew T. Fritz  
Village Administrator

**MEETING**

**DATE:** March 24, 2021

**RE: 2021 STREET & ALLEY PROGRAM**

The Street & Alley Committee met to discuss portions of roadway to be rehabilitated with this year's collection of funds. Due to the present condition of Reed Road and its need for a considerable portion of funding, the TIF funding for the total roads program was increased \$100,000 in order to assist with the means of replacing portions of roadway within the Village this year. The total street & alley budget for this upcoming fiscal year to be used for fixing up roadways plans to expend \$630,000. \$380,000 of this total shall be spent from the Motor Fuel Tax (MFT) Fund with \$100,000 to come from TIF proceeds and the last \$150,000 shall come from the capital fund.

This evening's consideration allocated the \$380,000 to be spent from the MFT fund in order to gain approval from IDOT District 3 and move along the necessary approvals to receive bids as soon as possible.

**Recommendation:**

Adopt Resolution No. \_\_\_\_: Approving the expenditure of \$380,000 in MFT funds throughout the upcoming fiscal year.





Resolution for Maintenance Under the Illinois Highway Code



Resolution Number	Resolution Type	Section Number
		21-00000-00-GM

BE IT RESOLVED, by the Council of the Village of Coal City Illinois that there is hereby appropriated the sum of Three Hundred Eighty Thousand and 00/100 Dollars (\$380,000.00) of Motor Fuel Tax funds for the purpose of maintaining streets and highways under the applicable provisions of Illinois Highway Code from 01/01/21 to 12/31/21.

BE IT FURTHER RESOLVED, that only those operations as listed and described on the approved Estimate of Maintenance Costs, including supplemental or revised estimates approved in connection with this resolution, are eligible for maintenance with Motor Fuel Tax funds during the period as specified above.

BE IT FURTHER RESOLVED, that Village of Coal City shall submit within three months after the end of the maintenance period as stated above, to the Department of Transportation, on forms available from the Department, a certified statement showing expenditures and the balances remaining in the funds authorized for expenditure by the Department under this appropriation, and

BE IT FURTHER RESOLVED, that the Clerk is hereby directed to transmit four (4) certified originals of this resolution to the district office of the Department of Transportation.

I Pamela Noffsinger Village Clerk in and for said Village of Coal City in the State of Illinois, and keeper of the records and files thereof, as provided by statute, do hereby certify the foregoing to be a true, perfect and complete copy of a resolution adopted by the Council of Coal City at a meeting held on          Date

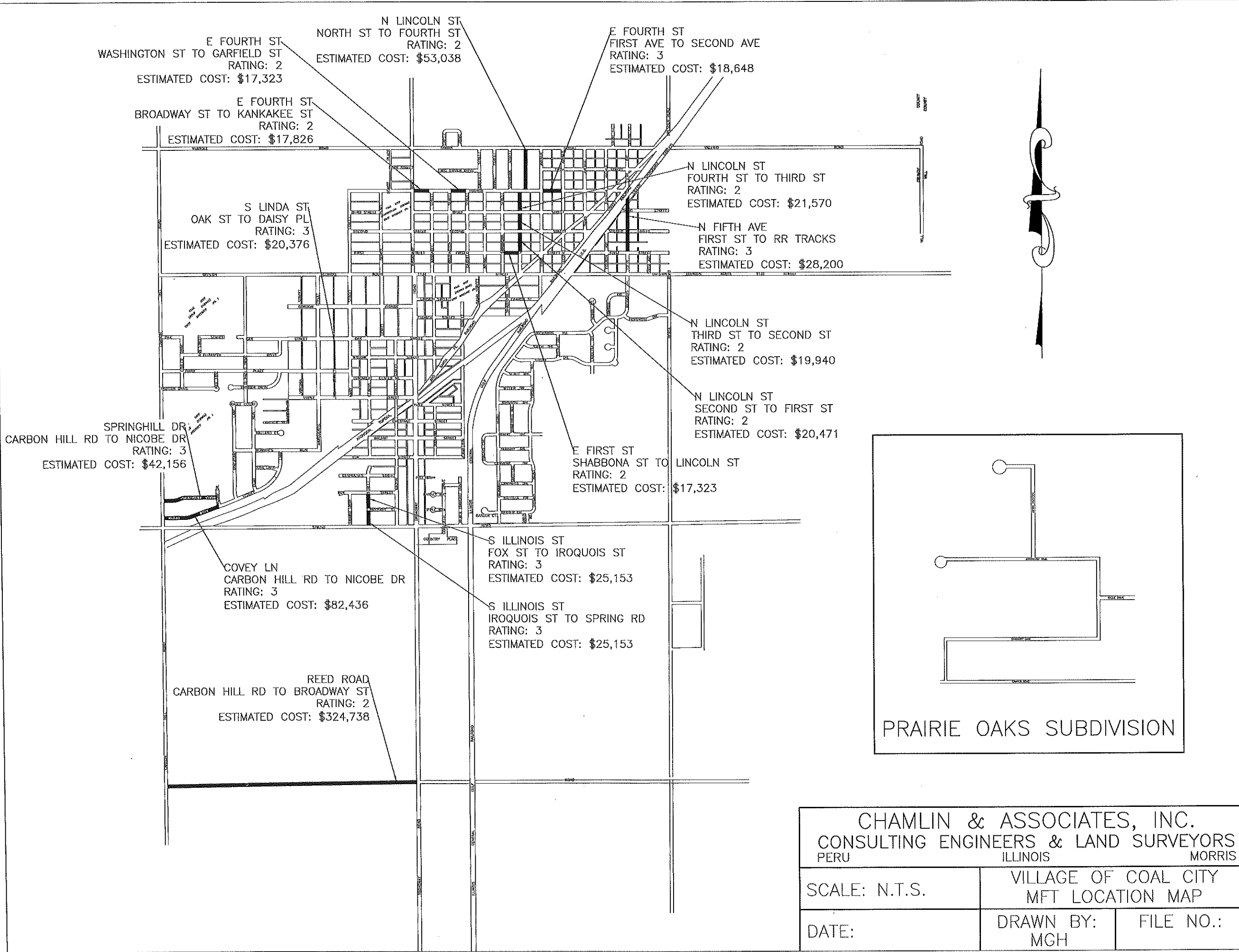
IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this          day of          Month, Year         .

