

**COAL CITY**  
**VILLAGE BOARD MEETING**  
**Wednesday, July 10, 2024**  
**7:00 P.M.**

**AGENDA**

1. Call meeting to Order
2. Pledge of Allegiance
3. Approval of Minutes                      Regular Meeting 06/26/24
4. Approval of Warrant List
5. Public Comment
6. Authorize Payout #3 to Brandt Excavating for Carbon, Elm & Spring Water Main
7. Approval of Well #5 Motor Rebuild
8. Bids for Annual Streets Project
9. Approval of bid for North Water Tower Painting Project
10. Re BUILD Grant Support – (Downtowns & Main Streets)
11. NCICG/IHDA House Expense Payout



12. Request of the Board of Fire & Police Commissioners for 1 additional Officer

13. Report of Mayor

14. Report of Trustees

B. Mincey

C. Lauterbur

T. Bradley

P. Noffsinger

D. Greggain

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 Spesia and the Board of Trustees

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

**MEETING**

**DATE:** July 10, 2024

**RE: PAYMENT #3 TO BRANDT FOR WATER MAIN REPLACEMENT PROJECT**

Brandt has completed all underground affiliated with the water main replacement project. Final payments will be processed after the final paving repair occurs at Spring Road. In the interim this payment shall pay an additional \$149,226.90 towards the total project budget of \$330,493.50. Together, with previous payments, this project will be 97.5% complete. This was for work at Carbon, Elm, and Spring on the east side of S. Broadway. D Construction is set to assist Brandt with repaving Spring Road within the next week or two.

**Recommendation:**

Authorize Payment #3 to Brandt Excavating of \$149,226.90 for completion of work on the Water Main Replacement project



May 30, 2024

Mayor David Spesia  
Village of Coal City  
515 South Broadway  
Coal City, IL 60416

SUBJECT: Village of Coal City  
Carbon, Elm & Spring Water Main  
Pay Request #3

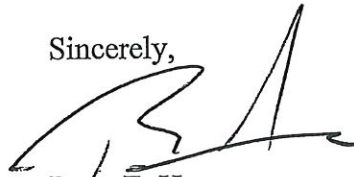
Dear Mayor David Spesia:

Chamlin & Associates has reviewed and inspected the work by Brandt Excavating, Inc. All work performed has been completed in general compliance with Village standards and contract requirements.

Original Contract Amount:	\$	403,488.11
Completed Amount:	\$	330,493.50
Previous Payments:	\$	173,004.26
2.5% Retention	\$	8,262.34
	\$	<u>149,226.90</u>

Chamlin & Associates, Inc. at this time recommends a payment in the amount of \$149,226.90 be made to Brandt Excavating, Inc.

Sincerely,



Ryan E. Hansen

Enclosure

REH/am

Project # 9956.00



Brandt Excavating, Inc  
385 E Hoover Street, Morris IL 60450

PO#

Thru 4/19/2024 to 5/15/2024  
Date 5/31/2024  
Draw 3

Village of Coal City  
Carbon, Elm, and Spring Water Main


SCHEDULE OF UNIT PRICES

No.	Pay Item	Appr Qty	Unit	Unit Price	Contract Amount	Qty this Draw	Qty to date	Amount
1	TRENCH BACKFILL SPECIAL	1100	CY	\$0.01	\$11.00	684	1100	\$ 11.00
2	HMA PATCHING 6"	1400	SY	\$50.00	\$70,000.00	104	104	\$ 5,200.00
3	TRAFFIC CONTROL	1	LS	\$52,000.00	\$52,000.00	.5	1	\$ 52,000.00
4	PVC WATERMAIN, 8"	680	LF	\$65.00	\$44,200.00	434	808.5	\$ 52,552.50
5	PVC WATERMAIN,- OWNER SUPPLIED 10"	950	LF	\$55.00	\$52,250.00		950	\$ 52,250.00
6	PVC WATERMAIN, 10"	150	LF	\$90.00	\$13,500.00		118	\$ 10,620.00
7	WATER SERVICE CONNECTION	15	EACH	\$2,400.00	\$36,000.00	17	20	\$ 48,000.00
8	FIRE HYDRANT WITH AUX VALVE	4	EACH	\$7,500.00	\$30,000.00		2	\$ 15,000.00
9	8" WATER VALVE	7	EACH	\$2,800.00	\$19,600.00	2	8	\$ 22,400.00
10	10" WATER VALVE	3	EACH	\$3,800.00	\$11,400.00		5	\$ 19,000.00
11	DRIVEWAY REMOVAL AND REPLACEMENT AGG.	180	SY	\$15.00	\$2,700.00			\$ -
12	DRIVEWAY REMOVAL AND REPLACEMENT PCC	50	SY	\$150.00	\$7,500.00			\$ -
13	PARKWAY RESTORATION	1	LS	\$7,500.00	\$7,500.00			\$ -
14	PORTLAND CEMENT CONCRETE SIDEWALK 5"	175	SF	\$15.00	\$2,625.00			\$ -
15	COMBINATION PCC CURB & GUTTER REMOVAL AND REPLACEMENT	300	LF	\$30.00	\$9,000.00			\$ -
16	MISC TILE REPAIR	50	LF	\$50.00	\$2,500.00	82	93	\$ 4,650.00
17	EXPLORATION TRENCH, SPECIAL	50	LF	\$50.00	\$2,500.00	80	85	\$ 4,250.00
18	DETECTABLE WARNINGS, SPECIAL	32	SF	\$0.01	\$0.32			\$ -
19	STRUCTURE TO BE REMOVED	4	EACH	\$500.00	\$2,000.00			\$ -
20	PRESSURE CONNECTION	1	EACH	\$6,000.00	\$6,000.00			\$ -
21	CUT IN CONNECTION	7	EACH	\$4,000.00	\$28,000.00	6	11	\$ 44,000.00
22	FIRE HYDRANT TO BE REMOVED	4	EACH	\$0.01	\$0.04			\$ -
23	SIDEWALK REMOVAL	175	SF	\$0.01	\$1.75			\$ -
24	STORM SEWERS, 10" WATER MAIN QUALITY	60	LF	\$70.00	\$4,200.00		8	\$ 560.00
Contract Total					\$403,488.11			\$ 330,493.50

