



Meeting minutes

1. Call Meeting to Order

Mayor David Spesia called the Coal City Village Board Meeting to order on Wednesday, September 9, 2026 at 7:00 PM. A roll call was conducted 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 Village Attorney Mark Heinle, Village Engineering Matt Halloran, 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 – August 25, 2026

No corrections or comments were raised. Trustee Noffsinger abstained from the vote.

Motion to approve the meeting minutes of August 25, 2026, was made by Trustee Lauterbur and seconded by Trustee Mincey. The motion carried 5-0-1. Abstain: Trustee Noffsinger

4. Approval of Warrant List

No corrections, comments, or questions were raised regarding the warrant list, which totaled \$31,780.87.

Motion to approve the warrant list was made by Trustee Greggain and seconded by Trustee Togliatti. The motion carried 6-0.

5. Public Comment

Mayor Spesia read the public comment rules into the record, including the three-minute per speaker limit, the thirty-minute aggregate cap, requirements for civil discourse, and the clarification that public comment is not a question-and-answer period.

John Hoffmeyer, resident of Coal City, inquired about the Village's position on Flock camera systems, noting their presence in neighboring communities such as Diamond, Braidwood, and Mazon. Chief Imhof confirmed that Coal City does not currently have Flock cameras and that there are no plans to install them, noting that law enforcement views them primarily as a tool. Mr. Hoffmeyer also asked about

street paving, specifically whether Marguerite Street would be addressed. Village Administrator Fritz confirmed that paving for the year was complete and that the Village intended to coordinate future paving on that corridor with a nearby housing development project.

Luke Konecny, resident of Coal City, stated his opposition to the data center project, the proposed pay raise for elected officials, and what he characterized as an arrangement to reimburse the developer significant sums. He expressed concern about the financial commitment and the long timeline—he estimated approximately twelve years—required to recoup tax revenues under the PUD estimates. He acknowledged uncertainty in the projections and closed by saying he hoped to be proven wrong.

Tina Johnson, resident of Diamond, expressed concern about the public comment process and urged the Board to genuinely consider the questions and concerns raised through the PUD review process rather than treating approval as a foregone conclusion. She raised specific concerns about construction traffic—noting that approximately 450 trips per shift were estimated—and questioned how many opportunities the developer would have to revise and resubmit their plan. She urged the Board to set firm limits on plan revisions.

Brittany Lenzie, resident of Braidwood, spoke about climate change and data center environmental impacts, arguing that data centers are significant air and water polluters and urging the Board to either deny the project or require stricter environmental standards. The resident submitted printed research papers and articles for distribution to the Board.

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

Aligned PUD Review Status Update

Mayor Spesia provided an update on the status of the Aligned Data Center Planned Unit Development (PUD) review. He noted that a 16-member PUD Review Committee was appointed on July 28, 2026, composed of Village staff, representatives nominated by taxing bodies, and residents selected for subject matter expertise and their ability to evaluate the proposal objectively.

The committee has met three times: on August 18th (organizational meeting and submission of over 200 comments to the petitioner), September 1st (review of building design, sound mitigation, data center operations, and public utility impacts), and September 9th, the current date (focused on the ComEd substation, stormwater management, environmental impacts, and traffic). Additional technical reviews are underway from HR Green (traffic and sound), Sikich (economic impact analysis), and engineers representing Coal City, Grundy County, and Maine Drainage. The Mayor noted that the plan may be revised based on committee recommendations, and that all materials are available on the Village website at coalcity-il.gov under the Data Center tab. The current milestone is PUD receipt by the Plan Commission and remand to the PUD Committee for review.

6. Re-Appointment of Walt Mahaffay, Planning & Zoning Board; Tammy Moran, Parks Board; Brian Evans, Parks Board

Mayor Spesia presented three board reappointments. Walt Mahaffay was nominated for a second five-year term on the Planning and Zoning Board. Tammy Moran, who had filled the vacancy left by the Village Clerk upon her appointment, was nominated for a three-year term on the Park Board. Brian Evans, described as very active on the Park Board, was nominated for a three-year term. The Mayor thanked all three volunteers for their continued service.

Motion to accept the reappointment of Walt Mahaffay to the Coal City Planning and Zoning Board for a term of five years was made by Trustee Bradley and seconded by Trustee Mincey. The motion carried 6-0.

Motion to accept the reappointment of Tammy Moran to the Coal City Park Board for a term of three years was made by Trustee Lauterbur and seconded by Trustee Mincey. The motion carried 6-0.