(SEAL)

Clerk Signature

APPROVED

Regional Engineer  
 Department of Transportation



WASHINGTON ST TO GARFIELD ST  
E FOURTH ST  
RATING: 2  
ESTIMATED COST: \$17,323

NORTH ST TO FOURTH ST  
N LINCOLN ST  
RATING: 2  
ESTIMATED COST: \$53,038

FIRST AVE TO SECOND AVE  
E FOURTH ST  
RATING: 3  
ESTIMATED COST: \$18,648

BROADWAY ST TO KANKAKEE ST  
E FOURTH ST  
RATING: 2  
ESTIMATED COST: \$17,826

OAK ST TO DAISY PL  
S LINDA ST  
RATING: 3  
ESTIMATED COST: \$20,376

FOURTH ST TO THIRD ST  
N LINCOLN ST  
RATING: 2  
ESTIMATED COST: \$21,570

FIRST ST TO RR TRACKS  
N FIFTH AVE  
RATING: 3  
ESTIMATED COST: \$28,200

CARBON HILL RD TO NICOBIE DR  
SPRINGHILL DR  
RATING: 3  
ESTIMATED COST: \$42,156

THIRD ST TO SECOND ST  
N LINCOLN ST  
RATING: 2  
ESTIMATED COST: \$19,940

SECOND ST TO FIRST ST  
N LINCOLN ST  
RATING: 2  
ESTIMATED COST: \$20,471

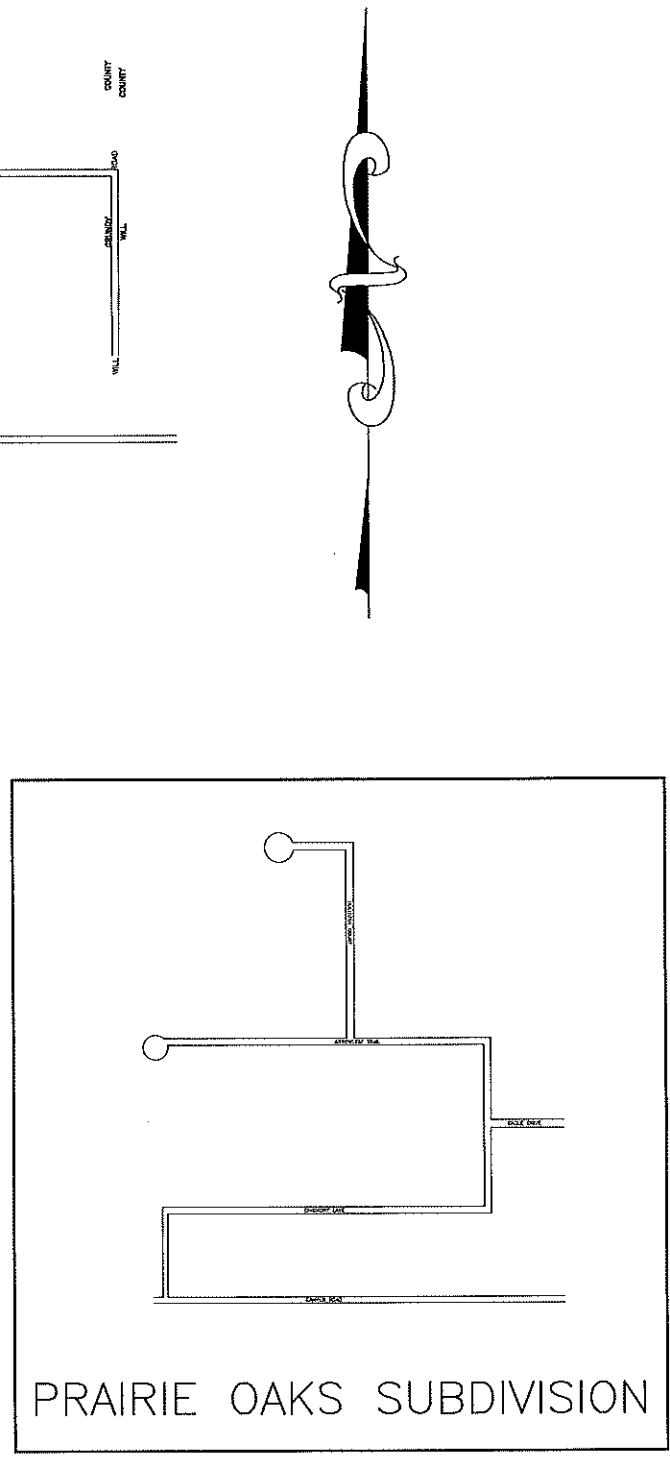
SHABBONA ST TO LINCOLN ST  
E FIRST ST  
RATING: 2  
ESTIMATED COST: \$17,323

CARBON HILL RD TO NICOBIE DR  
COVEY LN  
RATING: 3  
ESTIMATED COST: \$82,436

FOX ST TO IROQUOIS ST  
S ILLINOIS ST  
RATING: 3  
ESTIMATED COST: \$25,153

IROQUOIS ST TO SPRING RD  
S ILLINOIS ST  
RATING: 3  
ESTIMATED COST: \$25,153

CARBON HILL RD TO BROADWAY ST  
REED ROAD  
RATING: 2  
ESTIMATED COST: \$324,738



CHAMLIN & ASSOCIATES, INC. CONSULTING ENGINEERS & LAND SURVEYORS PERU ILLINOIS MORRIS		
SCALE: N.T.S.	VILLAGE OF COAL CITY MFT LOCATION MAP	
DATE:	DRAWN BY: MGH	FILE NO.:

**MEMO**

**TO:** Mayor Halliday and the Board of Trustees

**FROM:** Matthew T. Fritz  
Village Administrator

**MEETING**

**DATE:** March 24, 2021

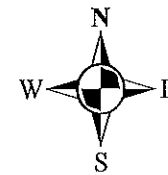
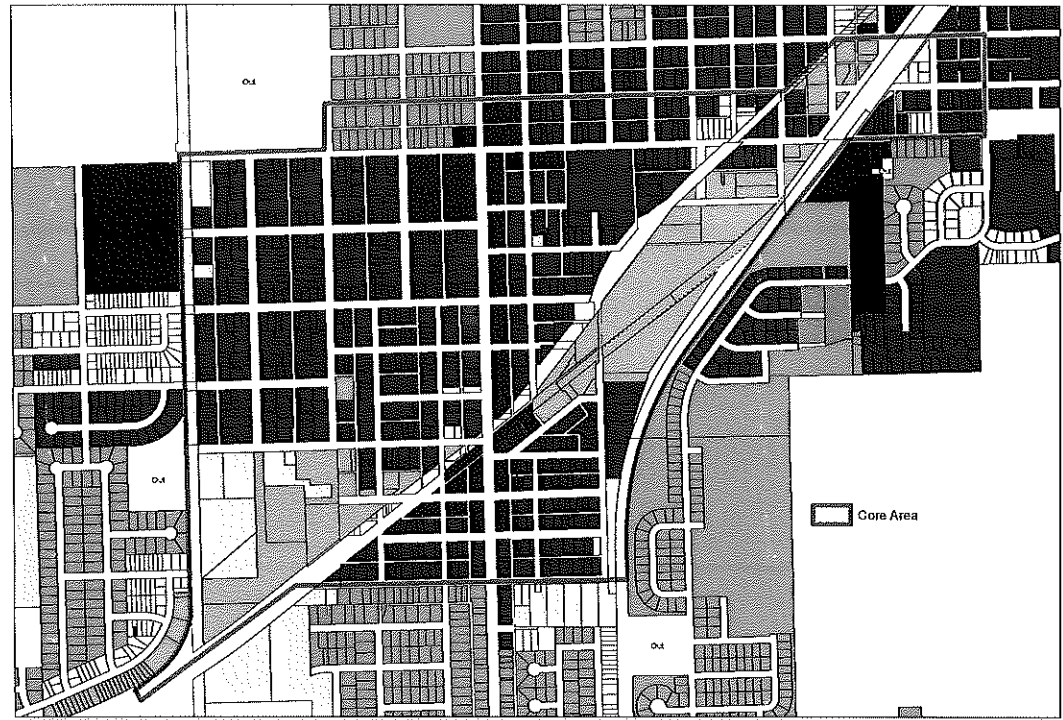
**RE: ANNUAL ADOPTION OF ZONING MAP**

