

COAL CITY VILLAGE BOARD MEETING
November 13, 2024

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

At 7:01p.m. on Wednesday, November 13, 2024, Mayor Dave Spesia called to order the meeting of the Coal City Village Board in the boardroom at Village Hall. Roll call- Dave Togliatti, Dan Greggain, Pam Noffsinger, Tim Bradley, Bill Mincey and CJ Lauterbur. Also in attendance were Margaret Kostopulos, village attorney, Ryan Hansen from Chamlin Engineer, Police Chief Chris Harseim, and Matt Fritz, village administrator.

All present recited the Pledge of Allegiance.

The regular meeting minutes October 23, 2024, was presented. Lauterbur moved to approve the minutes as written, second by Greggain. Roll call- Ayes; Togliatti, Greggain, Noffsinger, Bradley, Mincey and Lauterbur. Nays; none. Absent; none. Abstain; none. Motion carried.

The warrant list was presented. Bradley moved to approve the warrant list as written, second by Mincey. Roll Call- Ayes; Togliatti, Greggain, Noffsinger, Bradley, Mincey and Lauterbur. Nays: none. Absent; none. Motion carried.

During public comment, Marsha Vaughn spoke on behalf of Coal City Jr Woman's Club, to discuss the events schedule for the remainder of the year and the following year. Mrs. Vaughn requested permission to display pinwheels inside the planters alongside Broadway and in Campbell Park for Child Abuse Prevention Month in the month of April 2025. The Board had no objections to the placement of the pinwheels if they were properly cleaned up. Mrs. Vaughn also requested for Public Works to check the Letters to Santa mailbox prior to storage for any additional potential letters. Mayor Spesia thanked the Coal City Jr Woman's Club for their hard work for all the events they host for the community.

Mr. Fritz requested agenda items 6, 7 and 8 that contain ordinances involving the development of Hunters Run Senior Residential Living Units be tabled by the Board until the November 25, 2024 meeting, due to additional contract negotiations surrounding documentation on dormant Social Security. Mr. Fritz explained he was hopeful that the developer would have a final contract ready for adoption at the next board meeting. Bradley moved to table Ordinance 24-25, Ordinance 24-26 and Ordinance 24-27 until the November 25, 2024 Village Board meeting, second by Mincey. Roll Call- Ayes; Togliatti, Greggain, Noffsinger, Bradley, Mincey and Lauterbur. Nays: none. Absent; none. Motion carried.

Mr. Fritz presented the proposed 2024 Tax Levy for the Village. Mr. Fritz explained the Board met prior to the board meeting to have an in-depth discussion regarding the proposed tax levy. Mr. Fritz highlighted the total decrease would be projected at 3%, which would still require a Truth In Taxation Hearing. Mr. Fritz also explained the Equalized Assessed Valuation would increase and the Street and Bridge Levy would be removed. The Board did not have any objections regarding the proposed 2024 Tax Levy. Bradley moved to set the Annual Property Tax Levy for its adoption at the upcoming regular meeting of December 11, 2024, second by Lauterbur. Roll Call- Ayes; Togliatti, Greggain, Noffsinger, Bradley, Mincey and Lauterbur. Nays: none. Absent; none. Motion carried

Brian Faletti, owner of Dynamic Fitness was present at the meeting to request occupancy of his new property on 300 S. First Ave. Mr. Faletti explained that construction is finally complete at his new gym and is ready for the Village Building Inspector to do the required evaluation. Per the previously approved agreement, the newly constructed gym would be connected to the village's water utility and the connection would loop the water utility from Oak Street to the southeast with the existing water utility to

the north of the gym. However, the connection of the loop has not been installed. To proceed with Coal occupancy, the Village and Mr. Faletti have organized an agreement that would include issuing a temporary certificate of occupancy for 6 months to allow the construction of the water utility to be completed. The Village agreed to purchasing the pipe for the easement, however, Mr. Faletti would be responsible for installing it. Mr. Faletti answered follow up questions by the Board, which included the timeline of the opening of the new gym being as soon as possible; reassured the Public Works has been involved and helpful with the construction process. Mr. Faletti also elaborated the proposed program "Silver Sneakers" can be prepared once more people proceed to the new gym. Mayor Spesia thanked Mr. Faletti for opening his business in Coal City and believes it is a great addition to our community. Lauterbur moved to authorize the Village Administrator to enter into a Letter of Understanding regarding the initial occupancy of the Dynamic Fitness Facility, 300 S. First Ave, second by Togliatti. Roll Call- Ayes; Togliatti, Greggain, Noffsinger, Bradley, Mincey and Lauterbur. Nays: none. Absent; none. Motion carried.

Ryan Hansen from Chamlin Engineering explained work has been completed by D Construction for 2024 Street Maintenance. Mr. Hansen provided a breakdown of costs for this project and explained that all work has been inspected and deemed in good condition. Bradley moved to approve payment authorization to D Construction in the amount of \$103,416.91 for Annual Street Paving Payment #1, second by Lauterbur. Roll Call- Ayes; Togliatti, Greggain, Noffsinger, Bradley, Mincey and Lauterbur. Nays: none. Absent; none. Motion carried.

Mr. Fritz explained the Water Treatment Plant project is moving along great. Midwest Well Service has completed their work and payment should be processed in the amount of \$133,157. This payment would be Disbursement #10 Payment under the utilization of the Illinois Environmental Protection Agency loan disbursements. Greggain moved to authorize the next payment of \$133,157 to Midwest Well Service with IEPA construction proceeds for completion of 42% of the total water treatment expansion project, second by Mincey. Roll Call- Ayes; Togliatti, Greggain, Noffsinger, Bradley, Mincey and Lauterbur. Nays: none. Absent; none. Motion carried.

