

COAL CITY VILLAGE BOARD MEETING

MONDAY
MARCH 6, 2023 @6:00 P.M.

AGENDA

1. Call meeting to order
2. Pledge of Allegiance
3. Approval of Minutes February 22, 2023
4. Approval of Warrant List
5. Public Comment
6. Resolution #23-01 Village in support of Tax Increment Financing
7. Resolution #23-02 Authorizing Signature Authority to Illinois Housing Development Authority (IHDA)
8. Approval of bid for Core Area Overflow Parking Improvement
9. Preliminary Reading of FY24 Annual Budget Adoption Ordinance
10. Amending the Authorized Signatory for the Village of Coal City on its Illinois Funds and Midland State Bank Accounts
11. Adjourn

MEMO

TO: Mayor Halliday and the Board of Trustees

FROM: Matthew T. Fritz
Village Administrator

MEETING

DATE: March 6, 2023

RE: TAX INCREMENT FINANCING DISTRICT SUPPORT RESOLUTION

There has been legislation introduced within the Illinois State legislature that would significantly impair the authorities present within tax increment finance (TIF) districts which are used to spur significant growth producing increased assessed valuation, jobs, and additional tax revenue. The Illinois Municipal League (IML) has requested resolutions of support to provide proof of the support and utilization municipalities have with this economic development tool.

Coal City's TIF has provided an annual capital payment to the CCUSD related to residential properties located within the TIF boundaries on an annual basis since the beginning of the district's incorporation. This year, TIF is planned to provide large subsidies to decrease the total amount of debt collected from residents for the annual payment required for the Sanitary Modernization Project and the Water Treatment Plant Expansion project. In addition, this fund is planned to expend funds for the design engineering related to the Quiet Zone Design Engineering contribution for Coal City.

In past years, TIF was utilized in order to urge O'Reilly's to uproot the existing automotive parts retailer in selecting its final Coal City location and total capital investment. These funds provided a very large contribution to the annual road improvement budget including the Reed Road Safety Restoration as well as purchasing funds necessary to acquire certain downtown parcels identified during the Broadway Reconstruction project. Lastly, TIF provided a large portion of funding for the local match in order to get the Broadway Reconstruction project completed. Its participation in the local match resulted in MFT and other capital dollars remaining available for street infrastructure improvements to occur elsewhere in Coal City.

Recommendation:

Adopt Resolution No. _____: Expressing the village's support for TIF financing to the Illinois State Legislature.

RESOLUTION NO. _____
A RESOLUTION OF THE VILLAGE OF COAL CITY IN SUPPORT OF
TAX INCREMENT FINANCING

WHEREAS, the Village of Coal City has the responsibility to promote economic development and revitalization of underperforming areas within the Village of Coal City; and

WHEREAS, the Village of Coal City recognizes that Tax Increment Financing (TIF) is a means to address areas of blight, support development and promote local job creation and retention; and

WHEREAS, TIF incentives directly contribute to the expansion of the local tax base and attracts private development and new businesses to the Village of Coal City; and

WHEREAS, the availability of TIF is a critical mechanism to spur economic development for the Village of Coal City.

WHEREAS, the President and Trustees of the Village of Coal City find that the availability of TIF as an economic development tool is essential for the continuing economic vitality of the Village of Coal City.

NOW, THEREFORE, be it resolved by the President and Board of Trustees of the Village of Coal City as follows:

Section 1. The foregoing recitals shall be and are hereby incorporated as findings of fact as if said recitals were fully set forth herein.

Section 2. The Village of Coal City urges the Illinois General Assembly and Governor to protect TIF in its current form as a valuable economic development tool without additional restrictions on municipal governments and the communities they serve.

Section 3. The Village of Coal City clerk shall forward a copy of this Resolution to the Illinois Municipal League.

SO RESOLVED this _____ day of _____, 2023, at Coal City, Grundy and Will Counties, Illinois.