Village of Coal City (Signature)

  
Brandt Excavating, Inc (Signature)

Subscribed And Sworn To Before Me This 31st Day Of May, 2024

  
(Notary Public)



Total Original Contract Completed to Date =	\$ 330,493.50
Total Change Orders Completed to Date =	
Total Work Completed to Date =	\$ 330,493.50
Less Retainage at 2.5% =	\$ (8,262.34)
Total Previous Payments =	\$ (173,004.26)
Total Pay Request =	\$ 149,226.90

## MEMO

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

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

**MEETING**

**DATE:** July 10, 2024

**RE: WELL #5 MOTOR ASSEMBLY REBUILD**

The village recently overcame the failure of Well #5 due to a short on the motor assembly at the bottom of the well which necessitated the emergency repair and replacement of the assembly to maintain reliable drinking water and fire suppression as quickly as possible. Due to timing and available inventory, the new replacement motor re-installed at the bottom of Well #5 is a high speed assembly, which requires a pump for such motor and check valves. The motor that was taken from Well #5 is a low speed motor which is thought of as possessing greater durability and are more expensive.

Upon inspection of the motor that failed and was inspected by Municipal Well, it was determined it could be rebuilt and it would be timely to do the same with its matching pump assembly since it is out of the well at this time. The cost for this rebuild would be \$71,571 inclusive of the necessary check valves. Please note, the cost of these check valves is currently being investigated and may not be necessary possibly lowering the overall cost. This cost would be partially offset by the approximate \$25,000 received due to the insurance claim that provided compensation due to the mechanical failure of this unit.

Repairing this assembly is being recommended in order to possess greater resiliency to similar outages in the future. The lifetime on these motors with current part assembly is only lasting 5-7 years for the high speed motors and 7-10 years for the low speed assemblies. This recent repair is the first time, Coal City has switched to a high speed motor, but was necessary due to available motors. Getting the former motor rebuilt will allow it to be "on the shelf" and ready for installation should the new motor experience a fault. This would allow a much shorter service interruption with any failed motor being pulled by the well company and replaced during the same visit. Currently, the failed assembly is brought to the surface and then sent out for inspection to make a determination of next steps. Should the new assembly work as planned, this newly rebuilt assembly can be sold to another municipality in need on either an emergency or planned basis.

**Recommendation:**

Authorize the expenditure not to exceed of \$71,571 to allow Municipal Well to rebuild the motor and pump assembly to become the backup for Well #5.





**MUNICIPAL**  
WELL & PUMP  
A Division of Mutual Water Services, Inc.

**Project Proposal**

Re: Rebuild Pump & Motor Well 5

Item #	Item Description	Quantity	Units	Unit Price	Extended Price
1	Shipping Associated with Pump/Motor	1	LSUM	\$ 7,300.00	\$ 7,300.00
2	Rebuild Johnston 17-STG pump complete	1	EA	23,940.00	23,940.00
3	Rebuild BJ 150HP Type M 460V Motor	1	EA	22,840.00	22,840.00
4	Delivery to Coal City, IL	1	LSUM	3,400.00	3,400.00
5				-	-
6	Low Speed Bleedback Check Valves must be purchased	3	EA	4,697.00	14,091.00
7	to utilize this equipment			-	-
8				-	-
9				-	-
10				-	-
11				-	-
12				-	-
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46				-	-
47				-	-
48				-	-
<b>Total Project Proposal</b>					<b>\$ 71,571.00</b>

Dated: June 25, 2024

By:

**Mark Mueller**

Mark Mueller  
Project Manager  
Municipal Well & Pump

## Linda Sula

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**From:** Darrell Olson  
**Sent:** Friday, July 5, 2024 8:20 AM  
**To:** Matt Fritz; Linda Sula  
**Subject:** RE: Agenda Item - Well #5 Motor Rebuild

Linda,

The motor will have to be megged twice a year and also stored upright position in dry environment.  
The pump should be stored inside out of the elements.

Thanks,

Darrell Olson

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**From:** Matt Fritz <mfritz@coalcity-il.gov>  
**Sent:** Thursday, July 4, 2024 8:44 AM  
**To:** Linda Sula <lsula@coalcity-il.gov>  
**Cc:** Darrell Olson <dolson@coalcity-il.gov>  
**Subject:** Agenda Item - Well #5 Motor Rebuild

Linda:

Attached is this agenda item cover memo. Please place the proposal from Municipal behind this.

Darrell – Can you send me an email and copy Linda informing me of what preventative maintenance will be conducted on the rebuilt motor when it returns? I know it must be megged each year and stored in a specific manner – please provide those details.

This will go behind the proposal so Dave knows we have a plan for keeping this investment no the ready when it may become necessary.

