

**COAL CITY VILLAGE BOARD MEETING
JULY 14, 2021**

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

At 7:09 p.m. on Wednesday, July 14, 2021, Mayor Terry Halliday called to order the meeting of the Coal City Village Board in the boardroom of the Village Hall. Roll call-Trustees Dave Togliatti, Ross Bradley, Dan Greggain, Dave Spesia, Tim Bradley and Sarah Beach. Also in attendance were Matt Fritz, village administrator, Matt Halloran from Chamlin Engineering, and attorney Mark Heinle.

All present recited the Pledge of Allegiance.

The minutes of the June 22, 2021 meeting were presented for approval. Greggain moved to approve the minutes as presented, second by Spesia. Roll call-Ayes; Bradley, Greggain, Spesia, Bradley and Beach. Nays; none. Abstain, Togliatti. Motion carried.

The warrant list was presented. Following review and discussion, Bradley moved to approve the warrant list, second by Greggain. Roll call-Ayes; Togliatti, Bradley, Greggain, Spesia, Bradley and Beach. Nays; none. Motion carried.

There was no Public Comment.

A letter of request for the annual "Holiday Hustle 5K Benefit" to be held on November 28th at 11 a.m. Representative Jenn Phillips was present for questions and comments. The route of the race has already been discussed and approved by the Coal City Police Department. The required Special Event Permit will be completed and returned to the Village by the organizers. The request was approved.

The Honorable Judge Scott Belt administered the oath of office for the new Chief of Police, Christopher Harseim and the new Sergeant, Jason Clark. The Board congratulated the new chief and sergeant.

Ordinance 21-19 accepting the bid for the purchase of 160 W. Walnut to Grundy-Three Rivers Habitat for Humanity, the only bidder for the property. Their bid of \$7,500 was accepted as the purchase price by this Board. The Village obtained this property following the 2015 tornado and demolished the existing damaged home, leaving a vacant lot. Spesia moved to adopt Ordinance 21-19 selecting Grundy-Three Rivers Habitat for

Humanity as the successful bidder for 160 W. Walnut and proceed to closing on the property, second by Beach. Roll call-Ayes; Togliatti, Bradley, Greggain, Spesia, Bradley and Beach. Nays; none. Motion carried.

Ordinance 21-20, declaring surplus property of the Coal City maintenance department was presented. The maintenance department are in possession of a skid steer and a 1996 dump truck which are no longer useful or necessary to that department. By declaring these items as surplus property, the equipment will be sold via online auction. Spesia moved to adopt Ordinance 21-20 declaring surplus equipment to allow and old dump truck and skid steer to be sold via the Village's online auction, second by Greggain. Roll call-Ayes; Togliatti, Bradley, Greggain, Spesia, Bradley and Beach. Nays; none. Motion carried.

Ordinance 21-21 granting a map amendment with variances at the property located at 155 S. Vermillion. Mr. Fritz explained that the developer, BDR Properties, through owner Bernie D'Orazio wish to transform the property from a roller skating rink into 12 apartments. The property presently zoned C-3 commercial would be rezoned to RM-2 multi-family. Each apartment will be approximately 1200 square feet, two bedroom, upper-scale units with their own washer and dryers and furnace and central air units. The Planning and Zoning Board conducted a Public Hearing and are making the recommended approval to the Village Board. The conditions of the variances explained in the ordinance were presented. Trustee Togliatti commented that the Planning and Zoning thoroughly examined the project before making this recommendation. Discussion and comments included:

- Parking-Bus Traffic
- Placement of safety signs
- Exterior construction materials
- Arboretum-natural barrier on south side of structure
- Future sidewalks

Comments from the audience were presented:

Danielle Diamond-175 E. Carbon Street

Building history, originally built in 1921, "The Coliseum" Dance Hall

Quiet neighborhood and the effects of the new use

Project requires too many variances

The project has too many apartments (12) and would prefer it was storage units

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Dorothy Lestina-175 E. Carbon Street

Has lived in this home for 59 years and is the 5th generation to inhabit at this location, built by her great-grandfather who was a miner in the coal mines
Doesn't want to see the neighborhood change
Traffic issues
Would be better served as commercial instead of residential

Kate Larson-130 S. Washington

Would like to see the apartment density lowered to less than 12 units

Mayor Halliday stated he respected everyone's opinion and thanked them for their input. T. Bradley moved to adopt Ordinance 21-21 granting a map amendment along with the necessary variances for the redevelopment of the structure to all 12 residential units at 155 S. Vermillion, second by Togliatti. Roll call-Ayes; Togliatti, Bradley, Greggain, Spesia, Bradley and Beach. Nays; none. Motion carried.

