



Meeting minutes

Call Meeting to Order

At 7:00pm on Wednesday, March 25, 2026, Mayor Dave Spesia called to order the regular board meeting of the Coal City Village Board in the boardroom of Village Hall. Roll call was taken with Trustee 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, Matt Halloran from Chamlin Engineering, Chief Mike Imhof and Matt Fritz, Village Administrator.

Pledge of Allegiance

The Pledge of Allegiance was recited by all present.

Approval of Minutes

Budget Meeting 03-11-2026

Mayor Spesia presented the minutes from the budget meeting held on March 11, 2026. No questions, comments, or corrections were raised regarding these meeting minutes.

Motion: Trustee Greggain moved to approve the meeting minutes for the budget meeting on March 11, 2026. Trustee Togliatti seconded. Motion carried with all trustees voting yes.

Regular Meeting 03-11-2026

Mayor Spesia presented the minutes from the regular meeting held on March 11, 2026. No comments or questions were raised regarding these meeting minutes.

Motion: Trustee Lauterbur moved to approve the meeting minutes for the regular meeting on March 11, 2026. Trustee Mincey seconded. Motion carried with all trustees voting yes.

Approval of Warrant List

Mayor Spesia presented the warrant list for approval. He inquired about a payment to Railroad Management Company LLC for a sewer license fee. Administrator Fritz explained this was a fee required when village infrastructure crosses over railroad property, describing it as a 24-inch wide easement. No other questions were raised about the warrant list.

Motion: Trustee Greggain moved to approve the warrant list. Trustee Bradley seconded. Motion carried with all trustees voting yes.

Public Comment

Mayor Spesia provided ground rules for public comment, explaining the process for addressing the board on agenda items versus general comments, time limits, and expectations for decorum.

Tom Goetz addressed the board regarding data center concerns. He provided Administrator Fritz with a copy of an ordinance from Montour County, Pennsylvania related to data center regulations. Goetz expressed concerns about potential effects on farms, animals, and children with autism from

data center operations. He specifically requested that the village ensure proper sound engineering limits for decibel levels, establish escrow funds for decommissioning, and carefully consider the influence a data center would have on the community. Goetz noted he had been investigating data centers in Morris and Joliet and had concerns based on feedback from friends living near existing facilities.

Ordinance 26-06 Variance to Install fence and pool at 397 S. Di Paolo

Administrator Fritz presented a variance request from Jennifer Lee at 397 South Di Paolo for installation of a fence and pool within the corner side yard of a duplex residence. Fritz explained that the limited rear yard space at this duplex location necessitated placement of the pool within the corner side yard. The request had been unanimously recommended by the Planning and Zoning Board of Appeals following a public hearing where no opposition was presented.

The variance includes specific conditions: the fence will be 3 feet from the back of the sidewalk with 3 feet between the pool and fence interior, and the fence will return to a point on the house behind the front yard. The ordinance includes a detailed diagram showing the proposed layout.

Motion: Trustee Mincey moved to adopt Ordinance 26-06, granting variances to the village code allowing for a swimming pool with a fence within the corner side yard at 397 South Di Paolo. Trustee Lauterbur seconded. Motion carried with all trustees voting yes.

Ordinance 26-07: 2026 Zoning Map

Administrator Fritz presented the 2026 annual zoning map update, which is required by state statute to be updated annually. The map reflects three changes that occurred over the past year: addition of an 80-acre farm at the southwest corner, farm property immediately south of the school administration building/middle school, and one lot of multifamily zoning added to along Covey that had formerly been single family residence. The Planning and Zoning Board recommended adoption of the updated map.

Mayor Spesia asked if there was any public comment around this agenda item. John Hawkinson of Coal City asked when the map would be published on the website, and Fritz responded it would be available by the end of the week.

Motion: Trustee Greggain moved to adopt Ordinance 26-07, adopting the 2026 annual zoning map. Trustee Togliatti seconded. Motion carried with all trustees voting yes.

Preliminary reading of Proposed FY27 Budget

Administrator Fritz presented the preliminary reading of the proposed fiscal year 2027 budget, which begins May 1st and runs through April 30, 2027. He explained that overall expenditures are less than the previous year primarily due to fewer capital projects, with completion of major projects like the water treatment plant expansion and phase 1 lead service replacement program.

The budget shows just under \$18 million in total planned receipts for the upcoming year, excluding the completed capital projects. Fritz noted the operational budget increased mainly due to the planned OSLAD Park project at Hunters Run, with approximately half the funding provided by the Illinois Department of Natural Resources.

The proposed budget will be placed on file following this meeting and is planned for final adoption at the April 22nd regular meeting, with a public hearing to be advertised in the local paper.

Motion: Trustee Lauterbur moved to place the proposed fiscal year 2027 budget on file at Village Hall and set the April 22nd regular meeting for its final adoption. Trustee Bradley seconded. Motion carried with all trustees voting yes.