The Planning & Zoning Board reviewed the Village of Coal City Zoning District Map at its last meeting of March 15, 2021. The Board recommends the adoption of the prepared map as this year's update to the Village's Zoning Map. Changes to the map are primarily due to its new format. Kyle Watson reconfigured the files necessary to produce these maps on an annual basis in a manner that can be replicated much more easily from year to year. The Planning & Zoning Board is currently contemplating a text change to break up the Core Area Design Guidelines into three different zones; should this be recommended and adopted the Board may wish to adopt a new zoning map at that time as well.

According to Section 156-46 of the Village Code, this Map must be considered and adopted on an annual basis.

**Recommendation:**

Adopt the 2021 Village of Coal City Zoning District Map as presented.



## Village of Coal City, Illinois



















Zoning Map 2021

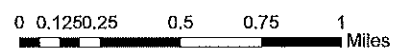
### Village Trustees

Sarah Beach, David Spesia, Dave Togliatti  
 Ross Bradley, Dan Greggain, Tim Bradley

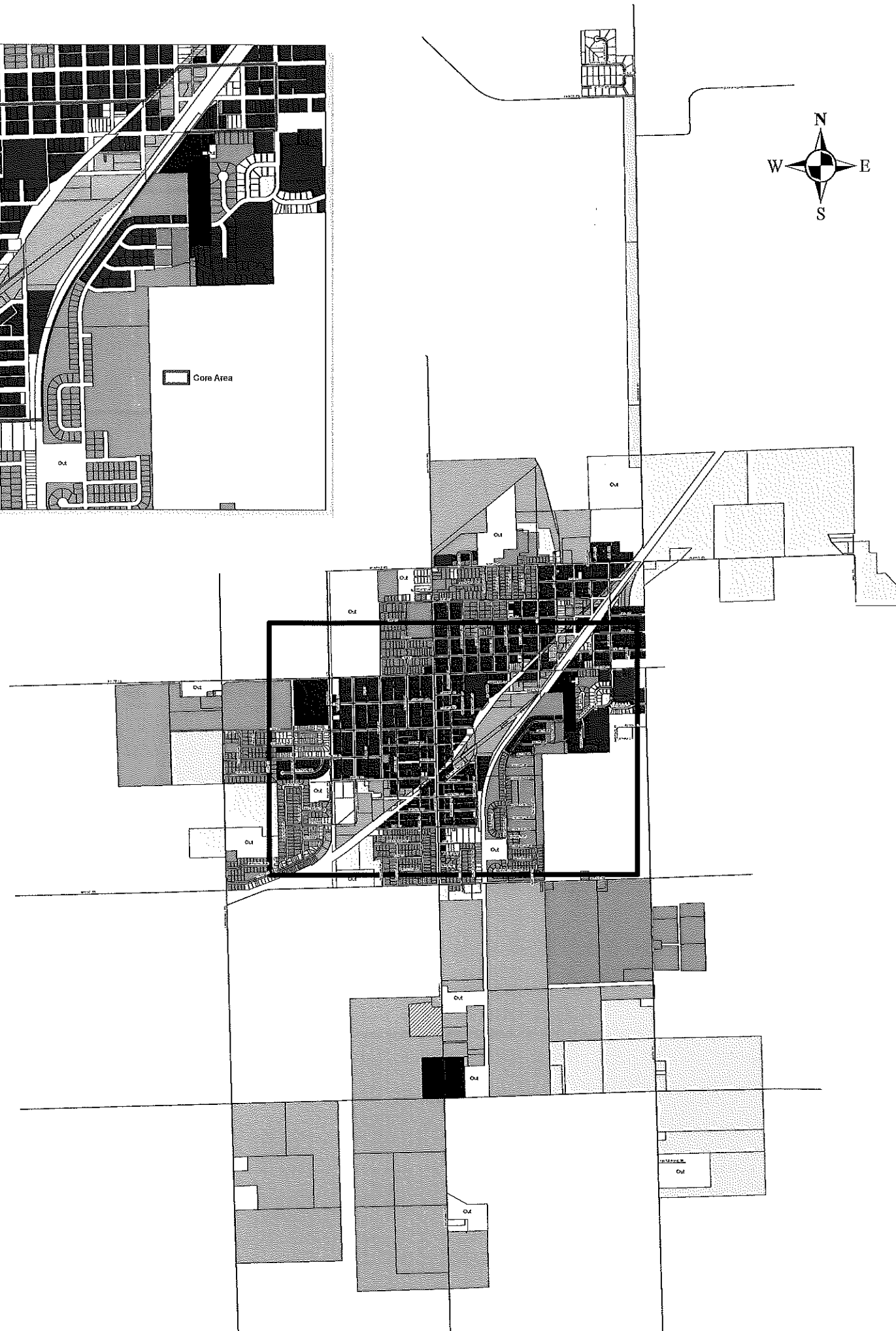
Terry Halliday                      Mayor  
 Matthew Fritz                      Administrator  
 Thomas Best                      Chief of Police  
 Pamela Noffsinger                      Village Clerk

### Coal City Zoning Classes

-  A-1: Agricultural
-  C-1: Convenience Commercial
-  C-2: Neighborhood Commercial
-  C-3: Community Commercial
-  C-4: Downtown Commercial
-  C-5: Highway Commercial
-  I1: Industrial
-  O1: Local Office
-  O2: Office Park
-  RA-1: Attached Residential
-  RB: Residence Business
-  RM-1: Low Density Multi Family Residential
-  RM-2: High Density Multi Family Residential
-  RM-3: High Density Multi Family Mobile Home
-  RS-1: Low Density Single Family Residential
-  RS-2: Medium Density Single Family Residential
-  RS-3: Medium to High Single Family Residential
-  MU-1 Mixed Use per Ordinance



Created 3/22/2021 by Kyle Watson



**MEMO**

**TO:** Mayor Halliday and the Board of Trustees

**FROM:** Matthew T. Fritz  
Village Administrator

**MEETING**

**DATE:** March 24, 2021

**RE: PRELIMINARY FY22 BUDGET**

The Village annually adopts a budget by the beginning of its fiscal year, which occurs on May 1<sup>st</sup> of each year. Over the past few weeks, staff has been discussing the upcoming FY22 Budget with the Village Board. It is available for review should anyone be interested. Attached is a Budget Summary along with the preliminary ordinance for the budget to be adopted for the upcoming fiscal year from May 1, 2021 through April 30, 2022.

