



Meeting Minutes

Call Meeting to Order

Mayor Spesia called the Coal City Village Board Meeting to order on Wednesday, February 11, 2026, at 7:00 PM. A roll call was conducted with Trustees Dave Togliatti, Trustee Dan Greggain, Trustee Pam Noffsinger, Trustee Ross Bradley, Trustee Bill Mincey, and Trustee CJ Lauterbur present. Also in attendance were Attorney Mark Heinle, Chief Mike Imhof and Matt Fritz, Village Administrator.

Pledge of Allegiance

All present recited the Pledge of Allegiance.

Approval of Minutes

Mayor Spesia asked if there were any corrections, comments, or questions regarding the meeting minutes from January 28, 2026. Hearing none, he entertained a motion to approve the meeting minutes.

Motion to approve the meeting minutes was made by Trustee Lauterbur and seconded by Trustee Mincey. The motion carried with all trustees voting yes.

Approval of Warrant List

When discussing the warrant list, Trustee Muncy inquired about a fee for SpaceCode. Village Administrator Matt Fritz explained it was for the site readiness grant received from GCEO, noting the village has to put funds up front, which will later be reimbursed except for \$20,000-\$40,000. The property in question is at the southwest corner of Reed and Carbon Hill Road.

With no other questions, Mayor Spesia entertained a motion to approve the warrant list.

Motion to approve the warrant list was made by Trustee Greggain and seconded by Trustee Togliatti. The motion carried with all trustees voting yes.

Public Comment

No public comment was offered.

Re-appointment of Maria Lewis to Plan Commission and Zoning Board of Appeals

Mayor Spesia presented the reappointment of Maria Lewis to the Plan Commission and Zoning Board of Appeals. He noted that Maria had a scheduling conflict and could not attend the meeting, but has served on the board for a significant amount of time as the Planning and Zoning Chair. He confirmed that she wishes to continue in this role and expressed that she does a great job.

With no questions from the board, Mayor Spesia entertained a motion to accept Maria Lewis's nomination, with Village Attorney Mark pointing out that the Mayor should also designate her as chair in the motion.

Motion to accept the nomination of Maria Lewis to the Plan Commission and Zoning Board of Appeals and for her to continue as chair was made by Trustee Mincey and seconded by Trustee Lauterbur. The motion carried with all trustees voting yes.

Presentation of GoGov Application

Linda presented information about the GoGov application, which will replace the village's current Code Red system. The app will be available for download on Apple and Android devices, allowing citizens to access village information directly. Features include:

- Direct links to pay water bills through the official village system rather than third-party sites
- Access to village ordinances, Facebook pages, and other official information
- Push notifications for various categories that residents can opt into (traffic, police alerts, water main breaks, etc.)
- Options for landline calls for residents without smartphones
- The ability for village staff to assist residents in signing up if needed

Linda explained that the app will likely go live in April when the Code Red contract expires. Trustee Togliatti suggested including notification slips in utility bills to build awareness. Village Administrator Matt clarified that the app links back to the website rather than creating a separate platform for meeting agendas and other information, which alleviates concerns about potential Open Meetings Act violations.

Ordinance 26-01 Annexation of School Property along Carbon Hill Road

Village Administrator Matt Fritz presented Ordinance 26-01 for the annexation of the 15-acre farm property belonging to the Coal City School District along Carbon Hill Road. This annexation is part of an effort to amend TIF District number 1. The property will be zoned RS-1, which allows for school activities. Matt explained that unlike typical annexations that might require multiple meetings, this one is straightforward as there is no need for an annexation agreement.

Village Attorney Mark noted that both school district properties would now be within village limits, and that neighboring properties would soon follow once signatures are obtained.

Motion to adopt Ordinance 26-01 annexing the 15-acre farm property of the Coal City School District along the east side of Carbon Hill Road, identified as PIN number 09-03-351-004, was made by Trustee Greggain and seconded by Trustee Lauterbur. The motion carried with all trustees voting yes.