Motion to accept the reappointment of Brian Evans to the Coal City Park Board for a term of three years was made by Trustee Lauterbur and seconded by Trustee Bradley. The motion carried 6-0.

7. Ordinance 26-27 — Granting a 6' Variance at 980 S. Mazon for the Location of an Accessory Garage within the Rear Yard

Village Administrator Fritz presented this item. The property owner at 980 South Mazon, Jerome Wagner, requested a 6-foot variance from the required 10-foot setback to permit construction of a 780 square foot accessory garage in the rear yard. The garage design includes a 1-foot overhang and must maintain the required minimum separation from the primary structure. The foundation will be 5 feet from the alley boundary, with the overhang extending to 4 feet from the northerly property line. The Planning and Zoning Board conducted a public hearing and unanimously recommended approval. No members of the public appeared in opposition. The garage will be accessed from an existing public alley.

Motion to adopt Ordinance No. 26-27, granting a variance at 980 S. Mazon for the construction of an accessory garage with a 4-foot setback within the rear yard, was made by Trustee Greggain and seconded by Trustee Togliatti. The motion carried 6-0.

8. Resolution 26-11 — Approving an Intergovernmental Agreement with the Coal City Unit #1 School District Providing for School Resource Officer Services

Chief Imhof introduced this item, explaining that the Village and the Coal City Community Unit School District No. 1 have maintained a long-standing intergovernmental agreement (IGA) for School Resource Officer (SRO) services. The renewed agreement covers the current school year plus the following three years, running through the 2029-2030 school year, making it a four-year agreement in total. Key updates from the prior agreement include the incorporation of new state statutes such as Faith's Law, additional background check requirements, and updated training and education standards. Financial compensation has also been adjusted to reflect increases in officer salaries under the current union contract. The School District Board voted to approve the agreement at their most recent meeting. Village Attorney Heinle noted the agreement is more detailed than prior versions due to the accumulation of school safety laws over time, but that the underlying relationship and structure remain sound. Chief Imhof expressed appreciation for the partnership, noting the positive community impact of having two full-time officers assigned to the school district.

Motion to adopt Resolution 26-11, approving an Intergovernmental Agreement with the Coal City Unit #1 School District to provide School Resource Officer services for the current and next three school years, was made by Trustee Togliatti and seconded by Trustee Greggain. The motion carried 6-0.

9. Authorize Mayor Spesia to Enter into an Agreement with ComEd to Provide Final Engineering for Overhead Electrical Facilities Burial along N. Broadway

Village Administrator Fritz presented this item, explaining that the Village is preparing for a major reconstruction project on North Broadway. To coordinate the burial of overhead electrical lines with that reconstruction, ComEd must complete final engineering. The preliminary cost estimate from ComEd for the burial along the North Broadway segment is approximately \$5.5 million, with a plus or minus 50% variance. The engineering agreement itself carries a cost of \$205,495, which is non-refundable but would be credited toward total project costs if the Village proceeds with construction. An additional credit of approximately \$500,000 is anticipated for the required repositioning of existing poles.

The Board discussed the scope of work, including questions about what restoration costs would be borne by the Village versus ComEd. Fritz confirmed that roadway and sidewalk restoration would be handled under the Village's own reconstruction contract. Discussion also addressed the potential additional cost of converting individual residential service connections from overhead to underground, which would be assessed after final engineering is complete. The Mayor noted that the engineering agreement was a necessary step to advance the project and obtain a more precise cost estimate ahead of the construction decision.

Motion to authorize Mayor Spesia to enter into an agreement with ComEd for final design of the burial of overhead electrical lines along portions of North Broadway was made by Trustee Lauterbur and seconded by Trustee Mincey. The motion carried 6-0.

10. Approval of Ditch Cleaning Bids — D Construction

Village Administrator Fritz reported that bids were opened for the cleaning of the stormwater ditch adjacent to the bike path, running from the BNSF Railroad to McArdle Road. The project budget was \$280,000. Two bids were received: D Construction, Inc. at \$234,304 and Conley Excavating at \$300,202. The Village Engineer recommended award to the low bidder, D Construction. Fritz confirmed the work would be completed this fall. Discussion also touched on coordinating with the neighboring municipality of Carbon Hill, as their portion of the ditch represents a potential bottleneck to the overall flow, and staff indicated they would follow up with that community.

Motion to award the bid for the planned ditch cleaning to D Construction, Inc. for an estimated amount of \$234,304, was made by Trustee Greggain and seconded by Trustee Lauterbur. The motion carried 6-0.