**Recommendation:**

Set the FY22 Annual Budget Hearing for the evening of April 14, 2021 and consideration of the Annual Budget for the same evening.

MEMO

**TO:** Mayor Halliday and the Board of Trustees  
**FROM:** Matthew T. Fritz, Village Administrator  
**DATE:** March 5, 2021  
**RE:** **PROPOSED FY22 BUDGET OVERVIEW**

The upcoming fiscal year, which begins on May 1, 2021 and shall run until April 30, 2022 will likely represent a year of transition for the Village. While this past year was one of great impact due to the completion of the S. Broadway Reconstruction Project, Coal City did not impact the national subject of the COVID pandemic. The FY22 transition is due to the need to wait for funding considerations from Illinois grant opportunities, looking forward to supporting other large capital investments in the community and anticipating continued growth across the all types of properties from residential to industrial.

Waiting for the Impacts

Due to the limited amount of capital the Village may raise independently, it constantly reaches out to partner with other in order to complete larger projects. During the upcoming FY22 Budget, the following determinations are to be made by different State Agencies –

- **Sanitary Treatment Plant Modernization Project**, DCEO – this project would provide nearly \$830,000 in funding to modernize and place efficient equipment within the wastewater treatment facility. Regardless of the State's participation, this project will be a necessity and will top \$1 million in total investment. Without any State assistance, it will be necessary to gain financing to complete these necessary capital improvements.
- **Illinois Transportation Enhancement Project**, IDOT – this project enhances the streetscape on S. Broadway to complement public art intended to be accommodated on the Village's parkway. This grant calls for State investment to provide a series of public art improvements in addition to the natural elements that were included with the pots located along this thoroughfare.
- **Second Avenue Storm Improvement Project**, DCEO – this project would fund a number of investments including storm utility, water main replacement and street replacement for a section that has experienced flooding due to aged infrastructure within the former Eileen Area improvements.
- **Reed Road Engineering Study**, Grundy County, Maine Township, & DCEO – in preparation of the upcoming 2022 call for projects by WCGL, it is necessary to determine the final project area for the Reed Road Improvement project. This will involve some timing and participation from adjacent entities in order to maximize available federal funds.

- **Dresden Nuclear power Plant EAV**, overlapping governmental entities – the community is bracing for the final determination of the managers of this asset as to whether they shall move forward with renewing their permit or simply shutter this asset. Much work has been completed, but it is evident that it is the end of the upcoming legislative session that shall tell whether the overlapping districts such as the School, Fire, and Library Districts will be bracing for significant reductions or able to move forward with the same valuations from which their taxes are levied. While this does not impact the Village directly, pressure from other districts will result in a higher overall tax rate.

Reviewing the Impacts of the COVID Pandemic

Prior to discussing the upcoming year, a review of the actions taken over this past year must be reviewed; it was an unprecedented year requiring proactive action by the Village to anticipate and assist with the needs of the community. During this past year, the Village responded immediately by issuing Grundy Chamber certificates at a time the pandemic caused panic and a need to support Coal City residents' needs to secure supplies as locally as possible. Inside the organization, prior to the adoption of federal standards, the staff was split into multiple shifts and provided some proactive hours in order to secure supplies, assist with social distancing in the work place, and stay safe. This was a temporary measure taken to ensure the Village met the intent of the executive orders made during the initial response prior to guidance being provided by the CDC and Grundy County Board of Health. Later, the Board ensured the benefits provided by the Family First Coronavirus Response Act (FFCRA) were provided and then extended until the end of this current fiscal year.

In order to assist local businesses, the Village rolled through a number of assistance programs. It participated with the Grundy Chamber of Commerce and Grundy Economic Development Council dispatching information regarding programs and regulations such as the PPP and moved forward with the labor intensive Downstate Stabilization Grant Program, which repackaged federal CDBG funding through DCEO. Locally, aside from these large grant programs, Public Works provided picnic tables from the Coal City Area Club to provide outside dining options for Coal City restaurants and bars including new event barricades to increase safety within the parkways. Lastly, since there were businesses unable to access the DCEO's Downstate Stabilization program, the Village made short-term debt instruments available to assist employers attempting to make payroll and lease payments.

All of this caused the need for dedicated staff time. It was apparent the Village was in need of a new website in order to communicate more effectively and an Intern was added to manage the CUREs grant allotment registration process. This investment returned approximately \$230,000 for all of the Village's actions. The FEMA process shall be followed in order to attempt to gain additional reimbursement from items that remain following the CUREs funding. No anticipated grant funds were utilized within the proposed budget.

The Operational Budget is provided on the next page. The current budget shows a short amount of deficit spending as currently proposed. The following pages focuses upon the operational portion of the overall budget –

**FY22 Operational Budget Summary**

Program		FY22	FY21	FY20	FY19	FY18
	<b>Expenses</b>					
01-11	Admin.	952,377	887,960	807,169	739,217	658,666
01-21	PD	2,457,479	2,344,847	2,215,903	2,180,634	2,193,769
01-31	Comm. Dev.	145,631	223,412	177,456	183,405	150,337
01-41	Maintenance	757,043	797,150	797,150	705,330	697,293
01-71	EMA	17,581	21,150	22,173	12,219	12,169
16-00	IMRF/Soc. Security	265,924	261,330	241,105	241,811	231,388
	Subtotal	\$4,596,035	\$4,536,848	\$4,260,956	\$4,062,516	\$3,943,612
51-00	Water/Sewer	1,755,090	1,373,146	1,643,774	1,742,418	1,638,071
52-00	Garbage	580,714	694,650	506,361	498,906	479,380
71-00	Parks	140,946	301,253	136,796	194,302	118,316
	Subtotal	2,477,750	2,369,049	2,286,922	2,436,626	2,235,767
	95% Utilizatio	(353,689)	(323,672)	(305,821)	(324,907)	(308,969)
	<b>TOTAL</b>	<b>\$6,720,096</b>	<b>\$6,581,225</b>	<b>\$6,242,057</b>	<b>\$6,173,235</b>	<b>\$5,870,411</b>
<b>Fund</b>	<b>Revenues</b>					
01	General	3,790,708	3,683,915	3,830,570	3,569,468	3,504,685
16	IMRF/Soc. Security	246,100	306,740	296,345	296,257	269,863
	Subtotal	4,036,808	3,992,655	4,126,915	3,864,725	3,774,568
51	Water/Sewer	1,822,670	1,737,000	1,692,594	1,856,980	1,600,141
52	Garbage	543,000	514,470	506,720	549,513	479,725
71	Parks	96,496	190,835	101,325	102,046	88,161
	Fund Balance Use	201,800	291,055	70,000	92,256	29,810
	<b>TOTAL</b>	<b>\$6,699,774</b>	<b>\$6,726,025</b>	<b>\$6,497,554</b>	<b>\$6,265,520</b>	<b>\$5,972,405</b>
		(20,322)	144,800	255,497	92,286	101,994