Thanks,

Matt Fritz

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**From:** Darrell Olson <dolson@coalcity-il.gov>  
**Sent:** Tuesday, June 25, 2024 12:56 PM  
**To:** Matt Fritz <mfritz@coalcity-il.gov>  
**Cc:** Tyler Valiente <tvaliente@coalcity-il.gov>; John Huddlestun <jhuddlestun@coalcity-il.gov>  
**Subject:** FW: Estimate to rebuild

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**From:** Mark Mueller <mmueller@municipalwellandpump.com>  
**Sent:** Tuesday, June 25, 2024 11:40 AM  
**To:** Darrell Olson <dolson@coalcity-il.gov>  
**Subject:** Estimate to rebuild



**MEMO**

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

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

**MEETING**

**DATE:** July 10, 2024

**RE: 2024 (FY25) ANNUAL STREET RENEWAL PROGRAM**

Each year, the village sets aside MFT (Motor Fuel Tax) revenues for general street reconstruction/renewal to complete as much roadwork as possible. In order to utilize MFT funds, a Resolution is adopting in which the annual amount of appropriations is determined and submitted for IDOT approval. This year's amount was \$400,000, which will result in the difference between the appropriated amount and the submitted bid of \$50,149.82. This will require additional local match in addition to the MFT funds.

The bid amounts were about 10% higher than budgeted, but the need to complete remains the same and will likely be less if the work is completed this year rather than putting off the improvements until a future date.

**Recommendation:**

Award the bids, regarding this year's street renewal program, to the lowest responsive bidder – D Construction, for \$450,149.82 related to MFT bid work and \$105,191 for the remainder.

Local Agency: Coal City  
County: Grundy  
Section: 24-00000-00-GM  
Project No. 66483.00

10:15am, Monday, July 8, 2024

**BID TABULATION**

Bidder & Address	Total Bid	Bid Security	Acknowledge Addenda	Comments
D Construction Inc. 1488 South Broadway Coal City, IL 60450	\$450,149.82	Bid Bond	Yes	
PT Ferro Construction 700 South Rowell Avenue Joliet, IL 60433		No Bid		



# Tabulation of Bids

Local Agency: Coal City  
 County: Grundy  
 Section: 24-00000-00-GM  
 Bid Date: 10:15am, Monday, July 8, 2024

Approved Engineer's Estimate  
 \$399,971.32

Bidder Name	D Construction Inc.	PT Ferro Construction
Address	1488 South Broadway	700 South Rowell Avenue
City, State, Zip	Coal City, IL 60450	Joliet, IL 60433
Proposal Guarantee	Bid Bond	No Bid
Terms		

## Approved Engineers Estimate

NO.	ITEM	Unit	Qty	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	HMA Surface Removal	s.y.	24198	\$3.50	\$84,693.00	\$6.00	\$145,188.00		
2	Bituminous Material (Tack Coat)	lb.	11282	\$0.01	\$112.82	\$0.01	\$112.82		
3	HMA Leveling Binder (Machine Method), N50	ton	1272	\$88.50	\$112,572.00	\$83.00	\$105,576.00		
4	HMA Surface Course IL-9.5, Mix D, N50	ton	2131	\$88.50	\$188,593.50	\$83.00	\$176,873.00		
5	Structure Adjustment	each	28	\$500.00	\$14,000.00	\$800.00	\$22,400.00		
				Total Bid: As Calculated			\$450,149.82		
				As Read					
				% Over/Under					

VILLAGE OF COAL CITY  
2024 STREET MAINTENANCE

Project No. 66483.01

10:00AM, Monday, July 8, 2024

BID TABULATION

Bidder & Address	Total Bid	Bid Security	Comments
D Construction Inc. 1488 South Broadway Coal City, IL 60450	\$105,191.00	Bid Bond	
Murphy Constructions Services, LLC 16W273rd St., Suite D Burr Ridge, IL 60527		No Bid	
PT Ferro Construction 700 South Rowell Avenue Joliet, IL 60433		No Bid	



**BID LETTING:** Village of Coal City  
 2024 Street Maintenance  
 10:00AM, Monday, July 8, 2024

BIDDER & ADDRESS				D Construction Inc. 1488 South Broadway Coal City, IL 60450	
BID DEPOSIT				Bid Bond	
NO.	QTY	UNIT	ITEM	UNIT PRICE	AMOUNT
1	685	SQ YD	Geotechnical Fabric For Ground Stabilization	\$10.00	\$6,850.00
2	685	SQ YD	Aggregate Subgrade Improvement, 12"	\$32.00	\$21,920.00
3	260	LF	Combination Concrete Curb And Gutter, M3.12	\$40.00	\$10,400.00
4	2400	SQ YD	Hot Mix Asphalt Surface Removal, 2"	\$10.00	\$24,000.00
5	1100	LB	Bituminous Materials (Tack Coat)	\$0.01	\$11.00
6	150	TON	HMA Leveling Binder, Machine Method, N50	\$83.00	\$12,450.00
7	220	TON	HMA Surface Course, IL-9.5, N50	\$83.00	\$18,260.00
8	11	EACH	Structures To Be Adjusted	\$800.00	\$8,800.00
9	250	SQ YD	Landscape Restoration	\$10.00	\$2,500.00
TOTAL					\$105,191.00

**MEMO**

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

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

**MEETING**

**DATE:** July 10, 2024

**RE: NORTH WATER TOWER REPAINTING APPROVAL**

The village is in need of completely servicing and repainting its North Water Tower. This shall include draining the tower to repaint the interior, complete some maintenance and repairs and then repaint the exterior. Due to creating bids and undergoing the bid process to complete this work, Chamlin included the cost of completing the water treatment clarifiers under the same contact to see if the work could be completed at a lower cost all at one time. Due to the extensive work and the amount bid for completion of the clarifiers, the bid rose a bit higher than projected.

