

**COAL CITY VILLAGE BOARD MEETING  
DECEMBER 14, 2022**

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

At 7:17 p.m. on Wednesday, December 14, 2022, Mayor Terry Halliday called to order the meeting of the Coal City Village Board in the boardroom of the Village Hall. Roll call-Trustees; Ross Bradley, Dan Greggain, Dave Spesia, Tim Bradley and Sarah Beach. Absent; Trustee Dave Togliatti. Also in attendance was Matt Fritz, village administrator, Police Chief Chris Harseim, Ryan Hansen from Chamlin Engineering and attorney Mark Heinle.

All present recited the Pledge of Allegiance.

The minutes of the November 21, 2022 meeting were presented for approval. Spesia moved to approve the minutes as written, second by Greggain. Roll call-Ayes; Bradley, Greggain, Spesia and Bradley. Nays; none. Abstain; Beach. Absent; Togliatti. Motion carried.

The minutes of the November 21, 2022 Public Hearing were presented. Greggain moved to approve the minutes as written, second by Spesia. Roll call-Ayes; Bradley, Greggain, Spesia and Bradley. Nays; none. Abstain; Beach. Absent; Togliatti. Motion carried.

The warrant list was presented. The December bill to Garden Creations in the amount of \$1,400.00 will be stricken from the list. R. Bradley moved to approve the warrant list, second by Spesia. Roll call-Ayes; Bradley, Greggain, Spesia, Bradley and Beach. Nays; none. Absent; Togliatti. Motion carried.

There was no Public Comment at this meeting.

Ordinance 22-23, the 2022 Property Tax Levy was presented to the Board. Mr. Fritz stated that this levy had been reviewed by the Board and also through the Finance Committee Review and is being presented for approval. R. Bradley moved to adopt Ordinance 22-23, adopting the Property Tax Levy for 2022, second by T. Bradley. Roll call-Ayes; Bradley, Greggain, Spesia, Bradley and Beach. Nays; none. Absent; Togliatti. Motion carried.

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Ordinance 22-27, text amendments to the adult use definition within the zoning code was presented to the Board. Mr. Fritz explained the new changes. The issue had gone before the Planning and Zoning Board process, including a Public Hearing. Including in the new definition does not include traditional body art tattooing services and recreational cannabis businesses or medical cannabis dispensaries. Greggain moved to adopt Ordinance 22-27 amending the "Adult Use" definition within the Zoning Code, second by Spesia. Roll call-Ayes; Bradley, Greggain, Spesia, Bradley and Beach. Nays; none. Absent; Togliatti. Motion carried.

Ordinance 22-28, requesting a Conditional Use Permit be obtained for 695 S. Broadway for a Wellness Clinic was requested by Jennifer Loughran was presented to the Board by Mr. Fritz. He stated that the lease tenant, Jennifer Loughran will establish a wellness clinic for therapy at the referenced address which includes a beauty salon. Property owners, Robert and Debra Davis approve of the request. Ms. Loughran was present for questions and comments. T. Bradley moved to adopt Ordinance 22-28 granting a conditional use at 695 S. Broadway for a Wellness Clinic, second by Spesia. Roll call-Ayes; Bradley, Greggain, Spesia, Bradley and Beach. Nays; none. Absent; Togliatti. Motion carried.

Ordinance 22-29, adopting the amended SSA #2 (Special Service Area), for the 2013 Series development bonds was explained by Mr. Fritz at the Public Hearing held prior to tonight's Board Meeting. The levy amount is \$550,549.17 and will be recorded against the three parcels located in SSA #2. Greggain moved to adopt Ordinance 22-29 adopting the Amended SSA #2 Levy, second by R. Bradley. Roll call-Ayes; Bradley, Greggain, Spesia, Bradley and Beach. Nays; none. Absent; Togliatti. Motion carried.

