**COAL CITY VILLAGE BOARD MEETING**

April 23, 2025

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

At 7:05 p.m. on Wednesday, April 23, 2025, Mayor Dave Spesia called to order the regular board meeting of the Coal City Village Board in the boardroom of the Village Hall. Roll call- Trustees Dave Togliatti, Dan Greggain, Pam Noffsinger, Tim Bradley, Bill Mincey, and CJ Lauterbur. Also in attendance were attorney Mark Heinle, Police Chief Chris Harseim, Matt Halloran from Chamlin Engineering, and Matt Fritz, village administrator. Absent: none.

All present recited the Pledge of Allegiance.

The regular meeting minutes of April 9, 2025, were presented. Lauterbur moved to approve the minutes as written, seconded by Mincey. Roll call- Ayes: Togliatti, Greggain, Noffsinger, Bradley, Mincey, and Lauterbur. Nays: none. Absent; none. Motion carried.

The warrant list was presented. There were no comments made by the Board. Bradley moved to approve the warrant list as written, seconded by Lauterbur. Roll Call- Ayes: Togliatti, Greggain, Noffsinger, Bradley, Mincey, and Lauterbur. Nays: none. Absent; none. Motion carried.

There was no public comment at this meeting.

Mayor Spesia announced that he would like to re-appoint LeAnne Vota as Village Treasurer. Mayor Spesia explained that Mrs. Vota has been treasurer for two years and has done a wonderful job. Mayor Spesia announced that Mrs. Vota was not in attendance at the meeting due to a family obligation. Mrs. Vota's term expires at the end of each fiscal year. Lauterbur moved to re-appoint LeAnne Vota as Village Treasurer, seconded by Togliatti. Roll Call- Ayes: Togliatti, Greggain, Noffsinger, Bradley, Mincey, and Lauterbur. Nays: none. Absent; none. Motion carried.

Ordinance 25-09, adopting the FY26 Budget for the fiscal year beginning on May 1st. Mr. Fritz explained that this agenda item was the topic for the public hearing held before tonight's regular meeting. Mr. Fritz explained that a preliminary reading occurred on March 26, 2025, at the Regular Meeting, where it was published for 60 days. Mr. Fritz reported all final expenditures and revenues at the public hearing. Mr. Fritz explained that once the budget is adopted, it will be filed with both county clerks' offices. There were no further questions from the Board. Bradley moved to adopt Ordinance 25-09, adopting the FY26 Budget for the fiscal year beginning May 1, second by Mincey. Roll Call- Ayes: Togliatti, Greggain, Noffsinger, Bradley, Mincey, and Lauterbur. Nays: none. Absent; none. Motion carried.

Ordinance 25-10, updating Table 10 regarding Fines and Fees throughout the Village. Mr. Fritz explained there has been a review of the Village of Coal City Code of Ordinances, where there was a need to update Table 10: Fines and Fees due to many changes that have occurred that do not currently reflect in the text. Mr. Fritz provided a handout of the code with the recommended text amendment changes. Mr. Heinle, village attorney, explained this will be a way to keep everything updated and modernized in the future. There were no further comments made by the Board. Lauterbur moved to adopt Ordinance 25-10, updating Table 10 regarding Fines and Fees throughout the Village, second by Mincey. Roll Call- Ayes: Togliatti, Greggain, Noffsinger, Bradley, Mincey, and Lauterbur. Nays: none. Absent; none. Motion carried.