AYES: ABSENT:

NAYS: ABSTAIN:

Attest

VILLAGE OF COAL CITY

Pamela Noffsinger, Clerk

Terry Halliday, Mayor

MEMO

TO: Mayor Halliday and the Board of Trustees

FROM: Matthew T. Fritz
Village Administrator

MEETING

DATE: March 6, 2023

RE: IHDA GRANT SIGNATORY AUTHORITY TO NCICG

The Illinois Housing Development Authority (IHDA) provided a grant to the Village of Coal City to expend \$350,000 on housing renewal projects. NCICG (North Central Illinois Council of Governments) was previously selected to be the grant administrator for the Village at the time of application. They are beginning to gain the IHDA guidance on the requirements for participation selection, initial surveying of the potential community candidates, etc.

This evening's resolution allows NCICG staff to represent and signoff on all of the necessary documentation to be filed with the housing rehabilitation grant. NCICG has another tutorial session for new grantees before they start a proposed schedule for starting the Coal City programming.

Recommendation:

Adopt Resolution No. ____: Authorizing Signatory Authority to North Central Illinois Council of Governments regarding the Coal City grant administration tasks.

RESOLUTION AUTHORIZING SIGNATURE AUTHORITY
Illinois Housing Development Authority Housing Rehabilitation

RESOLUTION NO. _____

WHEREAS, the Village of Coal City, Illinois has been awarded an **Illinois Housing Development Authority (IHDA) Housing Rehabilitation** grant #52390, and

WHEREAS, receipt of IHDA grant assistance is essential to allow the Village to perform housing rehabilitation,

WHEREAS, criteria of IHDA directs that sufficient bonding of persons authorized to sign IHDA checks be in place in an amount sufficient to cover any check that might be drawn on the IHDA grant funds, and

WHEREAS, the Village of Coal City would have to purchase such bonding insurance at a cost that would be a financial hardship on the Village, and

WHEREAS, the North Central Illinois Council of Governments, the grant administrator hired by the Village to administer said IHDA grant, maintains bonding in an amount sufficient to cover IHDA expenditures, and

WHEREAS, the North Central Illinois Council of Governments, may prepare grant modifications on behalf of the Village as approved by the Village and,

WHEREAS, the Village has a separate non-interest-bearing checking established at Hometown National Bank for the sole purpose of paying IHDA grant bills, and

NOW, THEREFORE, BE IT RESOLVED THAT the Village of Coal City does hereby authorize the North Central Illinois Council of Governments, as grant administrator, to sign all IHDA payment checks and grant modification requests, provided that the Village has approved all such actions.

PASSED and APPROVED at its Village Board Meeting held on the ____ day of _____, 2023.

Terry Halliday, Village President

Pamela Noffsinger, Village Clerk

(SEAL)

MEMO

TO: Mayor Halliday and the Board of Trustees

FROM: Matthew T. Fritz
Village Administrator

MEETING

DATE: March 6, 2023

RE: AWARDING BID FOR THE CORE AREA OVERFLOW PARKING IMPROVEMENT

Coal City was recently awarded a \$1 million grant from DCEO for capital improvements throughout the community. After providing funding for two primary tasks – Second Avenue Storm Water Improvement & Restoration and the Phase One Engineering for Reed Road, \$35,300 remained. This amount was requested to complete a portion of public parking lot that could not be completed with any remaining S. Broadway Reconstruction funds.

Bids were taken and received from two different companies to remove a portion of gravel that exists within the parking lot on the north side of the Post Office and install permeable pavers within that square footage that shall allow for grass to grow through the block, but still allow overflow parking to occur on the space when it is necessary.

Due to the cost of the low bidder, 11% of the project will be required to come from local match in addition to the DCEO funding. The grant agreement requires these funds to be expended by July. With the first two projects bid, the next one will be the Second Ave improvements, which is being organized by the village's engineers.

The bids for this work along with the bid specification are provided in the attachments. The low bidder is 4 Seasons Landscaping, Inc. which previously provided this service within the parkway on S. Broadway. Their bid was 13% lower than the bid received of C.R. Schmidt, Inc.

Recommendation:

Award the bid for the Core Area Overflow Parking Improvement to 4 Seasons Landscaping, Inc. for \$39,850.

