STATE OF ILLINOIS
COUNTIES OF GRUNDY AND WILL
VILLAGE OF COAL CITY
AUGUST 12, 2026

Meeting minutes

1. Call Meeting to Order

Mayor David Spesia called the Coal City Village Board Meeting to order on Wednesday, August 12, 2026 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. Absent: Trustee Pam Noffsinger. Also in attendance were Village Attorney Mark Heinle, Ryan Hansen from Chamlin Engineering, Chief Mike Imhof and Matt Fritz, Village Administrator.

2. Pledge of Allegiance

The Pledge of Allegiance was led by Mayor Spesia.

3. Approval of Minutes

Three sets of meeting minutes were presented for approval. No corrections, comments, or questions were raised for any of the three sets.

Motion to approve the Public Hearing minutes of July 22, 2026 was made by Trustee Mincey and seconded by Trustee Lauterbur. The motion carried 5-0.

Motion to approve the Regular Meeting minutes of July 22, 2026 was made by Trustee Lauterbur and seconded by Trustee Mincey. The motion carried 5-0.

Motion to approve the Special Meeting minutes of July 28, 2026 was made by Trustee Greggain and seconded by Trustee Togliatti. The motion carried 5-0.

4. Approval of Warrant List

No questions, comments, or corrections were raised regarding the warrant list.

Motion to approve the warrant list was made by Trustee Mincey and seconded by Trustee Lauterbur. The motion carried 5-0.

5. Public Comment

Mayor Spesia read the public comment rules into the record, noting the three-minute per speaker limit, the 30-minute aggregate cap, and requirements for civil and respectful discourse.

Tom Crawford, resident of Coal City, addressed the Board regarding a recent public meeting held by the data center developer. He noted that representatives from the developer were unable to answer many resident questions and acknowledged that the Board members themselves may not have been fully informed about the project. He indicated that residents would continue to oppose the development. He stated the developer did confirm they intend to connect to the Coal City water system, which he characterized as the one candid admission from the meeting.

Tina Johnson, resident of Diamond, spoke about the frequency and severity of recent storms, including tornadoes and derechos, and expressed concern about the vulnerability of the proposed data center

site, noting that a power line was already down in that area. She also questioned the long-term viability of AI-dependent data center businesses given what she described as widespread industry retrenchment, suggesting the facility could become obsolete before it is ever fully utilized.

Brian Ritchie, resident of Coal City, submitted a written comment to be included in the record. He is not opposed to development or technology but is calling for more transparency and independent review before approving the proposed data center. Their main concerns include the 420 diesel generators, 720 MW electrical demand, water and fire-flow capacity, actual permanent/local jobs, the TIF's cost to taxpayers, potential financial relationships, and the fact that several studies were commissioned by the developer. They are asking the Village to slow the process, require independent studies, disclose financial and TIF details, and establish binding protections for residents before deciding whether the project is in Coal City's long-term interest.

After all present had been given an opportunity to speak, public comment was closed.

6. Appointment of Nick Doerfler to the Fire & Police Board

Mayor Spesia presented the appointment of Nick Doerfler to the Coal City Board of Fire and Police Commissioners for a term of three years. The Mayor noted Doerfler's more than 25 years of fire service experience, including 17 years with Coal City in the roles of firefighter/paramedic, lieutenant, and currently Deputy Chief. He also served seven years as a canine handler — a detail the Mayor noted he had not previously been aware of. Doerfler was present and briefly described the work of his cadaver and trailing canine, who passed away the prior year. The Board expressed appreciation for his willingness to serve. Doerfler will join Jay Lusson and Stephanie Anderson to complete the Board of Fire and Police Commissioners. He replaces Grundy County Deputy Thomas Youskevtch, who served three years on the board.

Village Clerk Kayla Melvin administered the oath of office.

> *Motion to accept the appointment of Nick Doerfler to the Coal City Board of Fire and Police Commissioners for a term of three years was made by Trustee Lauterbur and seconded by Trustee Togliatti. The motion carried 5-0.*

7. Approval of Knights of Columbus Annual Fundraising Tootsie Roll Drive on September 18th, 19th & 20th, 2026

Village Administrator Matthew Fritz and Village Attorney Mark Heinle clarified that the Knights of Columbus (Braidwood Council #1574) conduct their annual Tootsie Roll Drive exclusively on private business property, with permission from participating businesses, and do not use Village right-of-way. As a result, Heinle advised that no special event permit is required, and the organization is exempt from the solicitation permit requirement as a 501(c)(3). The Board noted the drive coincides with Fall Fest weekend, and the Mayor indicated the Knights were welcome to participate during the event on September 19th. No formal vote was required.