Ordinance 25-11, granting a map amendment and variances to Lot 39 within the Springhill Subdivision. Mr. Fritz explained Samuel Burnoski from Kozy Resters, LLC, is purchasing Lot #39 from Dave Clubb, located at 929 Covey Lane. Mr. Burnoski would like to develop a duplex on the lot to bring more affordable housing to Coal City. Mr. Burnoski is requesting to change zoning from RS2 to RM1 to allow for the construction of a duplex. Also included in the request for a variance was the square footage of the garages to be constructed – they shall only be 240 sq. ft. and do not meet the village's requirements of 440 square feet per garage within attached single family dwellings; total square footage per dwelling unit requires a variance of 4,005 sq. ft. per dwelling unit. Mr. Burnoski presented the board with sample plans for the duplex. Mr. Fritz explained that this lot requires a variance due to the lot not meeting the 10,080 square feet per dwelling unit requirement within the village's code. Mr. Fritz explained that there are no variances required for the setbacks on the property. Mr. Fritz explained there was a neighbor who voiced their concerns regarding the drainage conditions, in which there was amendments to the variance to accommodate the drainage concerns. The Planning & Zoning Board held a public hearing, in which was unanimously recommended by the Board. Trustee Greggain asked if these units were going to be rented out or sold, Mr. Burnoski explained that they are going to sell off each unit individually. Bradley moved to adopt Ordinance 25-11, granting a map amendment and variances to Lot 39 within Springhill Subdivision, seconded by Mincey. Roll Call- Ayes: Togliatti, Greggain, Noffsinger, Bradley, Mincey, and Lauterbur. Nays: none. Absent; none. Motion carried.

Mr. Fritz presented the 2025 Street & Alley Rehabilitation Plan. Mr. Fritz explained annually the Street & Alley Committee meets annually to consider the annual Motor Tax Fuel revenue and the non-MFT revenues. Included in the approved FY26 Budget was a total amount of funding of $800,000 from all sources, including the $240,045 supported MFT fund for the 2025 construction season. Matt Halloran from Chamlin Engineering provided maps to reflect the areas that need to be completed by the Village. One map shows the MFT-supported projects, and the other shows the non-MFT-supported projects and TIF-supported projects. Mr. Fritz provided a breakdown of the necessary work and the estimated cost for the project. Mayor Spesia asked if this breakdown reflects patching work to be done North of State Route 113, which Mr. Halloran elaborated is included. Trustee Mincey explained to the Board, complaints have been made regarding school buses being bottle-necked at Mary St., which Mr. Halloran explained there is a plan in progress to alleviate the issue.

Mincey moved to adopt the 2025 Street and Alley Rehabilitation Plan as presented, seconded by Bradley. Roll Call- Ayes: Togliatti, Greggain, Noffsinger, Bradley, Mincey, and Lauterbur. Nays: none. Absent; none. Motion carried.

Greggain moved to adopt Resolution 25-06, appropriating MFT funding during FY26, seconded by Bradley. Roll Call- Ayes: Togliatti, Greggain, Noffsinger, Bradley, Mincey, and Lauterbur. Nays: none. Absent; none. Motion carried.

Resolution 25-07, entering into a development agreement with Coal City Liquors to provide collateral to Coal City for its new tenant. Previously approved at the last regular board meeting, the Village will establish an Entrepreneurial Fund at Coal City Bank, allowing a line of credit to be given to

Sweet Treats & Tasty Eats, the new tenant at 301 S. Broadway St. Alongside of the security held by the Village, the owners of Coal City Liquors needs to provide another level of security utilized by Coal City Bank and if they owners failed to remit the payment to return to the village's account, the owners of Coal City Liquors are pledging 60% of their future gaming revenues to pay back the village's account. This agreement will end with the initial lease term of Sweet Treats & Tasty Eats, which is 36 months. Trustee Noffsinger asked for clarification on the liquor license details, which Mr. Heinle explained they have two liquor licenses, one to pour and one to package. Lauterbur moved to adopt Resolution 25-07, entering into a development agreement with Coal City Liquors to provide collateral to Coal City for its new tenant, seconded by Mincey. Roll Call- Ayes: Togliatti, Greggain, Noffsinger, Bradley, Mincey, and Lauterbur. Nays: none. Absent; none. Motion carried.