Village of Coal City
Coal City Core Area Overflow Parking Improvement

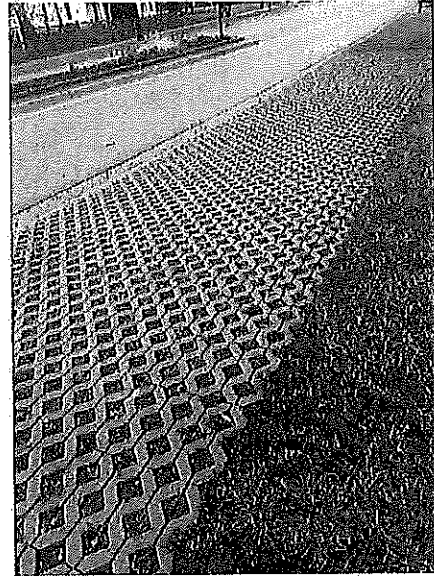
On Friday, March 3, 2023, bids were received from multiple vendors according to Request for Proposal specifications that had been made available on the Village's website at www.coalcity-il.gov. Those companies wishing to provide a response e-mailed the village as requested. Those emails contained attachments, which were opened following the bid deadline at noon. Below is a tabulation of those results:

<i>Bid Portions</i>	<u>Bids Provided by</u>	
	4 Seasons Landscaping, Inc.	C.R. Schmidt, Inc.
Materials	\$ 11,000	\$ 33,796
Labor	28,850	12,029
	<hr/> <hr/>	
	\$ 39,850	\$ 45,825

Coal City Core Area Overflow Parking Improvement

The Village of Coal City wishes to receive bids to improve a portion of gravel parking lot at 445 S. Broadway with permeable pavers (an overhead of the area is attached as Attachment A) within the Village of Coal City. Please note, the Village has already planted grass behind the sidewalk, which will remain as well as the asphalt driveway from the parking lot that is striped out on the north side to the US Post Office drive along the north side of its building. The area to be replaced is approximately 50' x 65' on the east side of the drive thru asphalt drive and the alley on its east side.

Previously, the Village of Coal City, filled this area with aggregate and rough graded the existing gravel lot in order to prepare for the placement of permeable pavers. This bid envisions the successful contractor shall set a grade to be met by the Public Works staff at which the existing fill will be moved to meet (likely lower surrounding the existing asphalt shoulders and possibly higher in the middle). Please provide a cost related to completing the task of bringing the required materials to the location, setting the pavers and then backfilling with proper fill in order to allow grass to grow within the open planting areas after proper watering. This work is to be completed as quickly as possible; please provide an estimation of when this work can be started and completed.