11. Authorize Replacement of the Salt Dome Covering — Freedom Buildings

Village Administrator Fritz presented this item, noting that the existing salt dome covering was last replaced in 2001 and has been patched repeatedly since. Public Works Director Darrell Olson obtained three bids for full replacement of the frame and canvas cover. The bids received were: Greystone at \$56,055; Accu-Steel at \$35,500; and Freedom Buildings, Inc. at \$25,872.01. Staff recommended award to the lowest bidder, Freedom Buildings, Inc.

Motion to authorize the purchase of a salt dome building cover from Freedom Buildings, Inc. for a cost of \$25,872.01 was made by Trustee Lauterbur and seconded by Trustee Mincey. The motion carried 6-0.

12. Authorize the Purchase of the Standard Equipment Sewer Vac Rebuilt Pump

Village Administrator Fritz explained that the Village's 2018 Standard Equipment Sewer Vactor truck requires a new pump for the vactor tank. Because the equipment is approaching the end of its service life and is nearing the five-year replacement plan window, staff selected a rebuilt pump at \$37,731.60 rather than a new pump unit, saving approximately \$12,000. The item was brought before the Board because it exceeds the \$20,000 threshold for Board approval and is not subject to competitive bid requirements as it is a repair. The Board briefly discussed whether the installation would be performed in-house or by the vendor, and whether existing electrical service connections would be impacted; Fritz confirmed the work would be performed at a service facility.

Motion to authorize the installation of a rebuilt pump on the Sewer Vac at a cost of \$37,731.60 was made by Trustee Bradley and seconded by Trustee Mincey. The motion carried 6-0.

13. Community Service Award Winner Selection

Board members reviewed nomination forms and submitted ballots to the Village Clerk. Mayor Spesia noted that the winner would be contacted by phone before any public announcement, with the award to be presented at Fall Fest on September 19, 2026, and formally recognized again at the State of the Village address, tentatively scheduled for November 18th.

14. Report of the Mayor

Mayor Spesia asked those present to pause and remember the victims of the September 11, 2001 terrorist attacks, honoring both those who lost their lives and the first responders who sacrificed themselves. He also extended condolences to the family of Lucille DeGulie, a longtime Coal City teacher who passed away at 102 years of age. The Village had recognized her with a proclamation on her 100th birthday.

15. Report of the Trustees

Trustee Lauterbur announced that a Finance Committee meeting had been scheduled for Tuesday, September 15th at 5:30 PM.

Trustee Mincey had no report.

Trustee Bradley had no report.

Trustee Noffsinger had no report.

Trustee Greggain reminded the community of the upcoming Fall Fest on September 18th and 19th, including a customer appreciation event at Bob's Advanced Auto, a car show, the Megan Bugg Fun Run, and a Saturday evening band performance. He also noted that the Community Service Award would be presented at the event.

Trustee Togliatti had no report.

16. Report of Village Clerk

Village Clerk, Kayla Melvin had no report.

17. Report of Village Attorney

Village Attorney Heinle raised a question regarding attendance at an upcoming IML event. Several staff and board members confirmed attendance. Details were deferred to a follow-up conversation.

18. Report of Village Engineer

The Village Engineer reported that street paving was substantially complete for the year, with Daisey Place, Mary, and Gordon Streets having been paved. Work on the southbound lane of one street was expected to be completed the following day. The engineer also noted that the Margurite Street project, involving reconstruction and drainage improvements in coordination with Grundy Drainage, was expected to be on the next meeting agenda for contract award, with work anticipated to be completed before the end of fall.

19. Report of Chief of Police

Chief Imhof noted that the department was preparing for Fall Fest weekend. He expressed appreciation for the ongoing partnership with the Coal City School District, emphasizing the positive community impact of having two full-time School Resource Officers embedded in the district's schools. Chief Imhof also noted that a 9/11 commemoration was planned at halftime of the high school football game on Friday evening.

20. Report of Village Administrator

Village Administrator Fritz highlighted two upcoming events for the community's calendar: the 9/11 halftime commemoration at the Coal City High School football game on Friday, and the high school's production of *Come From Away* — a musical commemorating the response of a small Canadian town to diverted flights on September 11, 2001 — running Thursday through Sunday of that weekend.

21. Adjourn

Motion to adjourn was made by Trustee Togliatti and seconded by Trustee Greggain. The motion carried 6-0.

x 

Kayla Melvin
Village Clerk