

**COAL CITY VILLAGE BOARD MEETING  
NOVEMBER 17, 2021**

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

At 7:05 p.m. on Wednesday, November 17, 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 was attorney Mark Heine, Police Chief Chris Harseim, Matt Fritz, village administrator and Ryan Hansen from Chamlin Engineering.

All present recited the Pledge of Allegiance.

The minutes of the October 27, 2021 meeting were presented. Togliatti move to approve the minutes as written, second by Spesia. Roll call-Ayes; Togliatti, Greggain, Spesia and T. Bradley. Nays; none. Abstain; R. Bradley and Beach. Motion carried.

The warrant list was presented. Mr. Fritz asked that the amount of \$749.00 payable to Sandra Quinn for reimbursement to Mr. Rooter Plumbing for a sewer line blockage. Following review and comments, R. Bradley moved to approve the warrant list with the addition of the \$749.00 reimbursement to Sandra Quinn, second by Togliatti. Roll call-Ayes; Togliatti, Bradley, Greggain, Spesia, Bradley and Beach. Nays; none. Motion carried.

There was no Public Comment at this meeting.

Ordinance 21-35 a Conditional Use request was submitted and reviewed by the Board. Mr. Fritz explained that Tiffany Will is leasing space at 293 S. Broadway from the owner of the building which houses the businesses of Eich's and Genuine Pool to conduct a baseball/softball sports clinic. The space is located in the rear of the businesses with an entrance on E. Oak Street. Mrs. Wills explained the plans for operating the sports clinic regarding participants and space. The request had gone before the Planning and Zoning Board with the Public Hearing being held on November 15<sup>th</sup> and that Board is approving the requested Conditional Use. Togliatti moved to adopt Ordinance 21-35 granting a conditional use to operate a sports clinic at 293 S. Broadway, second by T. Bradley. Roll call-Ayes; Togliatti, Bradley, Greggain, Spesia, Bradley and Beach. Nays; none. Motion carried.

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Ordinance 21-36, the abatement of the real estates taxes for 2021 for the Coal City Area Club was reviewed by the Board. Mr. Fritz explained that this is for the strip annexation to connect the sewer line to Prairie Oaks Estates subdivision. Ordinance 21-37 is also the abatement of the real estate taxes for 2021 for the Cullick Farm for the same purpose of connecting Prairie Oaks Estates subdivision to the Coal City sanitary sewer. These are annual abatements. T. Bradley moved to adopt Ordinance 21-36 abating the 2021 property taxes levied upon the Coal City Area Club, second by Greggain. Roll call-Ayes; Togliatti, Bradley, Greggain, Spesia, Bradley and Beach. Nays; none. Motion carried.

T. Bradley moved to adopt Ordinance 21-37 abating the 2021 property taxes levied upon the Cullick Farm, second by Spesia. Roll call-Ayes; Togliatti, Bradley, Greggain, Spesia, Bradley and Beach. Nays; none. Motion carried.

Ordinance 21-38 additional park rules was presented to the Board. Mr. Fritz along with Attorney Heinle explained the new revisions and additions and the legality of the changes. Park violations can be enforced through the adjudication process. Other points discussed were signage restrictions, temporary dismissal and parental responsibility. The Village Police Department patrol the parks and will enforce the rules. Beach moved to adopt Ordinance 21-38 adopting new regulations for the Coal City Parks, second by Spesia. Roll call-Ayes; Togliatti, Bradley, Greggain, Spesia, Bradley and Beach. Nays; none. Motion carried.

Ordinance 21-39, annexing parcels PIN #09-02-202-020 and 09-02-202-021 located within 805 E. Division Street into the Village of Coal City was discussed by the Board. Mr. Fritz explained that the property is part of the development to be McCoy Marine for outdoor storage. The two parcels are unincorporated and owned by George and JoAnn McCoy. In addition, Ordinance 21-40 annexes one parcel PIN #09-02-201-003 located within 727 E. Division Street into the Village of Coal City. These three parcels are part of a combined land use plan in order to provide outdoor storage at both locations. Following the approval of both Ordinance 21-29 and Ordinance 21-40 annexing the three parcels into the Village of Coal City, Ordinance 21-41 rezoned the property from RS-1 to C-5 zoning to allow the business to continue and grow and be consistent with the Village's building codes. Togliatti moved to adopt Ordinance 21-39 annexing Parcels PIN #09-02-202-020 and 09-02-202-021 within 805 E. Division Street into the Village of Coal City,

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second by Spesia. Roll call-Ayes; Togliatti, Bradley, Greggain, Spesia, Bradley and Beach. Nays; none. Motion carried.