Aside from the regular operational expenses, there are a few large projects that deserve consideration. The Village continues to support the Housing Rehabilitation project administered by the North Central Council of Governments (NCICG). Together, with the assistance of the Kendal/Grundy Community Action Committee, this project will result in over \$500,000 of investment within 10-12 homes within the prescribed area, east of S. Broadway and south of Division. Added to the list of improvements to be required at these homes is the replacement of any lead lines within the homes. This work is ongoing and should be completed prior to 2022. This is a good example of the value that can be leveraged partnering with other agencies for Coal City residents.

While the operational budget reflects an austere budget, it is anticipated that building fees and projects shall increase above the proposed revenues included. This can be observed by the size



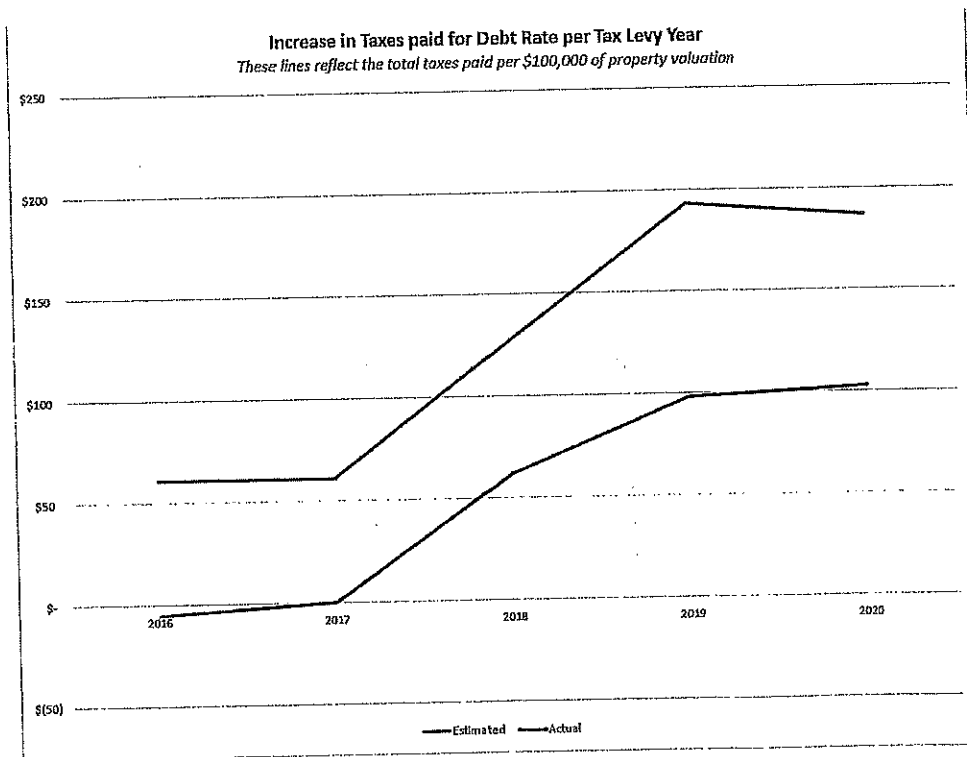
of the contribution from the Building Fee Depreciation Fund. In order to flatten the revenues received by large building projects, the total fees are collected within two funds allowing the fund balance from this fund to contribute half of its balance into the future fiscal budget year. The growth of this fund shall allow the transfer from this fund to grow from \$20,000 upwards to \$27,500. Additional growth of the community shall reserve additional funds for the FY23 budget year and can assist with increasing general fund balance.

And one of the largest decisions ahead of the Village Board will be deciding upon the final design for the water treatment expansion to provide additional volume of potable water for the community. Engineering has begun for this project, but much work lies ahead between now and July when the paperwork for IEPA review of the project is due. This project is currently estimated at \$4 million, but final design shall include the replacement of a number of elements at the plant that have either outlived their useful life or in need of replacement due to new required processes or the new volume to be treated. Costs shall be limited to engineering in the current year until the project is selected for funding.

The last large budget impact is the final completion of the S. Broadway Construction Project. Although it seems this project should be completed, there is a limited amount of engineering and payments due to the contractor by the State of Illinois for which the village will be invoiced 20% according to the Local Partnership Agreement. Currently, Illinois owes the Village of Coal City nearly \$380,000 for this project, which has been included within the projected revenues since these receipts shall age collectively at a full year's time. There is limited physical work remaining, which means the project will hopefully be completed in its full payment by the end of this proposed fiscal year.

Other Budgetary Components

Back in 2015, having experienced a tornado and in need of capital, the Village refinanced its existing bond and added \$3 million of funds in order to overcome the effects of this natural disaster. A repayment schedule was adopted that held off on the repayment while many of the affected residents were not living at their homes. This brought the full debt payment in across a number of years and steps. This plan allowed the FHWA funding of \$92,092 (the only pledged revenue source that was remitted) to



add one final step in last year's budget. With the adoption of the 2020 levy, Village residents will experience a tax rate that has the full annual payment of approximately \$795,000 each year until its last payment in levy year 2029. The effect of this debt upon the total rate is substantially less than anticipated at the time the bonds were sold.