Approval of Professional Service Contract with Upland Design for Hunters Run Park

Administrator Fritz presented a professional services agreement with Upland Design for final design and construction oversight of Hunters Run Park. The firm had previously assisted with the grant request and parks comprehensive plan that led to the OSLAD grant award of \$600,000.

Maria Blood from Upland Design was present to answer questions. The total cost is \$114,838 for professional services, which includes preparing construction documents, assisting with bidding, and construction administration. Village Attorney Heinle noted that under the Professional Services Selection Act, the motion should include a finding of satisfactory relationship with Upland Design to justify not going out for RFQ, which makes sense given their prior work on the project.

Fritz explained that Coal City will need to complete additional required work to clear property with IDNR for the project's next phase. After Upland oversees submission of additional certifications, they will work with the Park Board on equipment selection and final feature designs, expected to occur mid to late summer.

Motion: Trustee Lauterbur moved to authorize Mayor Spesia to enter into a professional services agreement having found a satisfactory relationship with Upland Design for the final design and construction oversight of Hunters Run Park. Trustee Mincey seconded. Motion carried with all trustees voting yes.

Approval of Professional Service Contract with Chamlin Engineering for Valerio & Will Road Construction Project

Administrator Fritz presented an engineering agreement for the Coal City portion of the Valerio Road project. Village Engineer Matt Halloran explained that the project involves cutting through a corner field to eliminate the need to drive over two bridges, removing the current bridge on Valerio Road and creating a direct road connection.

The project includes building new road infrastructure through the field and repaving the road north of the Will Road bridge, serving Coal City residences in that area. Engineer Halloran noted they discovered that Valerio Road right-of-way actually extends east into Will County, ending at the Miners Club, which would also need paving for approximately an additional \$10,000.

The professional services agreement has a not-to-exceed amount that covers soil boring and design work, with construction oversight to be calculated at 8% of construction costs. Mayor Spesia confirmed the village would coordinate with Diamond's development to ensure proper connection timing.

Motion: Trustee Bradley moved to authorize the mayor to enter into a professional services agreement with Chamlin Engineering for the Coal City portion of the Valerio and Will Road construction project. Trustee Mincey seconded. Motion carried with all trustees voting yes.

Report of the Mayor

Mayor Spesia had no items to report.

Report of the Trustees

Trustee Lauterbur reported that pickleball nets were being installed at the fields and that the season would start March 31st.

Trustee Mincey had nothing to report.

Trustee Bradley had nothing to report.

Trustee Noffsinger had nothing to report.

Trustee Greggain had nothing to report.

Trustee Togliatti reminded everyone that yard waste collection starts April 1st. He noted that only residents within RS1 may continue to burn leaves and branches while all other residents may not until May 30th (Memorial Day).

Report of Village Clerk

Village Clerk Melvin announced exciting news about joining the Grundy County Chamber Board as Coal City's new representative, replacing Administrator Fritz so he can focus on other initiatives. She encouraged board members to join her at upcoming chamber events.

She reminded all board members that economic interest forms must be completed by the May 4th deadline, noting that several trustees still needed to complete them. She confirmed that trustees receive email notification to complete the forms but do not receive confirmation when submitted.

Report of Village Attorney

Attorney Heinle informed the board that he would be unavailable for the April 8th meeting due to his children's spring break, but would arrange for coverage in his absence. He had no other substantive report.

Report of Village Engineer

Village Engineer Halloran reported working on the water treatment plant and mentioned that North Broadway project plans are taking shape, hoping to present them to the board next month for feedback.

Report of Chief of Police

Chief Imhof congratulated the wrestling team on their achievements and announced the police department's participation in a polar plunge event at Braidwood Recreation Club. He thanked the community for donations supporting officers who participated in the event.

The Chief reported that Officer Siegel is expected to complete his Field Training Officer (FTO) program. Upon successful completion, the department would have no officers in FTO status and achieve full staffing of 15 officers with at least 3 officers per shift for the first time ever.

He also announced new police department patches featuring updated designs while maintaining connection to the original patch design, with different colored stars distinguishing administrative and patrol personnel.

Report of Village Administrator

Administrator Fritz congratulated Tara and Nate Kruger from Babe's Tap for receiving an entrepreneur award at the recent Grundy Economic Development and Chamber dinner. He also reminded residents about the upcoming high school production of "Frozen" that weekend.

Fritz shared good news about receiving a check for nearly \$7,000 from Jane Provance, representing Coal City's share of funds from a 1989-90 community effort regarding the bike paths. The organization found an account with \$21,000 that they decided to split between three communities rather than let it go to the Secretary of State unclaimed funds program. They requested the funds be used for bikes or bike paths, and Fritz noted it could potentially be used for the upcoming park project.

Adjourn

Motion to adjourn at 7:36pm was made by Trustee Lauterbur seconded by Trustee Mincey.

Motion carried with all trustees voting yes.

X 

Kayla Melvin
Village Clerk