Resolution 26-05 Declaring 160 West Walnut as Surplus and Approving its Sale

Village Attorney Mark Heinle explained the process for selling the property at 160 West Walnut, which was previously owned by Habitat for Humanity and repurchased by the village when Habitat couldn't develop it. The resolution declares the property as surplus and prepares it for sale with Bonarek Realty.

Mark outlined the required steps under Illinois statutes, which include: obtaining an appraisal, listing the property with a realtor who will have exclusive rights to market it for a year, and ensuring the final sale price is at least 80% of the appraised value. While the initial listing price is estimated at \$15,000, the actual price will depend on the appraisal. Any offer received will come back to the board for final approval by a super majority vote.

Village Administrator Matt added that using a realtor might help get a better price than the village's previous method of directly soliciting bids.

Motion to adopt Resolution 26-05 declaring 160 West Walnut as surplus and preparing the property for sale with Bonarek Realty in order to sell the property for new single family detached resident construction was made by Trustee Lauterbur and seconded by Trustee Mincey. The motion carried with all trustees voting yes.

Authorize Final Payment for South Broadway Reconstruction Project

Village Administrator Matt Fritz presented the final payment for the South Broadway reconstruction project, noting that this was the final payment for a project that originally began in 2014. The total payment of \$111,367.89 is TIF-qualified and represents the last amount owed, with all quantities cleared and everything completed.

Motion to authorize the final South Broadway construction reconstruction project payment match to IDOT to come from TIF totaling \$111,367.89 was made by Trustee Greggain and seconded by Trustee Togliatti. The motion carried with all trustees voting yes.

Report of the Mayor

Mayor Spesia announced that Align Data will host a public question and answer session on Tuesday, February 17th from 5:00 to 7:00 PM at the Coal City High School Gymnasium. Experts will be present to address topics including water consumption, noise, power usage, and other concerns related to the proposed data center south of town.

He also reminded everyone that the February 25th meeting has been rescheduled to February 24th.

Mayor Spesia mentioned that he and Matt attended a meeting with State Representative Jason Bunting from the 106th district. He noted how well Coal City compares to other municipalities facing various challenges, particularly regarding the common issue of time-consuming and costly FOIA requests.

Report of the Trustees

Trustee Lauterbur reported that the Parks Board is close to finalizing plans for North Park, with new playground equipment to be presented at their upcoming Tuesday meeting at 6:00 PM.

Report of the Village Clerk

The Village Clerk announced a public meeting for the proposed fourth amendment to the Coal City TIF District 1, to be held on Thursday, March 12, 2026, at 6:00 PM at the Coal City Library. The purpose is to advise the public, taxing districts, taxpayers, and residents about the village's intent to prepare an amendment to the redevelopment plan and designate an amended redevelopment project area.

Report of the Village Attorney

Village Attorney Mark Heinle mentioned that follow-up filings and notices will be completed for the annexations discussed at the meeting. He also noted a small legislative change regarding FOIA requests that allows municipalities to verify that requesters are actual people rather than bots, though he acknowledged this would provide only minimal relief from the burden of FOIA requests.

Report of the Village Engineer

The Village Engineer Matt Halloran or Ryan Hansen were not present but submitted a report indicating that the water treatment project is nearly finished, with concrete being poured and preparations made for a backup generator. They noted that the contractor would return in spring to address landscaping issues.

Report of the Chief of Police

The Police Chief reported an incident where an awning at the Shell Gas Station fell. Fortunately, no one was injured, and an officer happened to be traveling down the road at the time and witnessed it falling.

Report of the Village Administrator

Village Administrator Matt Fritz reminded board members about:

- GEDC dinner on March 4th.
- A governmental legislative trip to Springfield on April 15th.
- Progress with the Festival Events Committee on the Easter celebration and planning for the 250th celebration on June 20th.

Matt noted that contracts for stages, events, and bands for the 250th celebration would be presented at the next meeting.

Adjourn

Motion to adjourn was made by Trustee Greggain and seconded by Trustee Bradley. The motion carried with all trustees voting yes.



Kayla Melvin
Village Clerk