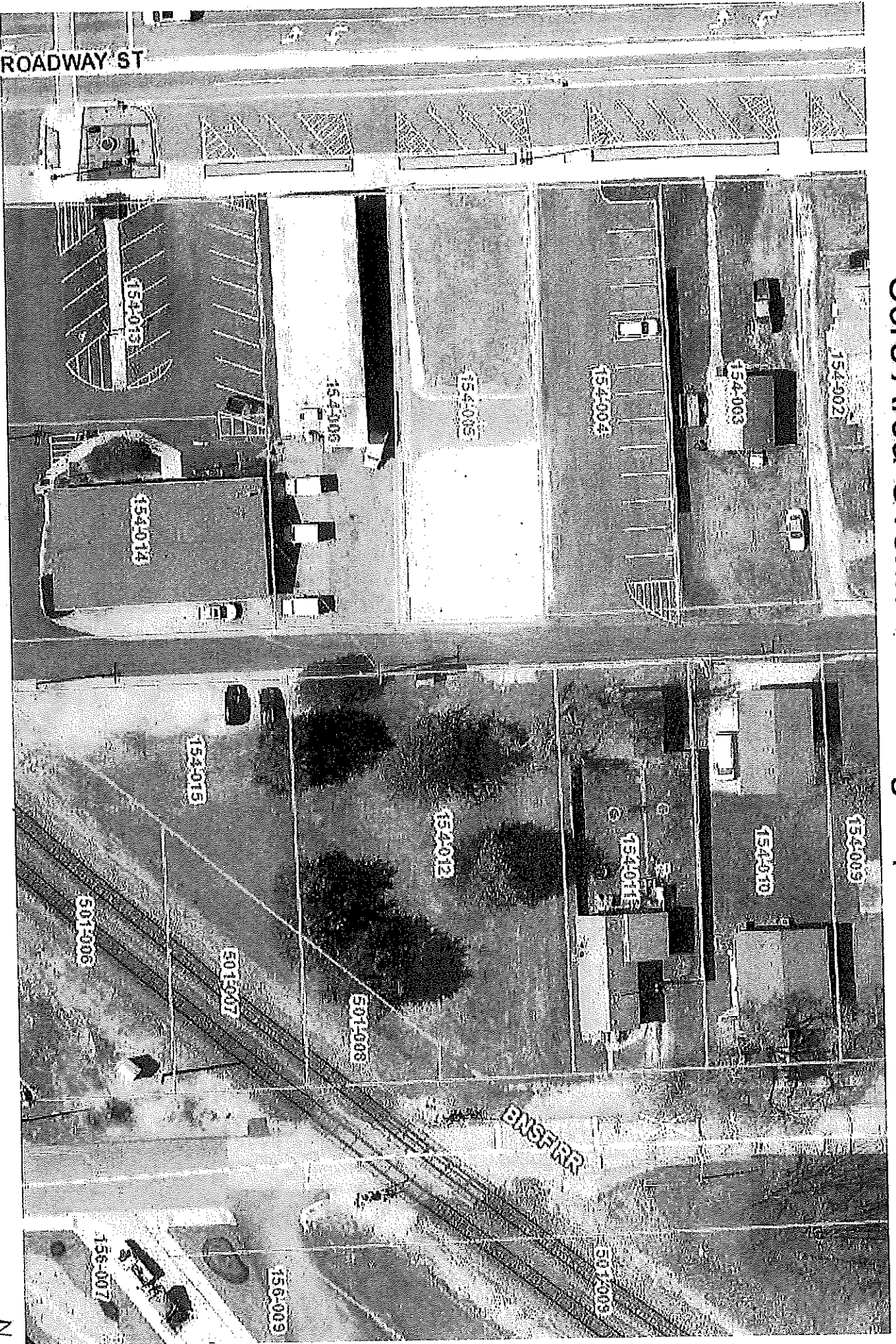


Please bid pavers that match the concrete permeable pavers that were previously utilized within the village right of way and can be seen at the BNSF railroad crossing on S. Broadway; this picture was taken in front of village hall, just south of the parking lot to be completed with this work. If you believe the village should consider an alternate material due to site conditions or the alternate material has proven more successful with the green restoration, you may provide that alternate as well.

All work must be completed in a manner that complies within Grundy County prevailing wages. Certified payrolls are to be submitted with each payment request in order to ensure payments do not exceed the portion of the project for which payment has been remitted. The successful bidder shall provide a performance bond at the onset of scheduling this project with staff. Warranty provisions should be included with the total bid and shall be considered in the total value of the project installation.

Please provide your response to this Request for Proposals (RFP) by Friday, March 3, 2024 at 12:00pm (noon). All responses should be an attachment to an email delivered to the Executive Secretary Linda Sula at lsula@coalcity-il.gov. Ms. Sula shall open the email attachments following the expiration of the RFP Response deadline. ***Please label your submittal with the following in the email subject line – 2023 Core Area Overflow Parking Improvement RFP Bid.*** Questions concerning the requirements of this RFP may be directed to Darrell Olson, the Director of Coal City Public Works via his email at dolson@coalcity-il.gov. Please ask any questions prior to Friday, March 3, 2023 so Mr. Olson can distribute any clarification or information to interested bidders.