Mr. Fritz explained 365 W. Division experienced a fire a few months ago. Kyle Watson, Village Building Inspector is working with the insurance company on determining a recovery plan for the property. After inspection, the insurance company and the homeowner would like to proceed with a \$250,000 reconstruction plan that would fully restore the property. This restoration includes a full demolition and reconstruction with a new architectural design. Mr. Fritz explained construction would require demolition of portions of foundation and pouring of new foundations, however, after all the work is completed, there is still non-conforming structures. There is an allowance that would allow the homeowners to complete their reconstruction eliminating a portion of the non-conformities. This plan will allow the homeowners to move in quicker than anticipated. Mayor Spesia believed this was the best course of action, due to the fact the homeowners have not been in their home for quite some time. There were no other comments made by the Board. Greggain moved to approve of demolition of 365 W. Division is determined to not be economically feasible and the elimination of some non-conformities while allowing the setbacks to remain is satisfactory for the reconstruction of this residence, second by Togliatti. Roll Call- Ayes; Togliatti, Greggain, Noffsinger, Bradley, Mincey and Lauterbur. Nays: none. Absent; none. Motion carried.

Mr. Fritz presented the quotes regarding the replacement of the existing fencing for the North Park Tennis Court Refurbishment Project. The quotes were from Acosta Fence Corp and All Types Fence, Inc. Both quotes included a 10-inch-tall vinyl clad link fencing, two man-gate access points and the installation of posts and railings that require concrete setting. Acosta Fence's quote was more costly, however, included in their proposal two man-gate access points and a double-access gate that would allow room access for equipment. Whereas All Types Fence's quote was cheaper, which included three man-gates, not including a double-access gate in their proposal. Mayor Spesia explained he believes that

City Village Board Meeting
November 13, 2024
Page Three

a double-access gate must have for allowance of equipment to be entered. Mayor Spesia explained if All Types Fence quote can alter to reduce the number of man-gates to two and include a 10x10 double-access gate to their proposal under \$40,000, the bid would be awarded to them. Bradley moved to authorize All Types Fence, Inc. of Streator to complete the fence replacement on condition of alternation of quote to include a 10x10 double access gate at an estimation to not exceed \$40,000 at the North Park Tennis Court Refurbishment Project, second by Mincey. Roll Call- Ayes; Togliatti, Greggain, Noffsinger, Bradley, Mincey and Lauterbur. Nays; none. Absent; none. Motion carried.

Trustee Lauterbur reported that he attended and gave a speech at the Veteran's Day event held on November 11th, hosted by the Library. Lauterbur shared that it was a fantastic event.

Trustee Mincey reported that he inspected all the streets with previous construction work. All streets were in good condition and thanked Public Works and Chamlin for their excellent work.

Trustee Bradley thanked everyone for attending the Finance Committee Meeting, where they discussed the Tax Levy. He congratulated the Coal City Football Team for their advancement to the next level of playoffs and wished them luck on their next game. Following Veterans Day, Trustee Bradley thanked all veterans for their service.

Attorney Margaret Kostopulos from Ancel Gink Law was in attendance in replacement of Mark Heinle. Mrs. Kostopulos reported that she was happy to be in attendance for tonight's meeting.

Ryan Hansen, Village Engineer reported he would have more information on MFT next meeting. Mr. Hansen gave an update regarding progress of Water Treatment Plant, which is moving forward making good progress. Mr. Hansen also gave an update regarding the progress of the on-going issue with ComEd.

Police Chief Chris Harseim went over the following reports, highlighting the increase of reported D.U.I rates.

- 2024 Total CAD Events
- 2024 Calls Requiring Report
- 2024 Criminal Arrest
- 2024 D.U.I
- 2024 Citations
- 2024 Traffic Crashes
- 2024 Verbal Warnings
- 2024 P-Tickets
- Grundy County Proact Unit for September and October

Chief Harseim announced his retirement date from the Coal City Police Department. Chief Harseim explained he started with the Coal City Police Department on March 25, 1995, testing as the #1 Patrol Man for the department. Chief Harseim was promoted to Chief of Police in July of 2021, where he has made many accomplishments including hiring eight officers. Chief Harseim thanked Bonnie Wieczorek for always doing an excellent job with assisting on a day-to-day basis. Chief Harseim also thanked his family and his department for support but gave extra recognition to his wife for always being the best support system over the past 30 years. Chief Harseim explained there will be a transition phase before his official end date of May 2, 2025. Chief Harseim thanked the Board for giving him this opportunity to serve the community. The Board all congratulated Chief on his retirement and shared their deepest gratitude for his service over the years.

Coal City Village Board Meeting
November 13, 2024
Page Four

Mr. Fritz congratulated Chief Harseim on his retirement. Mr. Fritz explained Chief Harseim has one of the toughest jobs and he has served the community with excellence.

At 7:49 p.m. Trustee Bradley moved to enter Executive Session pursuant to litigation per 5 ILCS 120/ 2(c)(11), second by Greggain. Roll Call- Ayes; Togliatti, Greggain, Noffsinger, Bradley, Mincey and Lauterbur. Nays: none. Absent; none. Motion carried.

Following the executive session, the regular meeting resumed at 8:41p.m. Bradley moved to adjourn the meeting, second by Mincey. Roll Call- Ayes; Togliatti, Greggain, Noffsinger, Bradley, Mincey and Lauterbur. Nays: none. Absent; none. Motion carried.

A handwritten signature in black ink, appearing to read "Alexis Stone", with a stylized, cursive script.

Alexis Stone, Village Clerk