Ordinance 22-30, abating the tax levied to pay the interest and principal on the \$1.9 million general obligation bonds, Series 2013 was explained to the Board by Mr. Fritz. This is the 10<sup>th</sup> and final abatement/collection for this debt of \$1.9 million. Spesia moved to adopt Ordinance 22-30 abating the tax heretofore levied to pay the interest and principal on the \$1.9 million Series 2013 bonds, second by R. Bradley. Roll call-Ayes; Bradley, Greggain, Spesia, Bradley and Beach. Nays; none. Absent; Togliatti. Motion carried.

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Ordinance 22-31 authorizing the Village of Coal City to enter into an IEPA (Illinois Environmental Protection Agency) water supply loan in the amount of \$6,106,503.90 for the Public Water Supply Loan Program (PWSLP). This was the topic of the Water & Sewer Committee meeting held prior to tonight's Board Meeting. The loan will improve the water system by constructing a new Well #7 and raw water main and controls which must be integrated with the existing control system and the construction of a new ion exchange and HMO filtration water treatment plant. The estimated expense of the project is \$6,106,503.90. The 20 year loan has an interest rate of .93%. Funding should be confirmed by July of 2023. Following discussion, R. Bradley moved to adopt Ordinance 22-31 authorizing the incursion of \$6.1 million dollars in Debt Secured by Utility Rate Increases, second by Spesia. Roll call-Ayes; Bradley, Greggain, Spesia, Bradley and Beach. Nays; none. Absent; Togliatti. Motion carried.

Resolution 22-17 pledging the Village to a 30% match for the FEMA (Federal Emergency Management Agency) BRIC (Building Resilient Infrastructure and Communities) grant was considered by the Board. The estimated total cost of the project for a backup power generator at the Village Water Treatment Plant is \$426,000.00 with the Village contributing \$127,800.00 for their 30% share. Greggain moved to adopt Resolution 22-17 pledging the 30% match for the provision of a backup power generator at the Village Water Treatment Plant, second by R. Bradley. Roll call-Ayes; Bradley, Greggain, Spesia, Bradley and Beach. Nays; none. Absent; Togliatti. Motion carried.

Resolution 22-18 is the setting of dates for the regular meeting in 2023 for the Village's Village Board Meetings, Planning Commission, Zoning Board of Appeals, Park Board and Board of Fire and Police Commissioners. This schedule is prepared and approved annually. Spesia moved to adopt Resolution 22-18 establishing the meeting calendar for 2023, second by Beach. Roll call-Ayes; Bradley, Greggain, Spesia, Bradley and Beach. Nays; none. Absent; Togliatti. Motion carried.

The Heritage Corridor requires support of surrounding communities to provide tourism and information to continue to qualify for funding from the State of Illinois. The Village's yearly activities are supplied to the Heritage Corridor Bureau supporting the tourism in our area. Resolution 22-19 provides support for this agency for a 5-year period. T. Bradley moved to adopt Resolution 22-19 providing support for the Heritage Corridor Convention & Visitors Bureau, second by R. Bradley. Roll call-Ayes; Bradley, Greggain, Spesia, Bradley and Beach. Nays; none. Absent; Togliatti. Motion carried.

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Prior to tonight's meeting, a Public Hearing was held regarding the 2022 Housing Rehabilitation Grant for the Village of Coal City. Part of the participation process is the adoption of the Administrative Policy and Procedures Manual for the Community Development Block Program (CDBG) grant. Connie Buchanan from NCICG (North Central Illinois Council of Government) presented the Public Hearing explaining the CDBG grant, process and award. Greggain moved to adopt Resolution 22-20 adopting the 2022 Housing Rehabilitation Grant Housing Manual, second by Beach. Roll call-Ayes; Bradley, Greggain, Spesia, Bradley and Beach. Nays; none. Absent; Togliatti. Motion carried.

Resolution 22-21 to adopt the pledging of funding for the 2022 Housing Rehabilitation Grant. This pledge of \$20,000 in support is known as "first in" dollars that shall be used to reinvest in the selected qualifying homes. T. Bradley moved to adopt Resolution 22-21 pledging funds for the 2022 Housing Rehabilitation grant, second by Beach. Roll call-Ayes; Bradley, Greggain, Spesia, Bradley and Beach. Nays; none. Absent; Togliatti. Motion carried.