Ordinance 21-22 authorizing the renewal of the electrical aggregation program for the Village was presented to the Board. For several years the Village has participated in the electrical aggregation program through the Will County Municipal Aggregation. The 3-year contract with Constellation Energy expires in October 2021. Due to the competitiveness, ComEd has created a ComEd Rate Municipal Aggregation Match Program which matches the same rate as the Village is presently receiving. David Hoover a consultant for NIMEC (Northern Illinois Municipal Electric Collaborative), manages over 100 communities. A Civic Payment would be made to the Village in the amount of \$20,000 to participate in the program. The Village has three options to consider:

1. Return to ComEd
2. Go with a different supplier at the same rate as ComEd and receive \$20,000 as a Civic Payment
3. 100% Green Program with a \$18,000 payment to the Village

The Board discussed the options with Mr. Hoover. The new supplier would be Eleco Industries with an annual contract. Exelon pricing is presently higher than ComEd. Following a lengthy discussion, the Mayor entertained a motion to adopt Ordinance 21-22 authorizing the renewal of the Coal City Electrical Aggregation Program. There was no motion and the ordinance died from a lack of motion.

Resolution 21-09 approving local administrative policy and procedures manual for the Coal City Housing Rehabilitation Area was presented to the Board. Mr. Fritz explained that this resolution is necessary in or to update the manual from the first project through NCICG (North Central Council of Governments) for the local housing rehab program being presented for the grant through DCEO. T. Bradley moved to adopt Resolution 21-09 approving a local administrative policy and procedures manual for the Coal City Housing Rehabilitation Area, second by Spesia. Roll call-Ayes; Togliatti, Bradley, Greggain, Spesia, Bradley and Beach. Nays; none. Motion carried.

Resolution 21-10 pledging the Village to give \$20,000 as the contribution to the Coal City Housing Rehabilitation Grant. This pledge will assist with the local match for the \$550,000 housing rehab grant from DCEO. Both Resolutions 21-09 and 21-10 are being generated from the Public Hearing held previously to tonight's Village Board meeting. T. Bradley moved to Adopt Resolution 21-10 pledging a contribution of \$20,000 to assist with the local match for housing rehabilitation projects, second by Spesia. Roll call-Ayes; Togliatti, Bradley, Greggain, Spesia, Bradley and Beach. Nays; none. Motion carried.

Matt Halloran from Chamlin Engineering reported on the June 29, 2021 bid letting for the 2021 Street Maintenance Program and the Reed Road Improvements. He announced that there were two bids presented for the Reed Road Improvements, both Alternate 1 and Alternate 2, with the apparent lower bidder being D Construction of Coal City. The total bid including the change order for the steel guard rail is \$262,137.07. There was only one bid submitted for the 2021 Street Maintenance Program and that bidder was D Construction in the amount of \$314,282.46. The culvert repair on Reed Road will be taken from TIF funding at \$17,000. Spesia moved to approve the bids for the 2021 Street Maintenance Program, the Reed Road Improvements including the culvert repair on Reed Road, to D Construction, second by T. Bradley. Roll call-Ayes; Togliatti, Bradley, Greggain, Spesia, Bradley and Beach. Nays; none. Motion carried.

Mayor Halliday thanked the trustees for moving the last meeting date from Wednesday to Tuesday. He welcomed Chief Harseim to the Board table and congratulated Sgt. Clark on his promotion.

Trustees Bradley, Spesia, Greggain, Bradley, Togliatti and Beach all welcomed Chief Harseim and looked forward to working with him

Mr. Fritz stated that Well #3 is presently down for repairs. Layne-Christensen submitted an estimate of \$51,292 for the repair. An additional fee of \$51,000 is the fee for using epoxy coating piping. The pump motor failed and has to be replaced. They will guarantee the service for one-year. Due to the excess amount of the repair, this topic will be placed on the July 28, 2021 agenda for approval.

Attorney Heinle reported:

- Status Hearing will be held on July 29th for the UP Railroad crossing exemption
- Criminal Justice Reform-Whistle Blowing Act update will be presented at the next Village Board meeting

Matt Halloran reported:

- Water Treatment Plant expansion design is completed and they were submitted to the IEPA. Once approved, bid letting documents will be prepared
- Contracts for the 2021 Street maintenance and Reed Road improvements will be prepared for signature
- N. Broadway bridge deck replacement- design is in process and a projected 2022 bid letting
- Prairie Oaks Subdivision-resurfacing road plans are complete; no bid date is scheduled
- 5th Avenue and Rt. 113 improvements-IDOT will not include the entire intersection in the improvement but may consider the north leg which is a truck route.
- Meadow Estates Subdivision-all utilities have been installed and tested. Punch list will finalize the development
- Dynamic Fitness have yet to submit plans for review

Chief Harseim stated:

- Retired Chief Best's 1042 "Last Call" will be forwarded to the Board
- Saturday, July 17th is Tom Best's retirement party at 6 p.m. in Lions Hall


Matt Fritz announced:

- Presented and discussed the finance report through May 2021

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- Small Town Theatrics is presenting "Rent" on July 23rd, July 24th, and July 25th of which Mr. Fritz will be participating in

T. Bradley moved to adjourn the meeting, second by Beach. Roll call-Ayes; Togliatti, Bradley, Greggain, Spesia, Bradley and Beach. Nays; none. Motion carried. The meeting was adjourned at 8:42 p.m.


Pamela M. Noffsinger, Village Clerk