STATE OF ILLINOIS
COUNTIES OF GRUNDY AND WILL
VILLAGE OF COAL CITY
OCTOBER 14, 2026

Meeting minutes

1. Call Meeting to Order

Mayor David Spesia called the Coal City Village Board Meeting to order on Wednesday, October 14, 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 Engineer 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 – September 23, 2026

Mayor Spesia noted one correction to the September 23, 2026 minutes. On page 2, in the top paragraph, the reference should read "Drainage District." No other corrections were raised.

Motion to approve the minutes of September 23, 2026, as corrected, was made by Trustee Bradley and seconded by Trustee Lauterbur. The motion carried 6-0 on a roll call vote.

4. Approval of Warrant List

Village Administrator Fritz had no additions to the warrant list, which totaled $92,592.85.

Motion to approve the warrant list was made by Trustee Lauterbur and seconded by Trustee Mincey. The motion carried 6-0 on a roll call vote.

5. Public Comment

Mayor Spesia read the public comment rules into the record, including the three-minute limit per speaker, the thirty-minute total limit, the expectation of civil conduct, and the statement that public comment is not a question-and-answer period.

Brittany Lenzie, resident of Braidwood, addressed the Board in opposition to the proposed data center. She described the scale of a data center construction site she had passed in neighboring Minooka and said the project and that town's mayor had become permanently associated in the public mind. She

warned the Board that the project would become its legacy if approved, citing concerns about noise, pollution, resource consumption, and energy costs. She urged the Board to say no.

Luke Konecny, resident of Coal City, also spoke in opposition to the data center. He acknowledged the Village was far along in the process and might face litigation, as occurred in Ohio. He said the Board could still ask questions and decline the project, and that the Village's name would be tied to the outcome.

Tom Crawford, resident of Coal City, asked what a "warrant" is related to the warrant list agenda item. Mayor Spesia explained that a warrant is an invoice, or bill, to the Village.

Village Clerk Melvin reported one written public comment, submitted by email from Donna Petty. It was distributed to the Board and will be included in the record. Village Attorney Heinle explained that the Village's standard practice is to distribute emailed comments to the Board. He said this applies content-neutrally to all submissions, and that the comment is a public record available on request from the Village Clerk.

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

6. Ordinance 26-30 Conditional Use for Accessory use to Allow the Sale of Liquor at a Gas Station (Class B License) 725 E. Division

Village Administrator Fritz explained that the matter was the subject of a public hearing before the Planning and Zoning Board, which unanimously recommended approval. Packaged liquor has already been sold at the location. Because liquor licenses sunset when the original operator ceases to operate under them, each new operator must obtain a conditional use. BrakeTime will continue to own the property and sell gas, while a separate store operator inside will take over the sales and profits from packaged liquor. Only the petitioner appeared at the hearing. Fritz noted that a companion ordinance would create the license if this ordinance passed.

Village Attorney Heinle clarified that this is a packaged-liquor license, not a pour license, so there is no right to operate video gaming. He said little change would be felt on the ground beyond a different person running the store. In response to a trustee's question, it was confirmed that a pour license is required under state law to obtain gaming.

> *Motion to adopt Ordinance No. 26-30, granting a conditional use to allow for the sale of packaged liquor at 725 East Division, was made by Trustee Lauterbur and seconded by Trustee Togliatti. The motion carried 5-1 on a roll call vote. Trustees Togliatti, Greggain, Noffsinger, Mincey, and Lauterbur voted yes. Trustee Bradley voted no.*

7. Ordinance 26-31 Approval of Additional Class B Liquor License at 725 E. Division

Village Administrator Fritz explained that adoption of the prior ordinance allowed the Board to provide a liquor license to Coal City Foods, Inc., the new store operator. He noted that the operator had completed the zoning process and passed a police background check. Village Attorney Heinle explained that the aggregate number of Class B licenses temporarily drops by one when the old operator exits, and this ordinance restores the previously established level of four. He said there is no net increase.

> *Motion to adopt Ordinance No. 26-31, providing an additional Class B liquor license for 725 East Division for Coal City Foods, Inc., was made by Trustee Mincey and seconded by Trustee Lauterbur.*

The motion carried 5-1 on a roll call vote. Trustees Togliatti, Greggain, Noffsinger, Mincey, and Lauterbur voted yes. Trustee Bradley voted no.

8. Approval of Final 2025 Street Maintenance Payment

Village Administrator Fritz presented the final payment for the 2025 general and TIF-funded street maintenance project. The work included paving at Public Works and additional concrete work, such as repairing a cracked salt shed pad and the garage entrance. The paving thickness was increased from four inches to six inches to better support heavy trucks. For this reason, the final cost exceeded the original contract amount of $201,222.50, and the contractor submitted a lump sum price of $20,038.63 for the additional concrete and grading.

A trustee noted that the Engineer's Payment Estimate showed $30,766.86 in previous payments and a net amount due of $174,571.07 for this estimate, and asked that the motion reflect the corrected figure. Fritz agreed that the total cost of $205,337.93 included the earlier payment, and that the payment now due was $174,571.07.

Motion to approve the final payment for 2025 Street Work Construction in the amount of $174,571.07 to D Construction, Inc. was made by Trustee Lauterbur and seconded by Trustee Greggain. The motion carried 6-0 on a roll call vote.

9. Approval #1 of 2026 Street Maintenance Payment

Village Administrator Fritz explained that the project included some additional paving and that no-passing lines were added north of Public Works to account for vehicles entering and leaving the facility. A trustee observed that the payment was labeled "number 1" but was in fact the only and final payment.