Upon awarding the bid, Chamlin will discuss with the contractor timing and if there are any means of eliminating any line items to lessen the overall budget impact.

**Recommendation:**

Award the bid regarding repainting the North Water Tower to Dynamic Industrial Services, Inc. at an estimated cost of \$893,000.00.



MEMORANDUM

DATE: June 20, 2024

TO: Mayor David Spesia  
Village of Coal City  
515 South Broadway  
Coal City, IL 60416

FROM: Ryan E. Hansen

SUBJECT: Village of Coal City  
Water Tower & Clarifier Re-Coating

Bids were received and were publicly opened and read today for the Water Tower & Clarifier Re-Coating. All bids received met the intent of the proposal documents and were in order; the bid results are as

BIDDER	AMOUNT
Dynamic Industrial Services, Inc.	\$893,000.00
Tecorp, Inc.	\$896,050.00
Era-Valdivia Contractors	\$1,034,800.00

Based on the proposals received, we recommend the project be awarded to the low, responsive, responsible bidder, Dynamic Industrial Services, Inc. in the amount of \$893,000.00 .

Enclosure

REH/am

Project # 99026.00

**VILLAGE OF COAL CITY  
WATER TOWER & CLARIFIER RE-COATING**

**Project No. 99026.00**

**10:00AM, Wednesday, June 19, 2024**

**BID TABULATION**

<b>Bidder &amp; Address</b>	<b>Total Bid</b>	<b>Bid Security</b>	<b>Acknowledge Addenda</b>	<b>Comments</b>
Dynamic Industrial Services, Inc. 722 W. Exchange St., Ste 3B Crete, IL 60417	\$893,000.00	Bid Bond	Yes	
Tecorp, Inc. 2221 Muriel Court Joliet, IL 60433	\$896,050.00	Bid Bond	Yes	
Era-Valdivia Contractors, Inc. 11909 S. Avenue O Chicago, IL 60617	\$1,034,800.00	Bid Bond	Yes	

**MEMO**

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

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

**MEETING**

**DATE:** July 10, 2024

**RE: APPLICATION TO THE IL DCEO DOWNTOWN REBUILD GRANT**

The Village has been working with ownership of the old Bohemian Hall, formerly Coal City Pharmacy in the specific means of acquiring and rehabilitating this key part of the community's heritage. DCEO currently has a grant with a minimum 25% match to the state funds up to a maximum of \$2 million in state funding for projects such as the rehabilitation of this building. The project would utilize the project proceeds to acquire and complete the Phase 1 Accessibility Improvements in order to rehabilitate Coal City's Bohemian Hall most recently utilized as the Coal City Pharmacy, which shuttered its doors during the COVID-19 pandemic. Coal City shall utilize \$725,258 (30% of project cost) to match DCEO-provided grant funds of \$1,674,631 in order to complete a \$2,399,889 project that would acquire the Bohemian Hall from its current owner at \$591,000 in addition to complete the Phase 1 Accessibility Improvements rehabilitating \$1.8 million of repairs to the building repairing its exterior and allowing the hall to become a mixed use development that shall allow the community to utilize this meeting space once again.

DCEO previously made similar funding available, but no local match was required. It is hoped the 25% local match requirements as well as Coal City's stronger local match of 30% will be string candidate to receive these funds within the current DCEO grant consideration. Please note, this round of funding would begin rehabilitation on the structure. Additional rounds of funding shall be necessary to continuously improve the interior of the building. However, this Phase 1 project would allow some public utilization of eth structure once again. A decision regarding this funding is not expected until the first quarter of 2025.

Grant requirements simply require a letter of support stating the local match to be required.

**Recommendation:**

Authorize Mayor Spesia to sign onto a letter of support pledging 30% local match towards the rehabilitation of the Bohemian Hall should Coal City be selected as a grant recipient of the ReBUILD Downtown Grant.





# VILLAGE OF COAL CITY

David A. Spesia  
*President*

Alexis Stone  
*Village Clerk*

Sarah Beach  
Bill Mincey

*Village Trustees*  
Tim Bradley  
Pamela M. Noffsinger

Dave Togliatti  
Dan Greggain

July 10, 2024

John O'Conner  
IL DCEO  
607 E. Adams  
Springfield, IL 62701

*submitted with application*

**RE: LETTER SUPPORTING COAL CITY LOCAL MATCH TO DOWNTOWN  
GRANT APPLICATION**

Dear Mr. O'Conner:

In line with the requirements of the ReBUILD Downtowns Grant submission, the Village of Coal City supports the completion of this proposed project which will enable the Bohemian Hall to be rehabilitated. The project shall allow the community to fully access a performance space that has been closed for many of the community's last generations and a building last utilized as a Pharmacy until its closure during the COVID pandemic.

The support from the entirety of the community enables the village board to prioritize the funding for the acquisition and Phase One Accessibility Restoration to provide \$725,258 (30%) to match the State's grant contribution of \$1,674,631 (70%) within this project grant application. During a recent series of public meetings, the restoration of the Bohemian Hall was prioritized as a project that could be a tourism economic development driver. Aside from its restoration within the heart of our downtown, the newly rehabilitated space shall include space in which the Grundy County Chamber can meet with its clientele and local Joliet Junior College's Entrepreneurial Business Center may work with its clients to spur on new business development within our community.