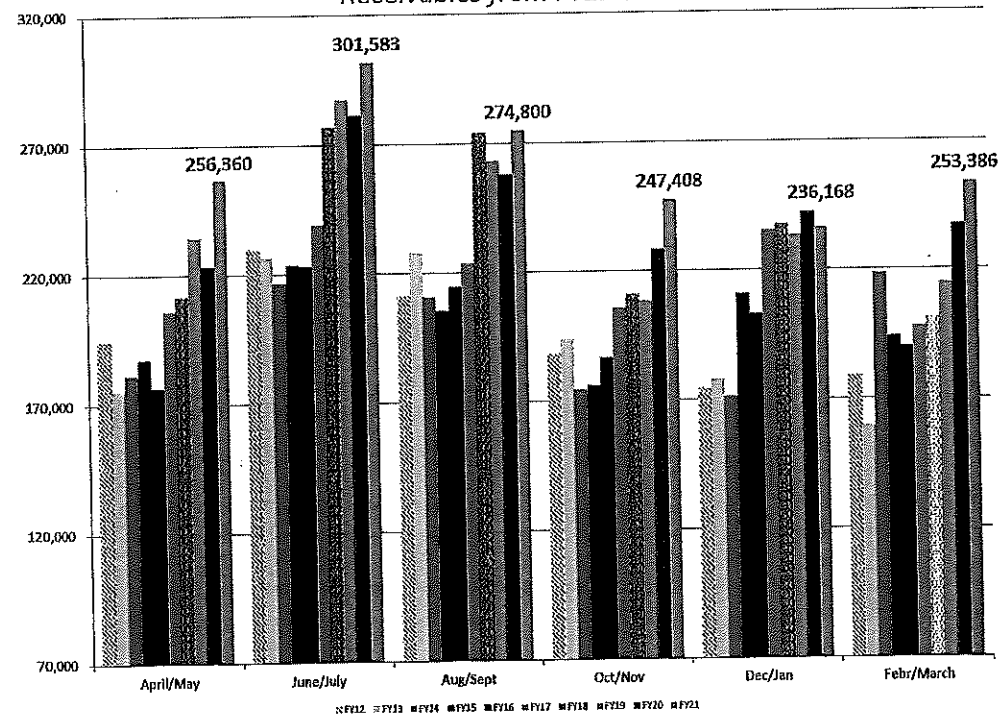
Another action planned for the upcoming year are a number of additional actions to lower the Village's debt positions and land holdings. This will result in some addition TIF fund balance investment, but reduce the outstanding debt currently possessed for a number of properties adjacent to the reconstruction improvements.

These capital movements are possible due to the amount of increment being received within the Village's tax increment finance district. A scheduled liability is budgeted within Fund #20 in order to meet any demands by Hoffman Transportation for the return of increment contributed within the prior year's budget. This allows expired reimbursement to be utilized to begin completing qualified Village capital improvements.

The last memo prepared along with the rest of the proposed budget information is the Proposed Utility Rates for the upcoming fiscal year. This memo calls for an increase that is less than the originally prepared increase for last year due to the Board's decision to utilize a surcharge for the treatment plant expansion once the debt is realized. Included below is the latest chart showing historical usage of the water/sewer utility over the past 10 years. The utilization shows a combination of the success of having accurately registering meters at the time many residents were forced to stay at their homes in prolonged quarantines over the past year. Last year, the recommended increases was never adopted and this year's rate will be even lower.

**Comparative Revenues by Billing Cycle WITH Consumption Overlay**

*Receivables from FY12-FY21*



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**THE VILLAGE OF COAL CITY**

GRUNDY & WILL COUNTIES, ILLINOIS

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ORDINANCE  
NUMBER 21 - \_\_\_\_\_

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**ORDINANCE APPROVING THE ANNUAL MUNICIPAL BUDGET  
FOR THE FISCAL YEAR 2021/2022**

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TERRY HALLIDAY, Village President  
PAMELA M. NOFFSINGER, Village Clerk

SARAH BEACH  
ROSS BRADLEY  
TIM BRADLEY  
DAN GREGGAIN  
DAVID SPESIA  
DAVID TOGLIATTI  
Village Trustees

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**ORDINANCE NO. 21 - \_\_\_\_\_**

**ORDINANCE APPROVING THE ANNUAL MUNICIPAL BUDGET  
FOR THE FISCAL YEAR 2021/2022**

**WHEREAS**, the Village of Coal City ("Village") is a non-home rule municipality operating under the Illinois Municipal Code; and

**WHEREAS**, in the Village it is the responsibility of the Budget Officer to complete an annual budget, in lieu of an annual appropriation ordinance, which the Village Board is required to adopt before the Fiscal Year to which it applies begins and which fiscal years of the Village begin May 1<sup>st</sup> of each calendar year; and

**WHEREAS**, the purpose of the adoption of a budget is to replace the annual appropriation ordinance with a budget which more truly reflects anticipated receipts and disbursements of the Village; and

**WHEREAS**, the budget is required to contain an estimate of revenue available to the Village for the forthcoming Fiscal Year to which the budget is drafted, together with recommendations for expenditures of the Village and all of its departments, commissions and boards; and, the budget is required to contain actual or estimated revenues and expenditures for the preceding two (2) Fiscal Years of the Village and shall show the specific fund from which each anticipated expenditure shall be made; and

**WHEREAS**, pursuant to the terms and provisions of 65 ILCS 5/8-2-9.1, et seq., and the Village Code, the Annual Budget for the Village for Fiscal Year 2021/2022 has been duly presented for approval and adoption; and

**WHEREAS**, said Budget is hereby found to be in good order and in form for adoption;  
and

**WHEREAS**, said Budget was made publicly available for inspection and copying not less than ten days prior to the date of approval; and

**WHEREAS**, notice of a public hearing on the proposed Budget was published in the Coal City Courant, a newspaper of general circulation within the Village, on March 31, 2021, which was at least one week prior to the date of said public hearing; and

**WHEREAS**, a public hearing was held on the Budget pursuant to statute on April 14, 2021, and all of those members of the public desiring to speak were given the opportunity; and

**WHEREAS**, adoption of said Budget is in the best interests of the Village of Coal City.

**NOW THEREFORE, BE IT ORDAINED BY** the President and Board of Trustees of the Village of Coal City, Counties of Grundy and Will, Illinois, as follows:

**Section 1:** The above-stated recitals are incorporated by this reference.

**Section 2:** The Annual Budget for fiscal year 2021/2022 which is attached hereto as Exhibit "A" is hereby adopted and approved.

**Section 3:** Within thirty (30) days after the Village enacts its ordinance to adopt its budget, it is required to file a certified copy of the ordinance and the budget with the County Clerks of Grundy and Will Counties, Illinois, same to be accompanied by an estimate of the revenues the Village anticipates receiving during the forthcoming Fiscal Year of the Village, identifying the sources of revenue, with the revenue estimate to be certified by the Village's chief financial office.

**Section 4:** This Ordinance shall be in full force and effect from and after its passage and approval.

**Section 5:** In the event any portion of this Ordinance is found and determined to be invalid, the invalid portion shall be stricken herefrom and the remainder shall be in full force and effect.

SO ORDAINED this \_\_\_\_\_ day of April, 2021, at Coal City, Grundy County, Illinois.