8. Ordinance 26-23 — Variance Allowing Permanent Signage at 710 E Division

Fritz presented the item on behalf of petitioner Brian Faletti of Dynamic Fitness. The property at 710 East Division Street, at the northeast corner of First Avenue and Division, lacks a primary structure, and the proposed sign location falls within the required vision clearance triangle — both of which require variances from the Village zoning code. The Planning and Zoning Board of Appeals heard the variance request and unanimously recommended approval, with the sign placement set at 10 feet north of the back of sidewalk and 13 feet east of the westerly boundary.

Faletti appeared before the Board and explained that he receives daily calls from customers unable to locate the gym, which has no visibility from Route 113/Division Street. He had previously attempted to co-locate signage at the Shell gas station across the street but was unsuccessful. Property owner Bob Jacovec agreed to allow the sign on the northeast corner.

Trustee Bradley raised a concern about sight lines for drivers turning onto Route 113, given the notoriously difficult traffic conditions at that intersection. Faletti responded that the Village's building official had physically staked the location in the field, and that the sign itself would begin at six feet off the ground and extend to ten feet in total height, leaving an open vision gap beneath it. The sign placement, he noted, would not obstruct sight lines for vehicles stopped at the intersection.

Motion to adopt Ordinance Number 26-23, granting a variance to allow the construction of business signage at 710 East Division for Dynamic Fitness, was made by Trustee Togliatti and seconded by Trustee Greggain. The motion carried 5-0.

9. Sludge Removal Bids – Synagro

Fritz presented the results of the sludge removal bid process for the sanitary treatment plant, a routine procedure conducted every other year. Two qualified vendors submitted bids. Synagro submitted the low bid at $0.115 per gallon, approximately 24 percent less per gallon than the competing bid from Stewart Spreading at $0.15 per gallon. Synagro's mobilization charge of $4,950 was also lower. Fritz noted that the work would likely not occur until spring 2026 pending permitting, and that staff anticipates the total expenditure may come in under the $150,000 budget ceiling due to dewatering prior to removal.

Motion to authorize Synagro to remove the sludge at a rate of $0.115 per gallon, with a mobilization charge of $4,950, for a total not-to-exceed amount of $150,000, was made by Trustee Greggain and seconded by Trustee Togliatti. The motion carried 5-0.

10. Replacement of Lift Station Control Panels – Gasvoda

Fritz presented two bids received for the replacement of control panels at the Hunters Run and 5th Avenue lift stations. The panels are original to the stations and have never been fully replaced, though they have been serviced over the years. Gasvoda & Associates submitted the lower bid of $52,000, compared to William/Reid at $56,483. Fritz noted Gasvoda has a satisfactory prior service record with Village utilities. The replacement will integrate the lift stations with centralized communications and controls necessary for sanitary collection operations.

Motion to select Gasvoda & Associates to complete control panel upgrades at the Hunters Run and 5th Avenue lift stations for a not-to-exceed amount of $52,000 was made by Trustee Lauterbur and seconded by Trustee Bradley. The motion carried 5-0.

11. Approval of MFT Street Improvements – D Construction

Village Engineer Ryan Hansen reported that bids for the 2026 Motor Fuel Tax (MFT) street maintenance program were opened on July 30, 2026. Two bids were received. D Construction, Inc. submitted the low bid of $329,064.59, which was under the engineer's estimate of $371,666.31. The Board expressed satisfaction that multiple bids were received and that the low bid came in under estimate.

Motion to award the 2026 MFT Maintenance Program to D Construction, Inc. as the low and responsible bidder in the amount of $329,064.59 was made by Trustee Lauterbur and seconded by Trustee Bradley. The motion carried 5-0.

12. Approval of Non-MFT Street Improvements – D Construction

Village Engineer Hansen reported that bids for the 2026 non-MFT street maintenance program were also opened on July 30, 2026. Two bids were received. D Construction, Inc. again submitted the low bid of $111,224.26, compared to Gallagher Asphalt Co. at $156,873.30.