Previously, the village applied for a similar ReBUILD Downtown grant during the first round of funding provided by DCEO. The former application paired the establishment of a quiet zone along with the acquisition of this historic building, but was not awarded funding. Since that time, the community has worked with quiet zone establishment entities to set that portion of the project into motion, which will improve the quality of life within the downtown area. Please recognize the village's continual efforts as assurance of the capability to complete the project requested within the current grant request.

North Central Illinois Council of Governments shall be relied upon for grant administration upon successful awarding of this project. Please recognize this project as one to be awarded funding within the current consideration cycle to enable the community to move forward on the rehabilitation of this centerpiece.

Sincerely,

David A. Spesia  
Mayor

## ReBUILD Downtowns Grant Narrative

The Village proposes utilizing the project proceeds to acquire and complete the Phase 1 Accessibility Improvements in order to rehabilitate Coal City's Bohemian Hall most recently utilized as the Coal City Pharmacy, which shuttered its doors during the COVID-19 pandemic. Coal City shall utilize \$725,258 (30% of project cost) to match DCEO-provided grant funds of \$1,674,631 in order to complete a \$2,399,889 project that would acquire the Bohemian Hall from its current owner at \$591,000 in addition to complete the Phase 1 Accessibility Improvements rehabilitating \$1.8 million of repairs to the building repairing its exterior and allowing the hall to become a mixed use development that shall allow the community to utilize this meeting space once again.

Attached is the historical summary of this downtown building hosted on the Coal City Public Library's website. Due to the total scope of repair necessary to accommodate village residents and rehabilitate this historic structure, Tom Beverly, the building's current owner who has maintained the 2-story building for a generation as the last independent pharmacist in the community shall sell the building to the Village of Coal City. Coal City plans upon rehabilitating and restoring the structure allowing community entertainment to take place upstairs within the old hall and accommodating local tourism and small business promotional space to spur greater economic development within the community on its first floor.

Included are letters of support from the following –

- Local elected officials – Representative Bunting and Senator Bennett
- Tourism & Local Small Business Leaders – Grundy County Chamber, JJC EBC, Heritage Corridor
- Coal City Live Entertainment Non-profit – Smalltown Theatrics

The specific areas of available funding for which this project shall meet are

- Project must be close to a commercial on downtown corridor with multiple public-facing businesses.
  - This project shall acquire 175 S. Broadway, located within the Coal City Core Area on the northeast corner of Church & S. Broadway within the heart of Coal City's downtown. It is in line with blocks of Coal City retail that all share a 0' setback on the east side of S. Broadway.
- Downtown is place where people go into shops.
  - The Bohemian Hall is located across the street from CVS Pharmacy, between the Coal City Restaurant and Rachetti's and just down from the local grocer, Berkots. This project is in the heart of Coal City retail and dining.
- Capital Projects for long-lived economic assets.
  - This project will rehabilitate a community asset that dates back to the late 1800s shortly after or around Coal City's incorporation in 1881. Project funds shall acquire the asset as well as complete the first round of planned rehabilitation



projects to increase the access to be made available to future users to utilize the facility.

- Mixed-use development or transit-oriented development.
  - This facility shall be designed to host a combination of mixed uses. The upstairs hall is envisioned to host community theater productions and host receptions for special events. The downstairs will host on-demand tourism information for the community and region as well as host the local community college Entrepreneurial Business Center.
- Align with RISE Planning economic recovery plan.
  - The rehabilitation of this key asset within the downtown retail area and its planned future host to spur additional small business support via the JJC EBC will meet those goals set forth within RISE
- Expenditures may be capital or non-capital in nature.
  - The project expenditures are planned to include capital-related costs
- Retrofitting or renovating facilities and buildings
  - While the current building has been mainly vacant, the owner has done much to continually condition the building and ensure the structure remained intact. Restoring and rehabilitating so the public can utilize this facility will require both renovation, to include the replacement of windows, roofing, and major tuckpointing throughout the brick exterior and retrofitting to provide a secondary means of egress from the second floor externally as well as an exterior elevator to provide access to the hall.
- Investment in site readiness for business development.
  - The first floor renovation shall focus upon hosting Joliet Junior College's EBC. This group shall assist with the community's MAPPING goal of promoting local investment and growing a larger entrepreneurial base within the community.
- Tourism promotion programming
  - Coal City formerly hosted tourism brochures maintained by the Grundy County Chamber until a local bank had closed its doors and the space allotted for this space was vacated. The new space shall allow the Chamber to host its meetings and maintain its tourism brochures within the newly renovated facility.

Documentation of non-eligible projects – this project shall not utilize the project proceeds for:

- Construction or renovation of buildings used predominately for general conduct of government. This facility will be programmed and maintained by a local non-profit board in order to provide programming for the community.
- Costs of operating and maintaining public infrastructure and services – this location is adjacent to a large downtown reconstruction and beautification project that shall not necessitate additional investment.