Togliatti moved to adopt Ordinance 21-40 annexing Parcels PIN #09-02-201-003 within 727 E. Division Street into the Village of Coal City, second by Spesia. Roll call-Ayes; Togliatti, Bradley, Greggain, Spesia, Bradley and Beach. Nays; none. Motion carried.

Greggain moved to adopt Ordinance 21-41 providing C-5 zoning along with the conditional uses to allow for Open Lot Boat Sales and Storage at 727 E. Division Street and 805 E. Division Street, second by Togliatti. Roll call-Aye; Togliatti, Bradley, Greggain, Spesia, Bradley and Beach. Nays; none. Motion carried.

In 2015 the Village suffered a EF-3 tornado and the recovery expenses were astronomical to the Village. Mr. Fritz stated that with no Federal or State funding assistance, the Village pledged alternative revenue bonds in order to obtain the money necessary in order to cover the recovery expenses. The Board determined that the bond debt be passed on to the Village taxpayers. A Public Hearing was held just prior to this meeting in order to comply with the regulations on the annual tax levy. T. Bradley moved to adopt Resolution 21-13 establishing essential services and their supporting revenues source resulting in the Alternative Revenue Bonds of 2015-the Tornado Bonds, to be paid via property taxes collected in the upcoming annual levy, second by R. Bradley. Roll call-Ayes; Togliatti, Bradley, Greggain, Spesia, Bradley and Beach. Nays; none. Motion carried.

Mr. Fritz informed the Board of the application for the FEMA BRIC (Building Resilient Infrastructure and Communities) Grant. NCICG (North Central Illinois Council of Government) have applied for and secured this funding in the past and will be submitting the grant application to FEMA on behalf of the Village. The grant project is for a generator at the water treatment plant that possesses the capability of running the treatment plant in its entirety along with Well #6 located adjacent to the water treatment plant. In order to complete the grant application, an engineering firm must be hired to complete a specific federal software benefit/cost analysis. Knight Engineering will be performing that analysis required to submit for the FEMA/BRIC grant. Greggain moved to adopt Resolution 21-14 entering into an agreement with NCICG to complete the FEMA/BRIC grant application, second by R. Bradley. Roll call-Ayes; Togliatti, Bradley, Greggain, Spesia, Bradley and Beach. Nays; none. Motion carried.

Resolution 21-15 in support of commitment of local funds for the FEMA BRIC grant for the water treatment plant generator project was presented, as discussed in the joint Water & Sewer and Finance Committee meeting held prior to this meeting. Mr. Fritz stated that the Village's funds is 25% of the estimated total cost. Greggain moved to adopt Resolution 21-15 support and commitment of local funds for the FEMA BRIC Grant Application for the water treatment plant generator project, second by Spesia. Roll call-Ayes; Togliatti, Bradley, Greggain, Spesia, Bradley and Beach. Nays; none. Motion carried.

Resolution 21-16, the annual 2022 meeting schedule was presented to the Board. The Clerk stated that this is for the regularly scheduled meetings for the calendar year of 2022. Spesia moved to adopt Resolution 21-16 establishing the annual calendar of regular meeting for the Village, second by T. Bradley. Roll call-Ayes; Togliatti, Bradley, Greggain, Spesia, Bradley and Beach. Nays; none. Motion carried.

Resolution 21-17 the release of certain executive session minutes was presented to the Board. Attorney Heinle stated he had reviewed the executive session minutes and was making the recommendation to release the list that is attached to the resolution. T. Bradley moved to adopt Resolution 21-17 releasing the executive session minutes of:

June 28, 2018	June 12, 2019	August 28, 2019
October 14, 2020	June 9, 2021	June 14, 2021

second by Spesia. Roll call-Ayes; Togliatti, Bradley, Greggain, Spesia, Bradley and Beach. Nays; none. Motion carried.

The preliminary ordinance for the 2021 tax levy was reviewed by the Board. This was also discussed at the joint committee meeting held prior to this meeting. A Truth in Taxation Hearing is not required for this year's levy. Adoption of the Levy will be held at the December 8, 2021 meeting of the Board. T. Bradley moved to approve the review of the 2021 Tax Levy, second by Spesia. Roll call-Ayes; Togliatti, Bradley, Greggain, Spesia, Bradley and Beach. Nays; none. Motion carried.