AYES:

NAYS:

ABSENT:

ABSTAIN:

VILLAGE OF COAL CITY

\_\_\_\_\_  
Terry Halliday, President

Attest:

\_\_\_\_\_  
Pamela M. Noffsinger, Clerk

**Exhibit A**  
**Village of Coal City**  
**FY22 Proposed Budget**

Program No. Name	FY22 Budgeted Expenditures		FY21 Budgeted Expenditures		FY20 Actual	FY19 Actual
	Personnel	Operations	Personnel	Operations	Expenditures	Expenditures
<b><u>Operational Programs</u></b>						
01-11 Administration	189,705	762,672	189,539	698,421	807,169	841,176
01-21 Police Department	2,077,749	379,729	2,009,991	334,856	2,215,903	2,130,903
01-31 Community Development	100,541	45,090	174,876	48,536	177,456	211,172
01-41 Maintenance	328,935	428,108	362,556	434,594	687,150	625,811
01-71 Emergency Operations	17,581	17,581		21,150	22,173	19,805
16-00 IMRF/Social Security	265,924	265,924	261,330	261,330	241,105	241,226
<b>General Fund &amp; Levy Funded Subtotal</b>	<b>2,696,931</b>	<b>1,899,104</b>	<b>2,736,961</b>	<b>1,798,887</b>	<b>4,150,957</b>	<b>4,070,092</b>
51-00 Water & Sewer	605,475	1,150,615	557,725	1,373,146	1,643,774	1,751,500
52-00 Garbage Collection	8,714	572,000	6,166	688,484	506,351	489,772
71-00 Parks	37,946	103,000	44,753	256,500	136,796	88,616
	<b>3,349,066</b>	<b>3,724,719</b>	<b>3,345,605</b>	<b>4,117,017</b>	<b>6,437,878</b>	<b>6,399,980</b>
<b><u>Capital Projects</u></b>						
15-00 Motor Fuel Tax		380,000		200,000	95,750	140,000
35-00 Bond Projects		360,500		436,000	397,818	196,753
38-00 Capital Improvements		2,145,161		1,745,214	1,153,026	1,049,957
39-00 Municipal Facilities		165,467		20,000	5,012	110,597
48-00 Infrastructure Expansion		35,000		5,000	5,012	24,868
78-00 Economic Development		279,667		38,000	17,650	7,800
		<b>3,365,795</b>		<b>2,444,214</b>	<b>1,674,269</b>	<b>1,529,974</b>
<b><u>Discretionary Spending</u></b>						
18-00 School Sites		20,000		17,000	35,655	18,302
20-00 TIF Fund	48,488	1,184,003	47,818	1,002,300	118,394	84,896
32-00 Water Impact		45,000		45,000	30,000	-
33-00 Sanitary Sewer Impact		45,000		45,000	26,000	-
	<b>48,488</b>	<b>1,294,003</b>	<b>47,818</b>	<b>1,109,300</b>	<b>210,049</b>	<b>103,198</b>
<b><u>Obligations</u></b>						
02-00 Building Fees Depreciation		27,500		20,000	-	36,433
34-00 Storm Water Re-Fi Bonds Paymt		489,841		760,499	610,659	353,909
36-00 Water Infrastructure Improvement		0		-	-	99,495
37-00 Sanitary Sewer Infr. Improvement		0		-	200,746	856,063
41-00 SSA		151,475		34,808	1,195,626	86,450
46-00 Water Depreciation		0		-	-	13,117
47-00 Sewer Plant Depreciation		0		0	-	84,029
		<b>668,816</b>		<b>815,307</b>	<b>2,007,031</b>	<b>1,529,496</b>
<b>TOTAL - All Programs</b>	<b>\$ 3,397,553</b>	<b>\$ 9,053,333</b>	<b>\$ 3,393,422</b>	<b>\$ 8,485,838</b>	<b>\$ 10,329,228</b>	<b>\$ 9,562,650</b>

Village of Coal City  
FY22 Proposed Budget

Revenues by Fund:

Fund No.	Fund Name	FY22 Budget Revenues	FY21 Budget Revenues	FY21 Actuals Revenues	FY20 Actuals Revenues	FY19 Actual Revenues
01	General	3,790,708	\$3,048,741	\$2,924,975	\$3,569,468	\$3,746,314
16	IMRF/Social Security	245,100	308,740	307,160	295,257	277,641
51	Water & Sewer	1,822,670	1,737,000	1,156,735	1,656,980	1,667,434
52	Garbage	543,000	514,470	370,232	549,513	522,416
71	Parks	96,496	190,835	94,751	102,046	98,197
	<b>Operating Funds Subtotal</b>	\$ 6,497,974	\$5,799,786	\$4,853,853	\$6,173,265	\$6,312,003
15	Motor Fuel Tax	339,734	\$200,500	\$268,865	\$206,021	\$149,332
32	Water Impact	13,050	11,100	12,547	14,130	15,608
33	San. Sewer Impact	22,100	15,200	21,169	25,085	21,237
38	Capital Improvement	2,229,108	1,823,949	1,031,944	705,254	746,910
39	Municipal Facilities	142,042	100	1,365	297,223	20,132
48	Infrastructure Expansion	119,667	6,000	1,191	8,007	10,443
78	Economic Development	303,434	10,500	18,665	39,832	11,647
	<b>Capital Funds Subtotal</b>	3,169,135	\$2,067,349	\$1,355,746	\$1,295,552	\$975,309
18	School Sites	17,020	\$16,020	\$17,431	\$19,427	\$34,589
44	Water Bond Reserve	-	70,000	70,000	0	48
45	Sewer Bond Reserve	-	50	-	0	211
46	Water Depreciation	-	0	-	0	8
47	Sewer Plant Depreciation	-	0	-	0	53
	<b>Required Funds</b>	17,020	\$86,070	\$87,431	\$19,427	\$34,910
02	Building Fees Depreciation	30,050	\$30,050	\$30,492	\$23,131	\$36,462
34	Storm Water Ref. Bond Repayment	490,341	436,000	471,532	608,631	350,914
35	Bond Fund	360,000	268,408	285,915	92,518	1,420
36	Water Infrastructure Improvmt.	90,000	0	-	170	130,460
41	SSA	34,808	38,107	22,872	431,450	677,731
37	Sanitary Sewer Infrastructure Improvmt.	50	100	45	1,446	
	<b>Debt Obligation Funds</b>	1,005,249	\$772,665	\$810,855	\$1,157,346	\$1,196,987
20	TIF	952,000	\$800,000	\$894,560	\$806,466	\$167,741
	<b>TOTAL - All Funds</b>	<b>\$11,641,377</b>	<b>\$9,525,870</b>	<b>\$8,002,445</b>	<b>\$9,452,056</b>	<b>\$8,686,949</b>



**MEMO**

**TO:** Mayor Halliday & the Board of Trustees

**FROM:** Matthew T. Fritz  
Village Administrator

**MEETING**

**DATE:** March 24, 2021

**RE: FY22 UTILITY BILLING RATE INCREASE RECOMMENDATION**

Each year, the Village reviews its Combined Water & Sewer Utility rate and estimates total expenses according to the formula  $C=OMR+CI+DS/WS$ ; i.e. The total charge per gallons equals the cost for operation, maintenance and replacement plus capital improvement and debt service all divided by the total usage expected to take place in one year's time. This information is provided below. The Village revised the total number of gallons when configuring water/sewer rates at this time last year. With 5 of the 6 billing periods having been completed, it looks as though the Village will come close to having its assumed usage rates and will finish the year at 97-98% of the estimated annual total for the year; this is a 6% increase over the usage from the prior fiscal year (FY20). However, due to the COVID-19 pandemic, the utility rate increase of 4.35% for FY21 was set aside due to the economic constraints that were apparent as residents were forced to stay at home. This results in the projected revenues for the current year falling approximately \$88,000 less than what would have been received had the utility fees been at their projected funding level.