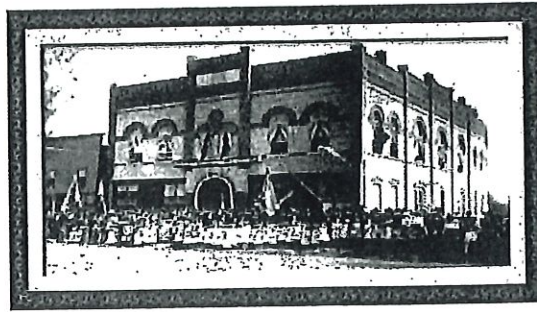


- Projects for which design and engineering have already been initiated – no work shall take place on the Bohemian Hall until a grant determination has been made.

### *Building Governance Plan*

Although the village shall acquire the property, its long-term utilization and programming shall be the responsibility of a newly established locally appointed board of individuals. They shall establish bylaws and be charged with accommodating the needs of the public to ensure public access is a priority and plan on the future of the facility. One of the board positions shall include the longtime and current owner of the facility, Tom Beverly, who wishes to remain connected to this great asset and have a hand in its rehabilitation and return to the Coal City community.

Following the projects entailed within this grant, Coal City shall continue to work with this newly established board on future phases to continually improve the facility with future phases of capital improvement and long-term maintenance and renewal.



**Bohemian Hall, also known as the Opera House**

Excerpt from the Coal City Courant, Special Edition, Friday, August 7, 1981  
(Coal City's Centennial 1881-1981)

"The Bohemian Tradition"

When the pioneer Bohemian immigrants followed the coal mining operations to Coal City, they settled in a concentrated area because of the language barrier. Gordon Avenue was the main Bohemian artery, with a few blocks of intersecting streets taking the overflow. Because of the native custom of raising geese, which these people continued in their new surroundings, the Bohemian sector of the village became affectionately known as "goose alley."

These wonderful people were strong on "tradition" and were not about to forget their early training and ideals. They felt a great need for a place to practice these ideals and to strengthen their ethnic ties. A committee was formed, ideas and plans were discussed, and the terrific sacrifice agreed upon. These miners, who were struggling to eke out a living for their families, pledged a weekly payment of land and the construction of a meeting place. The beautiful brick National Bohemian Hall on the corner of Broadway and Church Streets was the result.

Great believers in health, discipline and togetherness, the Bohemians put to use the facilities they built. Many of these immigrants were skilled gymnasts and were eager to share this skill with others. Thus, the Bohemian Turners, an extension of the European culture, became a part of Coal City.

The Turners had about 150 members, children from twelve years old through adults, who worked out assigned evenings with instructors who were miners by day. Their program consisted of exercises in unions, marching, baton work and Indian Club drills for the beginners. The advanced groups had stunts, tumbling and apparatus which included the side horse, horizontal bars and parallel bars. All of the participants had uniforms and a great sense of pride in their performance. They put on exhibitions and demonstrations which were accompanied by Jack Red's band. Often gymnasts from Chicago would come to view their performance, help them and participate with them. They learned from each other and their dedication was reflected in their years of successful continuance. It was a wonderful "outlet" for these hardworking people who had so little, but gave so much.

The Turners was an "all Bohemian" organization. Bohemian was spoken exclusively as they were there to relax and they would have to struggle with the new language. Frank Albrecht was one of the excellent instructors. Frank Vodacek was an outstanding performer of the older group and George Smith sparkled in the younger set. The Bohemian Hall, sometimes referred to as the Opera House, was also the hub of many other activities but "Kajdo nights" were a favorite.

What other ethnic group has left such a landmark and a sector of impressions and memories to their chosen community, as did the Bohemians. To these wonderful people it was simply TRADITION.



The Bohemian Hall hosted many musical and literary programs. Shown above is a flyer announcing the appearance of Miss Laura Campbell, Pianist, and Miss Rose Trotter, Reader, in the early 1900's. General Admission was 25 cents, as shown on an accompanying ticket. Coal City was home to many fine musical groups, such as Bonino's Orchestra, shown above. Barney Falletti and his orchestra were another well-known musical group.



# studiogwa

July 1, 2024

Dear Dave and Matt,

Based upon our site visit and discussion we have developed a high-level preliminary estimated cost to restore the exterior of the Bohemian Hall / Opera House for your grant application. The scope of work encapsulates the entire exterior envelope and providing accessibility and a second stair to the second floor. It would include these items:

## **EXTERIOR RENOVATION / RESTORATION**

- Repair and/or replacement of the existing windows and storefront. Provide a restored entry door to the second floor.
- Repair and restoration of the brick masonry, tuckpointing, and rebuilding the north and south parapets were required.
- Repair the foundation below the storefront.
- Remove the existing roofing material, provide deck repairs, if needed, insulate and install a new EPDM roofing membrane, and install a new interior roof drainage system.
- Constructing a new elevator and enclosure.
- Providing new electrical service to the building and elevator.
- Construct a new second stairway and enclosure.
- Reconfigure the south parking lot to accommodate new building access.

As you will see in the attached summary, we have included a contingency of 12% and costs for general conditions, contractor overhead and profit, and architectural fees.

Our preliminary estimation of costs for the exterior envelope would be approximately \$1,800,000. I have provided a Summary detail sheet as to how we arrived at that number. For your grant application, we feel that this is a reasonable estimate. The masonry work and windows are costs that are the X factor, but we feel we have adequately reflected that in the preliminary budget.

As the project progresses through the design process, the scope would be able to be more fully known and understood and costs would be refined accordingly. However, we believe that what we have provided should be significant for the purposes of your grant application.