Ryan Hansen explained that the Village is to receive approximately \$360,000 from the State's ReBUILD Illinois Infrastructure bill for qualifying projects and the replacement of the North Bridge over the Claypool Drainage Ditch qualifies for the additional MFT payments. Chamlin Engineering will prepare the application and bid packet to proceed. An engineering agreement between the Village and Chamlin Engineering has been

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prepared authorizing Chamlin Engineering to proceed with Phase I and 2 of the project. Spesia moved to authorize Chamlin Engineering to proceed with engineering for the replacement of the North Broadway Bridge replacement, second by Greggain. Roll call-Ayes; Togliatti, Bradley, Greggain, Spesia, Bradley and Beach. Nays; none. Motion carried.

A previously discussed, Knight Engineering will provide the benefit cost analysis study for the FEMA/BRIC grant regarding the generator at the water treatment plant. The cost of this study is \$10,300. Mr. Fritz stated that an Engineering Agreement has been prepared for this project. R. Bradley moved to approve the Engineering Agreement with Knight Engineering to provide the benefit cost analysis study required to submit the FEMA/BRIC grant, second by Togliatti. Roll call-Ayes; Togliatti, Bradley, Greggain, Spesia, Bradley and Beach. Nays; none. Motion carried.

Mr. Fritz informed the Board that the sewer treatment operators, John Huddleston and Tyler Valiente, recommend that the Village purchase a sanitary treatment dissolving oxygen sensor system. With the upcoming sanitary treatment plant upgrade, this equipment would benefit the Village now and create a savings in energy and creating more efficiency. The installation of the four dissolved oxygen probes, one in each of the digesters, will provide wireless reporting back to the main control panel regarding the total oxygen level in the treated water. Gasvoda & Associates are offering the sensory system at a cost of \$24,474.00. It is recommended that these oxygen sensors be installed before the proposed plant expansion. R. Bradley moved to approve the purchase of a Dissolved Oxygen Sensor System from Gasvoda & Associates at a cost of \$24,474, second by Greggain. Roll call-Ayes; Togliatti, Bradley, Greggain, Spesia, Bradley and Beach. Nays; none. Motion carried.

Mayor Halliday extended Happy Thanksgiving wishes to the Board. The next Village Board meeting is slated for Wednesday, December 8<sup>th</sup>. Mayor Halliday asked to view the proposed plans for the McDonald's reconstruction. Also, O'Reilly's Auto Parts land acquisition has closed and they will be moving forward with the project.

Beach thanked the Board for the new upgrade to the park rules. Saturday, October 27<sup>th</sup> is the "Shop Small Business" promotion and the Coaler Business Alliance are again sponsoring an "Elfie Selfie" in Coal City on December 4<sup>th</sup> and she encouraged participation at both events.

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T. Bradley expressed condolences to the family of Mike Cerny, a former resident and Mayor of the Village of Carbon Hill. He then thanked the sponsors of the Veteran's Day observance and program.

R. Bradley asked if repairs to the watermain breakage by the installers of the fiber optic cable are being charged for the Village's repairs and Mr. Fritz answer that they were. It was suggested that the project manager attend the next Board meeting for an update on the project and the gas line recently hit on Broadway.

Attorney Heinle gave the following:

- O'Reilly Auto Parts has closed on the acquisition of property and the alley vacature will be presented at the next Board meeting
- Surf Air Wireless-The Village has no role in the selection, hiring and payment of the installation of the fiber optics
- Tuesday, November 23<sup>rd</sup> will be the final hearing regarding the railroad crossing exemption. An update will be presented at the December 8<sup>th</sup> meeting
- Intergovernmental Agreement with Godley is still on the table. More info to follow

Ryan Hansen announced that the bid letting for the water treatment plant expansion will be held on December 21<sup>st</sup>.

Chief Harseim reported on the Pro-Act activities from March 2021 to present. The armed robbery at the Verizon Store resulted in two individuals being federally indicted.

Mr. Fritz reported:

- He has been appointed President of NCICG for the next four years
- Housing Rehab Program-the 2<sup>nd</sup> house is near completion
- Planning and Zoning Board is considering several text amendments in the near future regarding the Core Area Design Guidelines and the IRC (International Residential Code) and IBC (International Building Code) updates are being reviewed. Attorney Heinle will assist with the administrative issues regarding any changes the Planning and Zoning Board may have to adopt the codes.

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T. Bradley moved to adjourn the meeting, second by Beach. Roll call-Ayes; Togliatti, Bradley, Greggain, Spesia, Bradley and Beach. Nays; none. Motion carried and the meeting was adjourned at 8:15 p.m..

  
Pamela M. Noffsinger, Village Clerk