Core Area Overflow Parking Improvement



Source: Grundy County web mapping application. Date: 4/19/2022



MEMO

TO: Mayor Halliday and the Board of Trustees

FROM: Matthew T. Fritz
Village Administrator

MEETING

DATE: March 6, 2023

RE: PRELIMINARY FY24 BUDGET

The Village annually adopts a budget by the beginning of its fiscal year, which occurs on May 1st of each year. A preliminary budget has been prepared and distributed for the Board to consider during a series of upcoming budget meetings. It is available for review should anyone be interested. Attached is the preliminary ordinance for the budget to be adopted for the upcoming fiscal year from May 1, 2023 through April 30, 2024.

Recommendation:

Set the FY24 Annual Budget Hearing for the evening of April 12, 2023 and consideration of the Annual Budget for the same evening.

DRAFT

THE VILLAGE OF COAL CITY

GRUNDY & WILL COUNTIES, ILLINOIS

ORDINANCE
NUMBER 23 - _____

**ORDINANCE APPROVING THE ANNUAL MUNICIPAL BUDGET
FOR THE FISCAL YEAR 2023/2024**

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

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

ORDINANCE NO. 23 - _____

**ORDINANCE APPROVING THE ANNUAL MUNICIPAL BUDGET
FOR THE FISCAL YEAR 2023/2024**

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 1st 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 2022/2023 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 29, 2023, 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 12, 2023, 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 2023/2024 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, 2023, 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
FY24 Proposed Budget

Program No.	Name	FY24 Budgeted Expenditures		FY23 Budgeted Expenditures		FY22 Actual Expenditures	FY21 Actual Expenditures
		Personnel	Operations	Personnel	Operations		
Operational Programs							
01-11	Administration	217,999	1,236,908	212,015	831,563	977,462	975,360
01-21	Police Department	2,356,166	363,175	2,096,422	359,302	2,375,045	2,311,385
01-31	Community Development	108,438	53,023	105,329	51,666	137,776	130,938
01-41	Maintenance	401,871	440,701	415,975	363,278	671,316	647,949
01-71	Emergency Operations		16,961		14,800	17,627	16,299
16-00	IMRF/Social Security		256,251		235,100	243,979	161,116
	General Fund & Levy Funded Subtotal	3,084,474	2,367,018	2,829,740	1,855,709	4,423,206	4,243,047
51-00	Water & Sewer	717,620	1,242,002	713,249	1,273,552	1,683,198	1,777,320
52-00	Garbage Collection	22,753	620,351	22,587	581,269	746,159	613,060
71-00	Parks	46,956	170,831	32,014	121,750	75,742	215,611
		3,871,803	4,400,202	3,597,590	3,832,280	6,928,306	6,849,037
Capital Projects							
15-00	Motor Fuel Tax		230,000		732,705	308,234	95,750
35-00	Bond Projects		361,750		363,500	359,818	435,000
38-00	Capital Improvements		2,901,949		2,237,606	901,610	783,760
39-00	Municipal Facilities		21,525		21,525	60,550	47,810
48-00	Infrastructure Expansion		100,000		30,000	-	-
78-00	Economic Development		110,000		40,000	19,641	10,854
			3,725,224		3,425,336	1,649,853	1,373,174
Discretionary Spending							
18-00	School Sites		20,000		20,000	44,223	-
20-00	TIF Fund	56,223	1,421,326	53,758	1,204,910	479,376	417,290
32-00	Water Impact		-		-	326,728	-
33-00	Sanitary Sewer Impact		0		-	-	9,742
		56,223	1,441,326	53,758	1,224,910	850,327	427,032
Obligations							
02-00	Building Development		50,000		313,000	-	20,000
34-00	Storm Water Re-FI Bonds Paymt		492,591		491,591	490,159	492,591
36-00	Water Infrastructure Improvement		0		-	-	-
37-00	Sanitary Sewer Infr. Improvement		293,375		-	28,279	6,023
41-00	SSA		433,883		367,404	34,808	9,441
43-00	Sani Sewer Bond Improv		711,125		-	-	-
46-00	Water Depreciation		0		0	-	-
47-00	Sewer Plant Depreciation		0		0	-	-
			1,980,974		1,171,995	553,246	528,055
TOTAL - All Programs		\$ 3,928,026	\$ 11,547,726	\$ 3,651,349	\$ 9,654,521	\$ 9,981,731	\$ 9,177,298