## **INTERIOR RENOVATION**

Regarding the interior renovation, the scope and cost can vary significantly. If the second floor reverts to a public space, we can provide an estimated probable cost. The quality of materials selected will impact the cost and quality of the space. The location of public toilets will also be challenging for the amount of space required. Back of the house requirements for public use will also have an impact on the use of space on the second floor. The space has really great potential to be a regional draw for the community.



studiogwa.com

Rockford



200 Prairie St. Suite 201  
Rockford, IL 61107  
815-963-1900

Monroe



1107 16th Ave.  
Monroe, WI 53566



The building will need an elevator and a second means of egress. All the mechanical, electrical, plumbing, and fire protection systems need to be completely replaced. The location of these essential components needs to be thought through during the design planning process. Locating a new stair and elevator within the existing building footprint will qualify for inclusion in the Historic Tax Credit benefit. Outside the building, the expenses wouldn't qualify.

However, the function of the space and accessibility should ultimately determine the location and design. The design review process by the Preservation Agency is a factor in utilizing HTC'S, but we have found them to be accommodating with the right approaches and reasons for the proposed solutions. The HTC'S are a significant financial tool, and the design reviews can at times be challenging. From our preliminary discussion, it appears that your goals and aspirations for the building's redevelopment would align very well with the Preservation Agency.

From our understanding the use of the first floor has yet to be determined. The cost of renovation really depends on what the owner provides in the tenant buildout. Those costs impact the tenants rent or are absorbed by the owner for the community's benefit it brings.

If a use hasn't been identified, we would recommend a process to discover community needs and wants that would benefit your goals for the building.

For the purpose of ball parking a cost for renovation of the entire building we would use a range of \$380 to \$420 / sq ft. at 9,500 sq.ft. that would be equivalent to approximately \$3.6 to \$4.0 million. That would include the exterior and interior costs. As the building's uses become more known, those costs can be refined.

From our experience in working with Historic Tax Credits, it could provide a net 40% of the construction cost as equity in the project to reduce project lending costs. There are lots of details to discuss that will really help you understand the HTC process and the value it brings to a project such as yours. From our discussion, you both seem to have a very creative spirit in utilizing all the tools that can have a significant impact on your community's future and quality of life.

We are more than willing to share our expertise and knowledge in helping move this opportunity forward. You have an excellent building that is in relatively sound structural condition, and it definitely has some great potential. If you have any questions on what we have provided, please feel free to call me at any time. My cell is 815-985-1012.

Sincerely,

Gary W. Anderson, Architect, AIA

Founder, Studio GWA

STATE OF ILLINOIS		UNIFORM GRANT BUDGET TEMPLATE		Commerce & Economic Opportunity		
Organization Name:		UEI#		NOFO #	2560-2765 and 3304-2764	
CSFA Number:	420-35-3304 & 420-00-2560	CSFA Description:	Rise Implementation Grant Program	Fiscal Year:	2024	
<b>SECTION A -- STATE OF ILLINOIS FUNDS</b>						
Revenues					Grant #	TOTAL REVENUE
(a). State of Illinois Grant Amount Requested					\$	1,674,631.00
<b>BUDGET SUMMARY STATE OF ILLINOIS FUNDS</b>						
Budget Expenditure Categories	OMB Uniform Guidance Federal Awards Reference 2 CFR 200			TOTAL EXPENDITURES		
1. Design/Engineering (usually limited to 10% - 15% of total State Grant funds in this budget)				\$	-	
2. Building/Land Purchase				\$	413,700.00	
4. Equipment (capital)				\$	-	
5. Wiring/Electrical				\$	140,000.00	
6. Mechanical System				\$	-	
7. Paving/Concrete/Masonry				\$	198,550.00	
8. Plumbing				\$	-	
9. Construction Management/Oversight (limited to 10% - 15% of total State Grant funds in this budget)				\$	104,974.00	
10. Construction				\$	460,650.00	
11. Other Construction Expenses				\$	211,950.00	
13. Site Work				\$	-	
14. Demolition and Removal				\$	8,500.00	
15. Contingency (limited to maximum 10% of total State Grant funds in this budget)				\$	136,307.00	
16A. Personnel (Salaries & Wages)	200.430			\$	-	
16B. Fringe Benefits	200.431			\$	-	
16C. Travel	200.474			\$	-	
16D. Equipment (non-capital)	200.439			\$	-	
16E. Supplies	200.94			\$	-	
16F. Contractual Services & Subawards	200.318 & 200.92			\$	-	

16G. Consultant (Professional Services)	200.459	\$	-
16H. Occupancy (Rent & Utilities)	200.465	\$	-
16I. Training & Education	200.472	\$	-
16J. Miscellaneous Costs		\$	-
17. Total Direct Costs (lines 1-15 capital + 16 non-capital)	200.413	\$	1,674,631.00
18. Indirect Costs* (see below)	200.414	\$	-
Rate %:	Base:		
19. Total Costs State Grant Funds (Lines 17 & 18)			\$ 1,674,631.00



