

**COAL CITY VILLAGE BOARD MEETING  
JULY 8, 2020**

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

At 7:23 p.m. on Wednesday, July 8, 2020, Mayor Terry Halliday called to order the meeting of the Coal City Board in the boardroom of the Village Hall. Roll call-Trustees Dave Togliatti, Ross Bradley, Dan Greggain, Dave Spesia, Tim Bradley and Sarah Beach and Village Administrator, Matt Fritz. In attendance remotely were attorney Mark Heinle, Sgt. Tom Logan and Ryan Hansen from Chamlin & Associates.

All present recited the Pledge of Allegiance.

The minutes of the June 24, 2020 meeting were presented. Spesia moved to approve the minutes as written, second by T. Bradley. Roll call-Ayes; Togliatti, Bradley, Greggain, Spesia, Bradley and Beach. Nays; none. Motion carried.

The minutes of the June 26, 2020, 9 a.m. meeting were presented. Togliatti moved to approve the minutes as written, second by Spesia. Roll call-Ayes; Togliatti, Spesia, T. Bradley and Beach. Nays; none. Abstain; R. Bradley and D. Greggain. Motion carried.

The minutes of the June 26, 2020, 2 p.m. meeting were presented. T. Bradley moved to approve the minutes as written, second by Spesia. Roll call-Ayes; Togliatti, Spesia, T. Bradley and Beach. Nays; none. Abstain; R. Bradley and D. Greggain. Motion carried.

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

There was no Public Comment at this meeting.

Ordinance 20-12, the 4<sup>th</sup> Amendment to TIF District #1 was explained to the Board by Mr. Fritz. The property to be included in TIF District #1 are: 2-small parcels next to Hoffman Transportation, North of Rt. 113 to 5<sup>th</sup> Avenue, Rt. 113 and Carbon Hill Road from the corner south, connecting the CCHS to the School District Administration Office, and property south of Reed Road, east side of S. Broadway. Some of the property will be annexed into the Village. A Professional Services Contract with Jacob & Klein and the



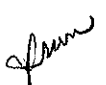
Economic Development Group will be included in this ordinance for a fee of \$15,000 of which said funds would come from the TIF fund. Spesia moved to adopt Ordinance 20-12 approving the Professional Services Contract with Jacob & Klein and the Economic Development Group to complete an amendment to the Coal City TIF District #1, second by Greggain. Roll call-Ayes; Togliatti, Bradley, Greggain, Spesia, Bradley and Beach. Nays; none. Motion carried.

Resolution 20-23 regarding the Rebuild Illinois Competitive Shovel Ready Sites Grant was the topic of the Public Hearing held immediately before tonight's Board meeting. NCICG (North Central Illinois Council of Governments) will be the administrators of the grant. T. Bradley moved to adopt Resolution 20-23 supporting the Rebuild Illinois Competitive Shovel Ready Sites Grant submission and committing local funds for grant administration, second by Greggain. Roll call-Ayes; Togliatti, Bradley, Greggain, Spesia, Bradley and Beach. Nays; none. Motion carried.

Ordinance 20-13, vacating a certain portion of an alley was presented to the Board. Mr. Fritz explained that the east/west alley adjacent to 70 E. Chestnut Street will be vacated and the property north/south divided between Deborah L. Schwier and Robert L. Davis. T. Bradley moved to adopt Ordinance 20-13 vacating a portion of the east/west alley adjacent to 70 E. Chestnut Street, second by Greggain. Roll call-Ayes; Togliatti, Bradley, Greggain, Spesia, Bradley and Beach. Nays; none. Motion carried.

Resolution 20-24 for TIF inducement was explained by Mr. Fritz. This economic incentive was requested in order to assist with a placement of a national retail franchise in Coal City. 6S Development, LLC is the development broker who will finalize the land acquisition, construct the future retail structure and secure the national retailer for the location. Points of interest and importance were:

- Retail development ensures the capability to use TIF funds if the project is worthy.
- A Redevelopment Agreement will be presented to the Board before moving forward with development.
- Developer to move the development forward bringing retail development to Coal City.
- Proposed property already partially within the TIF District.
- Building standards in Coal City will help the developer through TIF Funds.
- TIF Funds will be offered as an incentive for development.



T. Bradley moved to adopt Resolution 20-24 inducing 6S Development, LLC to complete a retail project within Coal City to include a portion of Coal City TIF District #1, second by Togliatti. Roll call-Ayes; Togliatti, Bradley, Greggain, Spesia, Bradley and Beach. Nays; none. Motion carried.

Mayor Halliday sent his condolences to the family of the late Sgt. Jersey Klegman. He announced that he would be attending a meeting with Dr. Kent Bugg regarding the reopening of the local schools for the 2020-2021 year.

Trustee Beach stated that the Farmers Market is still scheduled for their first market on July 18<sup>th</sup>, but that the market would be smaller than usual. Plans were still being considered for rescheduling the annual band concert in the park. The next Park Board meeting will discuss the August 2020 events.

Trustee T. Bradley expressed his sympathy to the family of Sgt. Jersey Klegman.

Trustee Spesia reported on the South Broadway reconstruction project noting:

- Raising structure adjustments
- Milling for surface paving
- Striping will follow the paving
- Waiting for delivery of planters, benches and bike racks

Ryan Hansen reported that construction on the Lions Park restrooms continues with the plumbing and tresses being delivered for roof construction.

Sgt. Logan reported that the police department are doing extra patrols due to the increase of burglaries and ask the public to call in any suspicious behavior. He expressed his condolences for the loss of Sgt. Klegman.

Mr. Fritz announced:

- Housing Rehab Program update-NCICG reports that the Illinois DCEO has not approved the continuance of the program; expected to move forward in September.
- Public works is busy with asphaltting projects and the grant projects
- Possibly another ReBuild Illinois Grant opportunity, FEMA (COVID) Grant and a grant for beautification that the Village may be applying for.



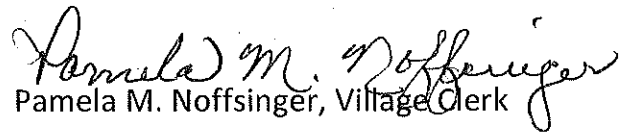
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- The \$1 million DCEO grant has been submitted but no word has been received yet regarding the award

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 p.m.

  
Pamela M. Noffsinger, Village Clerk