Mr. Fritz presented the proposed vendor contracts for Fallfest to be held in September. Mr. Fritz presented the contract to hire the Snap Shot Band to perform on Friday, September 12, 2025 from 7:00 p.m. to 10p.m. The contract includes a payment of $1,800 to be paid at the end of the performance payable to Dan Dicaro. Also provided by Mr. Fritz was the stage rental agreement with Rodney Emling, to provide a portal 16x24 stage for the period of 9/12/2025-9/15/2025, for the performances during Fallfest. The total rental price is $1,250 which includes a deposit of 25% down due upon signing of the contract. Mr. Heinle explained in the stage contract it does state if the event were to be canceled due to weather or other un-seeable circumstances then the money would be refunded fully. Mr. Heinle suggested making sure the same agreement is made with the band prior to signing the contract. Greggain moved to authorize Mayor Spesia to enter into contract for Snapshot to perform at Fallfest on September 12, 2025 for the amount of $1,800, seconded by Togliatti. Roll Call- Ayes: Togliatti, Greggain, Noffsinger, Bradley, Mincey, and Lauterbur. Nays: none. Absent; none. Motion carried. Bradley moved to authorize Mayor Spesia to enter into a contract with Rodney Emling for a stage rental during the period of 9/12/25-9/15/25 for the amount of $1,250, seconded by Togliatti. Roll Call- Ayes: Togliatti, Greggain, Noffsinger, Bradley, Mincey, and Lauterbur. Nays: none. Absent; none. Motion carried.

Police Chief Chris Harseim explained that their second squad car would be included in the upcoming budget in addition to one previously ordered to be delivered after May 1st. After further research, the squad car that is being requested today was found locally in Grundy County at Greenway Motors. Chief Harseim explained this car would be ready for the road as it comes with an entire police package included in the list price, as well as a 125,000-mile warranty. The entire price of this squad car would cost $56,556. Chief Harseim explained that Greenway Motors was willing to give us a discounted price for this squad car. There were no objections made by the Board. Togliatti moved to authorize the Police Department to acquire an additional Squad Car from Greenway Motors at a price not to exceed $56,556, seconded by Bradley. Roll Call- Ayes: Togliatti, Greggain, Noffsinger, Bradley, Mincey, and Lauterbur. Nays: none. Absent; none. Motion carried.

Mr. Fritz explained that the final payment for the Second Ave project is ready to be made. Mr. Fritz explained that due to COVID-19, grant issues disturbed the project funding towards improvement on the Second Ave neighborhood south of North Street. Mr. Fritz explained that this is an Illinois Department of Commerce and Economic Opportunity (DCEO) grant. This grant will be used for site improvements such as Second Ave improvements, paver parking lot north of the USPS office, and construction between Reed Rd, S. Broadway, and Gorman St. Mr. Fritz stated that after many changes during the overall timeline, the final cost is $1,518,933.10. Mr. Fritz explained that 65% of this project will be reimbursed. Once these final payments go through, Mr. Fritz will be allowed to submit for reimbursement on the remaining total. Matt Halloran from Chamlin Engineering said the overall work has been completed and looks great. Mincey moved to authorize the final payment of $88,101.05 to D Construction for the completion of construction on the Second Ave Reconstruction Project, seconded by Greggain. Roll Call- Ayes: Togliatti, Greggain, Noffsinger, Bradley, Mincey, and Lauterbur. Nays: none. Absent; none. Motion carried. Bradley moved to authorize the final payment of $2,963 to Chamlin Engineering for the completion of engineering fees related to the Second Ave Reconstruction Project, seconded by Lauterbur. Roll Call- Ayes: Togliatti, Greggain, Noffsinger, Bradley, Mincey, and Lauterbur. Nays: none. Absent; none. Motion carried.

Mr. Fritz explained that, as previously approved by the Board, the village needs to create a bank Coal City Bank Entrepreneurial account to support the creation of a line of credit for Sweet Treats & Tasty Eats that will be used for initial operating costs. The Village needs to open an account to deposit funds for security requirements that have been previously agreed upon. The Village will allow the specified account signatories to be authorized to create the account, as well as to be added to the account as follows:

- David Spesia, Mayor
- Dan Greggain, Trustee
- Kristi Wickiser, Finance Manager
- Christina McKeefery, Utility Clerk

The Board made no objections. Togliatti moved to approve that the village's customary account signatories shall be added to the Coal City Bank entrepreneurial security account as prescribed above, seconded by Bradley. Roll Call- Ayes: Togliatti, Greggain, Noffsinger, Bradley, Mincey, and Lauterbur. Nays: none. Absent; none. Motion carried.