Coal City has attempted to keep its annual rates stable. Although the pandemic has subsided from its highest infection rates within Grundy County, keeping utility rates at their lowest possible rate remains a priority. Despite large capital measures being planned for the utilities such as an expansion and sanitary treatment plant modernization, the Board is planning on utilizing a surcharge so these capital expenditures do not permanently become part of the annual rate of the Village. Therefore, this year's suggested increase is 2.65%.

*Despite this increase, the savings Coal City residents have already experienced over the past two years is an estimated \$430,000 due to the Board's decision to cancel the past loan surcharge and end the utility's collection of a fee for additional capital projects. Although the rate per gallon has been increased, the past removal of the surcharge continues to result in lower bills than had been collected in FY19, which will be three years of utility bills.*

Below are the amounts being budgeted for expenditure in the upcoming budget –

Operations (O) = \$1,161,169

Personnel expenditures of \$609,699 and other operational costs within the proposed FY22 budget at \$551,470.

Maintenance (M) = \$444,250

The repair and maintenance line items included within the budgeted line items allow for the regular expenditures on infrastructure throughout the year. Items to be replaced within this year's budget include a control panel at the Hunters Run Lift Station and maintenance for one of the water towers.

Replacement (R) = \$41,000

Beginning with last year's budget and continued this year is a contribution towards patching for the road repair related to open road cuts annually asphalted representing a majority of this cost.

Capital (CI) = \$92,816

This item is the capital expense necessary to acquire necessary equipment. This year's budget includes the purchase of replacement equipment for an older F-250 as well as a track loader, which has served its useful life.

Debt Service (DS) = \$137,349

The annual payment for the South Water Tower supply, which provides approximately half of the water supply for the Coal City Fire District and other financed equipment and projects are paid within this portion of the budget.

Water Sold (WS) = 125,060

This amount was utilized during last year's rate calculation in anticipation of continued strong utilization. Nearing year's end the estimate proved accurate.

	FY20 Rate	FY21 Rate	FY22 Rate	Change from last rate
Operations (O)	\$985,653	\$1,063,365	\$1,161,169	\$97,804
Maintenance (M)	284,000	523,354	444,250	(79,104)
Replacement (R)	45,000	41,000	41,000	-
Capital (CI)	10,000	70,316	92,816	22,500
Debt Service (DS)	342,222	232,836	137,349	(95,487)
Water Sold (WS)*	120,406	120,406	120,406	-

\*Number represents thousands of gallons consumed

This formula results in total charges of \$1,724,860 being collected from 125,060,000 gallons of consumption. If the Village did not have a decelerating rate structure, the flat rate cost for 1,000 gallons of water would equal \$13.64. The amount of revenues collected from the water/sewer rate represents 91% of the annual revenues for the utility; the remainder comes from other line items such as penalty fees which offset the remaining annual expense for providing this utility.

If the Board was reliant solely upon the water/sewer rate for all of the revenues to fund the Utility Fund (#51), an increase of 11.7% would be necessary. FY21 proved to be a very difficult year to anticipate. Of the \$1,753,426 planned to be received with a recommended rate increase,

the total estimate for utility sales receipts is \$1,569,705. This total projected shortfall of \$183,721 requires an additional rate increase despite the operational budget decreasing. In order to increase the necessary revenues for the utility, \$63,342 is needed; this increase equals a rate increase of 2.65% as well as a reduction in rate offerings (no more 40,000 gallon + discount, explained below). The remaining difference between the anticipated shortfall and increased revenues due to a rate increase shall come from the existing fund balance and curtailing budgeted expenses.

The information provided below is the statistics behind the bi-monthly bills on a month-to-month basis. This represents what took place across the last year.

<i>These Statistics represent February of 2020 thru February of 2021</i>				
<i>Total 1,000 Gals. (bi-monthly)</i>	<i>1-5,999</i>	<i>6,000-20,999</i>	<i>21,000-40,999</i>	<i>41,000, plus</i>
Number of Bills	5,916	7,846	321	129
Total Consumption	18,625	75,663	8,258	22,333
Total Cost Billed	\$232,220	\$988,909	\$109,220	\$230,570
Avg. Consumption	3	9	25	173
Avg. Billed	\$39.25	\$126.03	\$340.24	\$1,787.36
<b><u>Rates</u></b>				
<i>Water &amp; Sewer</i>	\$12.36	\$13.79	\$13.23	\$12.54
<i>Water Only</i>	8.03	8.96	8.60	8.15

Amending the Rate Structure

Another recommendation from the 2020 RCAP Study was to move towards one flat rate for water usage rather than providing a discount for higher users. This change was discussed and is more palatable than charging a minimum bill despite how much one might use. The Water/Sewer Committee discussed this measure and the minimum billing seemed to result in the cost of the system being spread amongst the least able to pay rather than the greatest rate payers. Elimination of the 41,000 + utilization rate will result in another \$19,000 being collected to assist with raising revenues.

Garbage Collection Fee

The Village will need to determine if the garbage will be extended for another three-year term or should the services be placed out for bids. Regardless of this decision, the garbage collection rate is one anticipated revenues producer for street construction. Beginning with the FY21 budget a surcharge is to be charged per user due to the garbage collection company's utilization of Village roadway and alleys in order to collect this service. This amount will be added to the amount annually charged to the rate for the cost of collection. Last year's rate remained unchanged despite the change in haulers and Board's desire to keep rates the same. Actual contractual rate is set to increase upwards to \$22.00 per month. The existing rate of \$21.00 per month should be adjusted upwards to \$23.00 in light of having utilized fund balance last year and the increased cost of service under the new hauling contract. This is \$0.50 higher than the recommended increase that had been contemplated within the budget prior to delaying any utility increases.

**Recommendation:**

Increase the utility rates for the upcoming fiscal year with the billing to be provided to residents in June as follows:

<i>Water Usage</i>	<i>Water &amp; Sewer Rate</i>	<i>Water Only</i>
0 – 5,999	\$ 13.30	\$8.65
6,000 – 20,999	14.82	9.65
21,000 +	14.22	9.25

The Garbage Fee will increase from its current rate of \$20.00 per month to \$23.00 or \$46.00 per billing.