STATE OF ILLINOIS	UNIFORM GRANT BUDGET TEMPLATE	Commerce & Economic Opportunity
Organization Name:	NOFO # 2560-2765 and 3304-2764	Fiscal Year 2024
<b>SECTION B -- NON STATE OF ILLINOIS FUNDS</b>		
Revenues		TOTAL REVENUE
Grantee Match Requirement =		\$ -
(a) -Cash		\$ -
(b) -Non-cash		\$ -
(c) Other Funding & Contributions		\$ -
<b>NON-STATE Funds Total</b>		\$ -
<b>BUDGET SUMMARY NON-STATE OF ILLINOIS FUNDS</b>		
Budget Expenditure Categories	OMB Uniform Guidance Federal Awards Reference 2 CFR 200	TOTAL EXPENDITURES
1. Design/Engineering		\$ 167,958.00
2. Building/Land Purchase		\$ 177,300.00
4. Equipment		\$ 320,000.00
5. Wiring/Electrical		\$ -
6. Mechanical System		\$ -
7. Paving/Concrete/Masonry		\$ -
8. Plumbing		\$ -
9. Construction Management/Oversight		\$ 10,000.00
10. Construction		\$ -
11. Other Construction Expenses		\$ 50,000.00
13. Site Work		\$ -
14. Demolition and Removal		\$ -
15. Contingency	200.430	\$ -
16A. Personnel (Salaries & Wages)	200.431	\$ -
16B. Fringe Benefits	200.474	\$ -
16C. Travel	200.439	\$ -
16D. Equipment	200.94	\$ -
16E. Supplies	200.318 & 200.92	\$ -
16F. Contractual Services & Subawards	200.459	\$ -
16G. Consultant (Professional Services)	200.465	\$ -
16H. Occupancy (Rent & Utilities)	200.472	\$ -
16I. Training & Education		\$ -

16J. Miscellaneous Costs	\$	-
17. Total Direct Costs (lines 1-15 capital + non-capital)	\$	725,258.00
18. Indirect Costs* (see below)	\$	-
Rate: _____ % Base: _____		
19. Total Costs NON-State Funds (Lines 17 & 18)	\$	725,258.00

**MEMO**

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

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

**MEETING**

**DATE:** July 10, 2024

**RE: APPROVAL OF PAYMENT FOR IHDA HRAP GRANTEE  
CONTRACTORS**

Due to the arduous timing of the completion of the Coal City FY23 audit, problems with outstanding grants persist regarding outstanding payments. The North Central Illinois Council of Governments (NCICG), which administers the IHDA (Illinois Housing Development Authority) HRAP (Home Repair and Accessibility Program) grant has been getting repeated requests from IHDA for a completed FY23 Audit, which simply does not yet exist. Previously, due to a similar request for the first IHDA HRAP participant completed home a payment to the contractor of \$50,431.11 was made and since reimbursed. However, NCICG needs to make additional payments because contractors have completed three additional homes and IHDA will not fund the account up front due to the inability to provide the completed FY23 audit.

There are outstanding bills of \$151,640.45 for work completed at 3 homes within Coal City (190 W. Gordon, 190 E. Walnut, & 645 N. Fourth Avenue). Please approve and allow the payment of these outstanding contractor payments at this time.

This shall allow NCICG to pay General Contractor Kubiak Construction and the Inspector, Barnett Construction. At this point, NCICG is working with 3 additional homeowners to appropriate the remaining \$125,600; about \$80,000 of that amount has been assigned to two additional qualified homes. I have been in communication with our auditor and am under the belief that we should have the audit back in 2-3 more weeks.

A portion of this total amount is owed, \$51,091.33 was made prior this meeting resulting in the approval of the total amount shall ratify this existing payment and approve the remainder - \$100,549.12 to be made.

**Recommendation:**

Authorize payment to NCICG for the outstanding contractor payments affiliated with the IHDA HRAP program of \$151,640.45.



**MEMO**

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

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

**MEETING**

**DATE:** July 10, 2024

**RE: HIRING AN ADDITIONAL PD OFFICER**

Under state statute, the Board of Fire & Police Commissioners keeps and maintains a list of candidates to become officers within the Village of Coal City when positions become available. In order to proceed with the selection of one of the candidates from the posted and maintained list, they must be instructed to do so by the Board in order to begin the process of completing the remaining hiring work for the ranked candidates on the list.

Attached is a letter requesting an additional officer for patrol within the department to fill an available September training opportunity. This officer hiring would bring the department upwards to 14 full-time officers within the department in addition to Chief Harseim.

**Recommendation:**

Authorize Mayor Spesia to Request the Hiring of an Additional Officer from the Law Enforcement Eligibility List.



# VILLAGE OF COAL CITY

David A. Spesia  
*President*

Alexis Stone  
*Village Clerk*

Sarah Beach  
Bill Mincey

*Village Trustees*  
Tim Bradley  
Pamela M. Noffsinger

Dave Togliatti  
Dan Greggain

July 10, 2024

Mr. Jason Lusson  
Board of Police Commissioners

**RE:           HIRING OF ADDITIONAL FULL-TIME OFFICER IN FY25 BUDGET**

Dear Mr. Lusson:

Thank you for your diligence and working to select and prepare our last two candidates through the necessary training steps. Due to the timing of the available training positions within the State of Illinois, please hire an additional officer candidate at this time; Chief Harseim informed the Board of a training position being open in September.

Thank you for fulfilling the current necessity to hire an additional officer and your effort and attention to details in these matters.

Sincerely,

David Spesia  
Mayor

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515 S. Broadway, Coal City, Illinois 60416  
Phone: (815) 634-8608 Fax: (815) 634-2487















2024 D.U.I.

	JAN.	FEB.	MARCH	APRIL	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.	TOTALS
BRENNAN													
CLARK				1	1								2
GORON													
IMHOF													
JONES				1									2
LARSON	1		2										2
MCKIM													
MORAN													
NUGENT													1
ROTH					1								
STADLER													
STOCKDELL		1		1	3	1							5
BUTTERFIELD													
PAQUETTE													
POST													
TOTAL	1	1	2	3	5	1							12