Mayor Spesia congratulated Chief Harseim on his retirement and acknowledged his hard work and dedication to the community for his many years at the police department. Mayor Spesia acknowledged the many achievements and promotions Chief Harseim received while employed. Mayor Spesia thanked Chief Harseim for his service to the village of Coal City.

Trustee Lauterbur thanked Chief Harseim for his loyal service to the police department and congratulated him. Trustee Lauterbur reported that the Upland Design meeting for a SWAT analysis will be presented on Monday, April 28th at 7 p.m.; all board members are welcome to attend.

Trustee Mincey congratulated Chief Harseim on his well-deserved retirement, emphasizing that while he was in his position, Chief Harseim did a fantastic job. Trustee Mincey thanked Matt Halloran and everyone at Chamlin Engineering for their hard work and partnership during the planning of the Streets & Alley 2025 Plan.

Trustee Bradley thanked everyone for their hard work and participation during the budget meetings. Trustee Bradley congratulated Chief Harseim on his retirement and showed his appreciation toward Chief Harseim for his hard work and the time he put into protecting the community.

Trustee Noffsinger congratulated Chief Harseim on his retirement and thanked him for his hard work. Trustee Noffsinger explained she has worked with Chief Harseim at the village hall for many years and appreciates his dedication to the community.

Trustee Greggain congratulated Chief Harseim on his retirement. Trustee Greggain explained he has watched Chief Harseim excel through the ranks of position and believed he was an excellent police officer and chief of police.

Trustee Togliatti congratulated Chief Harseim on his well-deserved retirement. Trustee Togliatti thanked Chief Harseim for his hard work and dedication.

Clerk Baxter congratulated Chief Harseim on his retirement and showed her appreciation of Chief Harseim's many years of service.

Mark Heinle, Village Attorney, congratulated Chief Harseim on his retirement and spoke on behalf of his co-attorney Margaret, who also showed her appreciation towards Chief Harseim, explaining he was always great to work with.

Matt Halloran, Village Engineer, congratulated Chief Harseim on his retirement. Mr. Halloran gave an updated report regarding the lead line replacement plan, stating that it is 52% in total cost completed. Mr. Halloran also reported that the water treatment plant interior walls and piping will begin next week.

Matt Fritz, Village Administrator, reported that there have been many meetings for Coaler Drive. Mr. Fritz explained that Coaler Drive has booked a slot at the Mother's Day March to show the future of the projects for Coaler Drive. Mr. Fritz thanked Chief Harseim for his hard work and dedication to the Village of Coal City. Mr. Fritz explained that he has worked alongside Chief Harseim on good and bad days, and Chief Harseim was always there to be helpful and always ensured the safety of the community.

Chief Harseim thanked everyone for their kind words and thanked each person present for their partnership with him. Chief Harseim thanked the community for allowing him to have a fulfilling career with the friendships that he created along the way. Chief Harseim thanked the Board for always helping out the police department and ensuring they always have the tools to do their job. Chief Harseim said that as much as he loves his job, he is ready for the next step in his life to enjoy with his family and friends, and thanked everyone for his experience.

Greggain moved to enter executive session to discuss the Chief of Police contract per 5 ILCS 120/2(c)(1) at 8:06 p.m.., seconded by Bradley. Roll Call- Ayes: Togliatti, Greggain, Noffsinger, Bradley, Mincey, and Lauterbur. Nays: none. Absent; none. Motion carried.

All were in favor of entering back into regular session at 8:23 p.m.

Bradley moved to adjourn the meeting at 8:24p.m., seconded by Mincey. Roll Call- Ayes: Togliatti, Greggain, Noffsinger, Bradley, Mincey, and Lauterbur. Nays: none. Absent; none. Motion carried.

Alexis Baxter, Village Clerk