Motion to award the 2026 Non-MFT Street Maintenance Program to D Construction, Inc. as the low and responsible bidder in the amount of $111,224.26 was made by Trustee Lauterbur and seconded by Trustee Mincey. The motion carried 5-0.

13. Approval of Performance Agreement with Band for Fall Fest – Any Given Weekend

Fritz presented the performance agreement for the band "Any Given Weekend," which will perform on Friday evening, September 18th, during Fall Fest. The total contract amount is $1,200. Staff noted that entertainment for Saturday evening is still being secured. The Mayor authorized the agreement.

Motion to authorize the Mayor to sign the performance agreement with Any Given Weekend for music entertainment at Fall Fest was made by Trustee Greggain and seconded by Trustee Togliatti. The motion carried 5-0.

14. Report of the Mayor

Appointments of Committee & Sub-Committee Chairs

Mayor Spesia announced updated committee assignments, effective immediately, as follows:

Planning & Zoning Board: Trustee Pam Noffsinger, Chairwoman; Trustee Bill Mincey, Vice-Chair; Park Board: Trustee Dan Greggain, Chairman; Trustee CJ Lauterbur, Vice-Chair; Finance Committee: Trustee CJ Lauterbur, Chairman; Trustee Ross Bradley, Vice-Chair; Public Health & Safety: Trustee Dave Togliatti, Chairman; Trustee Pam Noffsinger, Vice-Chair; Water & Sewer: Trustee Ross Bradley, Chairman; Trustee Dan Greggain, Vice-Chair; Streets & Alleys: Trustee Bill Mincey, Chairman; Trustee Dave Togliatti, Vice-Chair

The Mayor also reported on the following items:

Housing Rehabilitation Program Closeout: Mayor Spesia summarized the results of the Village's multi-round housing rehabilitation program administered through the North Central Illinois Council of Governments. Over three rounds — completed in 2020–21, 2022, and June 2026 — a total of 25 homes were rehabilitated through Community Development Block Grant and Illinois Housing Development Authority funding, with a maximum per-home spend ranging from $45,000 to $60,000. Repairs included windows, roofing, siding, ADA accessibility improvements, flooring, HVAC, plumbing, electrical upgrades, and interconnected smoke and CO detectors. Total grant investment amounted to approximately $1,325,000.

August 1st Back-to-School Bash: The Mayor reported that the Back-to-School Bash was a success despite weather challenges and thanked Trustee Noffsinger, event organizer Tammy Moran, and all donors, sponsors, and volunteers.

15. Report of the Trustees

Trustee Lauterbur reported that the OSLAD grant planning for the new Hunter's Run Park is progressing and approaching a 90 percent design review, after which work will move toward bidding.

Trustee Mincey expressed thanks to Public Works and the Police Department for their response to recent severe storms.

Trustee Bradley, Trustee Greggain, and Trustee Togliatti had no reports.

16. Report of Village Clerk

Village Clerk Kayla Melvin had no report.

17. Report of Village Attorney

Village Attorney Mark Heinle had no report.

18. Report of Village Engineer

Village Engineer Ryan Hansen reported that a bid letting for the ditch cleaning project is scheduled for September 2nd.

19. Report of Chief of Police

Chief of Police Mike Imhof reported that the Police Department has been awarded a grant of nearly $22,000 to upgrade from manual fingerprinting to a live scan digitized fingerprinting system, bringing the department in line with most surrounding departments and the Grundy County Sheriff's Office. The award follows a grant application submitted approximately three months prior. Implementation, including all required paperwork, is anticipated within two to three months.

20. Report of Village Administrator

Village Administrator Fritz provided the following updates:

Next Meeting: The next regular Village Board meeting has been rescheduled from the second Wednesday of the month to Tuesday, August 25, 2026, due to scheduling conflicts. Trustees were asked to adjust their calendars accordingly.

Storm Response: Public Works has been operating in emergency response mode for two consecutive days following recent severe weather, working overtime to sweep streets, remove debris, and coordinate cleanup operations throughout the Village.

Mutual Aid to Bourbonnais: The Village responded to a mutual aid request from Bourbonnais, which sustained significant storm damage. One Public Works employee and specialized grappler equipment were deployed for two days to assist that community alongside other regional public works departments.

21. Adjourn

Motion to adjourn at 7:41pm was made by Trustee Lauterbur and seconded by Trustee Mincey. The motion carried 5-0.

X Kayla Melvin

Kayla Melvin
Village Clerk