



Meeting Minutes

Call Meeting to Order

Mayor Spesia called the Coal City Village Board Meeting to order on Wednesday, October 8, 2025, at 7:00 PM. A roll call was conducted with Trustee Dave Togliatti, Trustee Dan Greggain, Trustee Ross Bradley, Trustee Bill Mincey and Trustee CJ Lauterbur present. Trustee Pam Noffsinger absent. Also in attendance were Attorney Mark Heinle, Matt Halloran from Chamlin Engineering, Chief Mike Imhof and Matt Fritz, Village Administrator.

Pledge of Allegiance

All present recited the Pledge of Allegiance.

Approval of Minutes

Mayor Spesia presented the minutes from the September 24, 2025 Public Hearing for the OSLAD grant and the regular Village Board meeting for approval.

There was a brief discussion regarding trick-or-treating hours mentioned in the September 24, 2025 minutes. Village Administrator Matt Fritz noted that while the minutes indicated hours of 4:00 to 6:00 PM, the actual hours would be 4:00 to 7:00 PM. After discussion with Village Attorney Heinle, it was decided to leave the minutes as written to accurately reflect what was stated at the previous meeting, with a correction to be noted in the current meeting's minutes.

Motion to approve the Public Hearing for the OSLAD grant meeting minutes of September 24, 2025 was made by Trustee Mincey, seconded by Trustee Lauterbur. Motion carried with all Trustees voting yes.

Motion to approve the Village Board meeting minutes of September 24, 2025 was made by Trustee Lauterbur, seconded by Trustee Mincey. Motion carried with all Trustees voting yes.

Approval of Warrant List

Mayor Spesia presented the warrant list for approval. Mayor Spesia inquired about the final item on the warrant list regarding garage door openers. Police Chief Imhof clarified that the expense was for two new slots and two new garage door openers.

Motion to approve the warrant list was made by Trustee Greggain, seconded by Trustee Togliatti. Motion carried with all Trustees voting yes.

Public Comment

No public comment.

Ordinance 25-22: Adoption of the Burla Annexation Agreement Extension

Matt Fritz explained that this ordinance would extend the annexation agreement with the Burla family and their properties. The agreement is a renewal of what had occurred approximately 20 years ago. He noted that some properties originally included in the annexation agreement were no longer part of it as they had been acquired by Hoffman Transportation.

Fritz explained the reason for the extension was that a provision in the original agreement requiring certain actions within 36 months had not been met. The extension would provide an opportunity to fulfill this requirement.

Fritz provided historical context, noting that years ago, there was a facility planning area that designated everything West of Route 55 to South Broadway to become part of Braidwood. Previous village officials had asked the Burla family to annex to Coal City instead, which they agreed to under favorable terms.

Village Attorney Heinle added that 40 acres of the original property were no longer impacted. He mentioned that the original agreement from 2006 was written in anticipation of some residential development that has since occurred. The agreement includes a property tax rebate that extends until any of the affected parcels are developed or sold. He emphasized that this extension ensures the property stays within the village for the foreseeable future.

It was noted that the ordinance would require five affirmative votes for approval.

Motion to adopt Ordinance 25-22 extending the Burla annexation agreement for an additional 20 years was made by Trustee Lauterbur, seconded by Trustee Mincey. Motion carried with all Trustees voting yes.

Ordinance 25-23 Acquiring 160 W Walnut from Habitat for Humanity

Matt Fritz explained that Mayor Spesia had brokered a deal with Habitat for Humanity regarding the property at 160 West Walnut. Habitat for Humanity had previously acquired the property for \$7,500 with the expectation of building a home there, but that never occurred.

Fritz stated that Habitat approached the village about selling the property, and village officials suggested that instead of selling it, they return it to the village since the market price would likely be more than the original \$7,500. Habitat agreed to this arrangement. The plan would be for the village to reacquire the property and then sell it at market price.

There was a brief discussion about the process for selling the property once it was reacquired. Options mentioned included a public bid process or listing it with a real estate agent. Matt Fritz noted that using a bid process would avoid paying a commission, but listing with an agent might attract more potential buyers.

Motion to adopt Ordinance 25-23 authorizing the acquisition of 160 West Walnut from Habitat for Humanity was made by Trustee Greggain, seconded by Trustee Togliatti. Motion carried with all Trustees voting yes.

Resolution 25-15 Adopting Social Media Terms of Use

Matt Fritz explained that this resolution would adopt a social media policy for the village. He noted that it was a fairly standard policy being adopted by many municipalities.

Village Attorney Heinle elaborated that the policy was being introduced in response to some negative comments that had been posted on village social media platforms. He emphasized that there are legal limitations on what content the village can remove from its social media pages due to First Amendment considerations.

Heinle explained that once the village opens its social media platforms for public comment, it cannot arbitrarily restrict speech. He outlined the narrow categories of content that could be removed, including defamation (specifically false factual claims), spam, promotion of illegal activity, and actual

threats. He noted that elected officials have a higher standard to meet when claiming defamation, as they must show that false statements were made with intent to cause harm.

Village Clerk Kayla inquired whether the policy would apply when village posts are shared to other pages or groups. Attorney Heinle clarified that the policy would only apply to village-controlled pages, not to third-party community groups that might share village content.

Motion to adopt Resolution 25-15, adopting a social media policy for the Village of Coal City to include the Coal City Police Department was made by Trustee Bradley, seconded by Trustee Mincey. Motion carried with all Trustees voting yes.