Village Attorney Heinle said that if the bid had been approved as unit-rate pricing, no further action was needed. If it had been a not-to-exceed amount, he advised authorizing a change order for the difference. A discussion followed about whether to table the item. Heinle advised proceeding, since no one had raised a dispute and tabling would only delay payment. Mayor Spesia calculated that the final amount was roughly 9 percent over the original bid ($111,224.26 original, $122,845.78 final). Heinle confirmed this is well within the Board's authority, which extends to roughly 50 percent of the contract price.

Motion to approve final payment and Change Order No. 1 for a total of $122,845.78 to D Construction, Inc. for the 2026 street maintenance project was made by Trustee Lauterbur and seconded by Trustee Mincey. The motion carried 6-0 on a roll call vote.

10. Approval of Final Water Treatment Plant Expansion Payment, Disbursement #15

Village Administrator Fritz presented the final disbursement under the Illinois EPA loan for the Water Treatment Plant expansion. Total project cost to date was approximately $7,254,475, against a total approved amount of $7,310,352 after the additional allocation from the IEPA. This means about 95 percent of the additional allocation was used. Because the project also received $1,250,000 in principal forgiveness, the repayment amount of approximately $6.0 million is lower than the roughly $6.106 million approved at the start of the project. The disbursement request totals $685,739.80, payable to D Construction, Inc., and includes $517,107.80 in withheld retention. In addition, $151,348.74 is payable

to Chamlin Engineering, and the Village will be reimbursed $69,572.13 for prior construction payments. Fritz said the project would be closed out with these payments.

Motion to authorize the next payment of $685,739.80 to D Construction, Inc., closing out previously withheld retention of IEPA construction proceeds, together with final payments to Chamlin Engineering totaling $151,348.74 and an additional construction payment of $69,572.13, to finalize the Water Treatment Plant Expansion project, was made by Trustee Lauterbur and seconded by Trustee Mincey. The motion carried 6-0 on a roll call vote.

11. Authorization for Mayor to Enter into Agreement for Loss Control Services, Gallagher Bassett

Village Administrator Fritz explained that Gallagher Bassett is used by the Village's insurance cooperative for general risk and loss control services. He proposed additional services in which Gallagher Bassett would attend and facilitate the Village's safety committee meetings and walk staff through current safety trends. He said the cost for the current fiscal year would be about $3,000, and the annual cost of $4,500 would likely be offset by the annual IPRF grant. Mayor Spesia noted that the committee meets three times a year. It was noted that Public Works holds safety talks each morning, and that the services cover all departments, including the Police Department.

Village Attorney Heinle reported that either party could terminate on 30 days' notice and that the amounts at stake were minimal. He recommended a one-year term with two renewal options to avoid issues with multiyear contracts, which would require only minor revisions. The Board agreed to make the approval subject to legal review and approval.

Motion to authorize the Mayor to enter into a contract for loss control services with Gallagher Bassett for $4,500 annually, subject to legal review and approval, was made by Trustee Bradley and seconded by Trustee Lauterbur. The motion carried 6-0 on a roll call vote.

12. Report of the Mayor

The Mayor had no report.

13. Report of the Trustees

Trustee Lauterbur wished the U.S. Navy a happy birthday.

Trustees Mincey, Bradley, and Noffsinger had no reports.

Trustee Greggain announced an upcoming Park Board meeting on Tuesday, October 20 at 6:00 PM.

Trustee Togliatti had no report.

14. Report of Village Clerk

The Village Clerk had no report.

15. Report of Village Attorney

Village Attorney Heinle initially had no report. Later in the meeting, he said he had reviewed Donna Petty's public comment, which expressed concern about taxpayer dollars being spent on the data center review. He clarified that no Village taxpayer funds have been spent on the review or processing of the application. His time, the Village's engineering and consultant costs, meeting notices, and the videographer are billed separately to and paid in full by the developer under a professional services reimbursement agreement, which is a public document. He said he was not advocating any position on the petition.

16. Report of Village Engineer

Village Engineer Matt reported that the Marguerite Street sidewalks were poured that day and that Chamlin & Associates staff would attend the open house sessions the following day. He said the ditch cleaning contractor had assigned a project manager and expected to begin within about two weeks, with completion anticipated by year-end. A meeting with the contractor was planned and a start date should be available at the next meeting. He also stated the Village still working with the drainage district on Valerio Road, and that responses had been slow.

17. Report of Chief of Police

Chief Imhof announced that Officer Roth began as School Resource Officer about two and a half weeks ago. Officer Roth is housed at the middle school and also serves the elementary and intermediate schools. The Chief said he had received positive feedback from the community and the school district, and noted that few departments of the Village's size assign two officers to the school system.

18. Report of Village Administrator

Village Administrator Fritz announced that a Finance Committee meeting is likely to be held Wednesday, October 21 at 5:30 PM to review the draft audit. He proposed consolidating the October 28 meeting and the November 9 meeting, which was scheduled because of the Veterans Day holiday on November 11, into a single meeting on Wednesday, November 4. This would leave the November 23 meeting, at which the proposed levy would likely be taken up, in place. Another Finance Committee meeting would probably precede that. Board members were generally favorable, subject to availability, and were asked to confirm with Fritz. Fritz also reminded the public of Trick or Treat on Saturday, October 31.

19. Adjourn

Motion to adjourn at 7:46pm was made by Trustee Lauterbur and seconded by Trustee Mincey. The motion carried 6-0.

X 

Kayla Melvin
Village Clerk