Village of Coal City
FY24 Proposed Budget

Revenues by Fund Summary

Fund No.	Fund Name	FY24 Budget Revenues	FY23 Budget Revenues	FY23 Actual Revenues	FY22 Actuals Revenues	FY21 Actuals Revenues
01	General	\$4,421,766	\$4,100,913	\$3,984,844	\$4,819,945	\$4,091,395
16	IMRF/Social Security	223,300	235,200	234,101	243,301	307,174
51	Water & Sewer	1,889,208	1,849,856	1,236,835	1,923,285	1,655,276
52	Garbage	599,396	613,182	414,276	634,507	539,027
71	Parks	155,030	106,878	115,995	102,225	184,935
	Operating Funds Subtotal	\$7,288,700	\$6,906,029	\$5,986,050	\$7,723,263	\$6,777,807
15	Motor Fuel Tax	\$253,000	\$362,936	\$222,955	\$354,846	\$396,120
32	Water Impact	10,000	15,000	4,800	107,400	19,647
33	San. Sewer Impact	10,000	24,100	8,200	25,300	32,669
38	Capital Improvement	2,956,456	2,299,325	527,194	1,374,829	1,713,918
39	Municipal Facilities	100	100	19,111		1,365
48	Infrastructure Expansion	1,000	1,000	(806)	(8,052)	1,018
78	Economic Development	132,000	87,100	17,500	21,488	22,665
	Capital Funds Subtotal	\$3,362,556	\$2,789,561	\$798,954	\$1,875,810	\$2,187,403
18	School Sites	\$15,000	\$18,000	\$3,526	\$24,149	\$26,246
44	Water Bond Reserve	0	0	0	0	70,000
45	Sewer Bond Reserve	0	0	0	0	0
46	Water Depreciation	0	0	0	0	0
47	Sewer Plant Depreciation	0	0	0	0	0
	Required Funds	\$15,000	\$18,000	\$3,526	\$24,149	\$96,246
02	Building Development	\$25,000	\$30,000	\$14,402	\$27,529	\$37,392
34	Storm Water Ref. Bond Repayment	435,100	491,691	851,401	484,050	511,558
35	Bond Fund	361,750	363,600	363,501	359,501	285,922
36	Water Infrastructure Improvmt.	120,000	484,404	501,574	44	79
41	SSA	433,883	-	2,330,867	151,474	22,872
43	ani Sewer Bond Improv	5,000	-	101,206	259	520
37	Sanitary Sewer Infrastructure Imprvmt.	249,200	-	4,162,952	\$1,022,857	\$858,342
	Debt Obligation Funds	\$1,629,933	\$1,369,695	\$4,162,952	\$1,022,857	\$858,342
20	TIF	\$1,100,000	\$995,000	\$1,021,403	\$965,252	\$894,560
	TOTAL - All Funds	\$13,396,189	\$12,078,285	\$11,972,885	\$11,611,330	\$10,814,358

MEMO

TO: Mayor Halliday and the Board of Trustees

FROM: Matthew T. Fritz
Village Administrator

MEETING

DATE: March 6, 2023

RE: AMENDING THE SIGNERS ON THE VILLAGE BANK ACCOUNTS

Due to the departure of Deputy Clerk Jacque Allen, there is a need to assign her replacement, full-time employee Christina McKeefery, as a signer onto two of the village's bank accounts. Both Midland States Bank and Illinois Funds require the approved minutes from a Board Meeting in order to change the signatories. Traditionally, two persons from the staff and two from the Board have been utilized in order to have one staffer and one elected official sign onto each check upon which taxpayer dollars are expended. This shall continue with the motion provided below.

Recommendation:

Amend the Illinois Funds Account and Midland States Bank Accounts to remove Jacque Allen as the authorized signatory and replace her authority to allow Christina McKeefery to become an account signer.