Approval of First & Final Pay for 2025 MFT Street Maintenance, D Construction

Matt Fritz explained that this payment was for the total amount of the 2025 Motor Fuel Tax (MFT) street maintenance work. He noted that the village had gone slightly over the MFT allocation, which meant that they had completed more work than initially planned. The excess would be matched from local resources. Halloran from Chamlin Engineering added that the overage was primarily due to work on Daisy Place, where they ended up making the street wider on each side and redoing some driveways. He mentioned that they had been more attentive than in previous years with getting things cleaned up promptly.

Motion to approve payment number 1 of the MFT Street work for a cost of \$255,037.64 with \$245,045.00 of that total to come from MFT funds was made by Trustee Greggain, seconded by Trustee Mincey. Motion carried with all Trustees voting yes.

Approval of Payment #1 for Non-MFT Street Maintenance, D Construction

Matt Fritz explained that this payment was for work completed to date on the non-MFT street maintenance project. He mentioned that the payment was primarily for two alleys that were completed as part of the contract: one behind CVS and one by the public library. Halloran added that the water plant paving, which represents the majority of the remaining non-MFT contract, might not be completed until spring depending on when the concrete work is finished at the site. He noted that there is still more piping work to be done before the concrete pads can be installed.

Motion to approve payment number 1 of the non-MFT work for a cost of \$30,776.86 for work completed by D Construction to date was made by Trustee Lauterbur, seconded by Trustee Mincey. Motion carried with all Trustees voting yes.

Selecting SpaceCo to complete DCEO Site Readiness Grant Professional Services

Matt Fritz explained that the village had received a grant from the Department of Commerce and Economic Opportunities (DCEO) for site readiness work on land west of Carbon Hill Road south of Reed. He noted that Intersect Illinois had conducted a study on how to prepare the land more quickly for development, which suggested that completing preliminary work such as geotechnical studies and Phase 1 analysis would be beneficial.

Fritz mentioned that SpaceCo had provided a response to the village's request for qualifications, though their initial proposal was higher than the grant amount. After negotiation, they reached an agreement for professional services that maximized the \$150,000 grant from DCEO. He added that the state would pay 100% of the costs.

When asked if SpaceCo was the only bidder, Fritz confirmed that he had invited four other firms to bid, but noted that engineering firms are currently very busy, making it difficult to get multiple bids.

Motion to select SpaceCo Engineering to complete the preliminary site engineering work related to the DCEO site readiness grant was made by Trustee Lauterbur, seconded by Trustee Mincey. Motion carried with all Trustees voting yes.

Selecting D Construction to complete Water Treatment Plant Backup Generator Installation Project

Halloran explained that the water treatment plant backup generator project involved installing a generator to power the entire plant during outages. He noted that they were waiting for a heater to be installed so they could run the gas line to the generator.

Fritz added that they had delayed moving forward with the project in hopes of receiving confirmation of a \$245,000 FEMA grant through the Illinois Emergency Management Agency. However, due to federal funding uncertainties and potential government shutdowns, they decided to proceed with the project rather than risk losing the bid price.

Fritz mentioned that while there was still a chance the project could receive grant funding, they couldn't delay any longer. He noted that the generator was sized to run the entire plant during power outages and would connect to a 4-inch gas line that had been properly sized for this purpose.

Motion to select D Construction to complete water treatment plant backup generator installation project for \$250,000 was made by Trustee Greggain, seconded by Trustee Togliatti. Motion carried with all Trustees voting yes.

Report of the Mayor

Mayor Spesia reported that he had attended a preliminary planning meeting for the 250th parade scheduled for June 20, 2026, and encouraged everyone to save the date.

He also noted that while two meetings were scheduled for November, there was a good chance they would only have one meeting on November 19, 2025. He indicated this would be confirmed formally at the next meeting.

Report of the Trustee's

No reports.

Report of the Village Clerk

No report.

Report of Village Attorney

No report.

Report of Village Engineer

Matt Halloran reported on several ongoing projects:

- North Broadway Bridge: Scheduled to close on October 20. The contractor has already installed signs. Construction will begin with excavation, followed by installation of the new superstructure. The Mayor requested that information about the closure be posted on the village website.

- **Water Treatment Plant:** All equipment has been tested and is operational. The main task now is programming the control systems so the existing and new equipment can operate together. The new high service pumps are currently operating, and half of the new grinding system is operational. Upcoming work includes pipe painting, floor grinding, and epoxy floor installation.
- **Hunter's Run Senior Housing Development:** Water main and sanitary sewer installation is complete. The water main has been chlorinated and is awaiting test results. Sanitary sewer pipes have been tested, with manhole testing still to be completed. Storm sewer installation is in progress.
- **Lead Service Replacement Project:** Expected to resume after Thanksgiving, likely in early December. Approximately 60 houses still need service replacements, which should take about two weeks to complete.

Report of Chief of Police

Chief of Police Mike Imhof thanked the community and board for their patience during the BNSF railroad crossing projects. He reported that South Broadway and Kankakee crossings were now open, but Division Street would be closed for one day.

The Chief also mentioned that he and Deputy Chief Dave Moran had participated in a radio interview with Justin Ritz on WCSJ, discussing Coal City and the police department. He noted that they had received positive feedback from people around the county.

Report of Village Administrator

Matt Fritz reported on the recent homecoming parade, which went well. He thanked public works for their efforts in organizing the event.

Fritz also mentioned two upcoming events: the Mayor's State of the Village address at the Lion's Club on Wednesday, October 22 at 3:00 PM, and the GDC Developer Breakfast in Oak Brook on October 21. He asked board members to let him know if they would like to attend either event.

Adjourn

Motion to adjourn was made by Trustee Lauterbur, seconded by Trustee Greggain. Motion carried with all Trustee's voting yes.

X 
 Kayla Melvin
 Village Clerk