Mr. Fritz explained that two large meters need to be replaced at the sanitary treatment plant, replacing the return sludge and waste-activated sludge meters. Proposals for replacement were received with the best proposal being Gasvoda & Associates in the approximate amount of \$25,648.00. R. Bradley moved to approve an amount not-to-exceed \$25,648.00 for Gasvoda & Associates to replace two mag meters at the sanitary treatment plant, second by Spesia. Roll call-Ayes; Bradley, Greggain, Spesia, Bradley and Beach. Nays; none. Absent; Togliatti. Motion carried.

The \$6.1 IEPA water expansion loan requires authorization to allow the Village's representative to sign off on all of the presented information. The representative authorized will be Village Administrator, Matthew Fritz. R. Bradley moved to authorize the application for public water supply loan program funding and designate the Village Administrator as the authorized representative, second by Greggain. Roll call-Ayes; Bradley, Greggain, Spesia, Bradley and Beach. Nays; none. Absent; Togliatti. Motion carried.

Ryan Hansen announced that the waste water treatment plant improvements have been completed and inspected and Chamlin Engineering is recommending the payment to D Construction in the amount of \$603,419.00. R. Bradley moved to approve

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the payment of \$603,419.00 to D Construction for the waste water treatment plant improvements 2021, second by Spesia. Roll call-Ayes; Bradley, Greggain, Spesia, Bradley and Beach. Nays; none. Absent; Togliatti. Motion carried.

Mr. Fritz explained that the approved annual Audit for FY 22 has been approved, it has come to the auditor's attention that certain language was not included regarding the Grant Accountability and Transparency Act (GATA) as required by new federal regulation standards. The FY22 Audit was revised to include the necessary language and therefore the revised Audit needs to be adopted. T. Bradley moved to adopt the Revised FY22 Audit, second by Spesia. Roll call-Ayes; Bradley, Greggain, Spesia, Bradley and Beach. Nays; none. Absent; Togliatti. Motion carried.

Mayor Halliday stated that he had received only positive feedback regarding the South Broadway streetscapes.

Trustee T. Bradley announced that he has been appointed to the Will/Grundy County Medical Clinic Board.

Trustee Greggain recommended a Public Health & Safety meeting be scheduled soon and in the evening hours.

Clerk Noffsinger stated that nominating petitions for the Consolidated Election are now being accepted at the Village Hall for those running for office in Coal City.

Attorney Heinle reminded the Board and Clerk of the publication notices required for the IEPA loan.

Chief Harseim reported:

- The \$21,000 grant for the license plate reader equipment from State's Attorney Helland has been approved
- The Heroes and Helpers Event was held recently and was a success
- Officer Kolton Stockdell is now on solo patrol
- Sunday, at 6 p.m. will be the Silent Santa Patrol through Coal City, Carbon Hill and Diamond, ending at Lions Park

Mr. Fritz reported:

*Handwritten signature*

Coal City Village Board Meeting

December 14, 2022

Page Six

- He attended the Help for Hope meeting and discussion was:
  - a. Distribution of holiday turkeys
  - b. Sponsorship of a family at Christmas
- Grundy County Master Plan Committee-Engineering Firm selected

Mayor Halliday, the Village Board, Attorney Heinle, Mr. Hansen, Chief Harseim and Mr. Fritz wished everyone a Merry Christmas and Happy & Safe New Year.

At 8:05 p.m., Greggain moved to enter into executive session per ILCS 5 120/2(c) (5), to discuss acquisition of property, second by Spesia. Roll call-Ayes; Bradley, Greggain, Spesia, Bradley and Beach. Nays; none. Absent; Togliatti. Motion carried.

Following executive session, T. Bradley moved to adjourn the meeting, second by Beach. Roll call-Ayes; Bradley, Greggain, Spesia, Bradley and Beach. Nays; none. Absent; Togliatti. Motion carried and the meeting was adjourned at 8:30 p.m.

  
Pamela M. Noffsinger, Village Clerk