COAL CITY
VILLAGE BOARD MEETING
Wednesday, November 4, 2026
7:00 P.M.

AGENDA

1. Call Meeting to Order
2. Pledge of Allegiance
3. Approval of Minutes — October 14, 2026
4. Approval of Warrant List
5. Public Comment
6. Presentation and Acceptance of FY26 Audit
7. Ordinance 26-33 — Disposal of Surplus Public works and Police Department Inventory
8. Ordinance 26-34 — Extension of Lease for Building Department Annex at 55 W. Maple

9. Preliminary Reading: 2026 Annual Property Tax Levy

10. Report of the Mayor

11. Report of the Trustees
    - C. Lauterbur
    - B. Mincey
    - R. Bradley
    - P. Noffsinger
    - D. Greggain
    - D. Togliatti

12. Report of Village Clerk

13. Report of Village Attorney

14. Report of Village Engineer

15. Report of Chief of Police

16. Report of Village Administrator

17. Adjourn

MEMO

TO: Mayor Spesia and the Board of Trustees

FROM: Matthew T. Fritz
Village Administrator

MEETING DATE: November 4, 2026

RE: **ACCEPTANCE OF THE FY26 AUDIT**

The Village of Coal City undergoes an independent audit annually to inspect and audit the financial transaction following the end of the fiscal year that occurs each April 30th. The Finance Committee recently took a bit of a deeper look into this past year's audit in preparation of the annual acceptance of the Auditor's Report, at which time Kellan O'Malley of Sikich, stated this year's opinion would be the highest financial caliber finding which was a clean unmodified opinion following his firm's testing and analysis of the Village's operations.

Due to the total grant proceeds and utilization of federal funds, the Village undergoes a single audit regarding these monies as well as a separate analysis regarding the tax increment financing fund's utilization. These funds, together, with the village's overall audit received praise for the work that goes into the tracking required regarding all of the transactions for all of the funds utilized by the Village.

Provide within the packet is a copy of the cover letter of the audit as well as the Management & Discussion Analysis. This document greatly assists with providing a summary of what is occurring across all funds and village operations in addition to all of the spreadsheets utilized across the rest of the annual audit. This highlights the overall trends including net position, and summarizing important factors such as total debts and liabilities. Although the net position slightly decreased during the current year, the village's assets increased, total debt decreased as well as pension liabilities. After this audit is accepted by the Board it is posted and shared as necessary with multiple departments and added to the village's website.

Recommendation:

Adopt the FY26 Audit regarding the Financial Operations for the Fiscal Year May 1, 2025 through April 30, 2026.

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INDEPENDENT AUDITOR'S REPORT

The Honorable Mayor
Members of the Board of Trustees
Village of Coal City, Illinois

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of the Village of Coal City, Illinois (the Village), as of and for the year ended April 30, 2026, and the related notes to financial statements, which collectively comprise the Village's basic financial statements as listed in the table of contents.

We did not audit the financial statements of the Police Pension Fund, a fiduciary component unit of the Village, which represents 17%, 33% and 19%, respectively, of the assets, net position and revenue/additions of the aggregate remaining fund information of the Village. Those financial statements were audited by other auditors whose report thereon has been furnished to us, and our opinion, insofar as it relates to the amounts included for the Police Pension Fund of the Village is based on the report of the other auditors.

In our opinion, based on our audit and the report of the other auditors, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of Village of Coal City, Illinois as of April 30, 2026, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under these standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Village and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions. The financial statements of the Police Pension Trust Fund were not audited in accordance with *Government Auditing Standards*.

Emphasis of Matter - Error Correction

As part of our audit for the year ended April 30, 2026 financial statements, we also audited the adjustments as described in Note 11 that were applied to restate the financial statements for the year ended April 30, 2025. In our opinion, such adjustments are appropriate and have been properly applied.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America and for the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error. In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Village's ability to continue as a going concern for 12 months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Village's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Village's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings and certain internal control-related matters that we identified during the audit.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and the required supplementary information listed in the table of contents be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The Village has omitted certain disclosures related to the schedule of investment returns for the Police Pension Fund (2017-2019), and the schedule of changes in the employer's total OPEB liability and related ratios (2019-2022) that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. Our opinion on the basic financial statements is not affected by this missing information.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Village's basic financial statements. The combining and individual fund financial statements and schedules as listed in the table of contents are presented for purposes of additional analysis and are not a required part of the basic financial statements. The combining and individual fund financial statements and schedules are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements.

The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual fund financial statements and schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated October 22, on our consideration of the Village's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Village's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Village's internal control over financial reporting and compliance.

Sikich CPA LLC

Naperville, Illinois
October 22, 2026

Village of Coal City, Illinois

Management's Discussion and Analysis

Fiscal Year Ended April 30, 2026

As management of the Village of Coal City, Illinois ("the Village"), we offer readers of the Village's financial statements this narrative overview and analysis of the financial activities of the Village of Coal City for the fiscal year ended April 30, 2026, with comparisons to the fiscal year ended April 30, 2025. This Management's Discussion and Analysis (MD&A) is designed to (1) assist the reader in focusing on significant financial issues, (2) provide an overview of the Village's financial activity, (3) clarify the Village's financial position and ability to address financial challenges, (4) identify material deviations from the budget, and (5) identify concerns specific to individual funds. As with other sections of this financial report, the information contained within this MD&A should be considered as part of a greater whole in order to form an opinion on the financial position and activities of the Village.

FINANCIAL HIGHLIGHTS

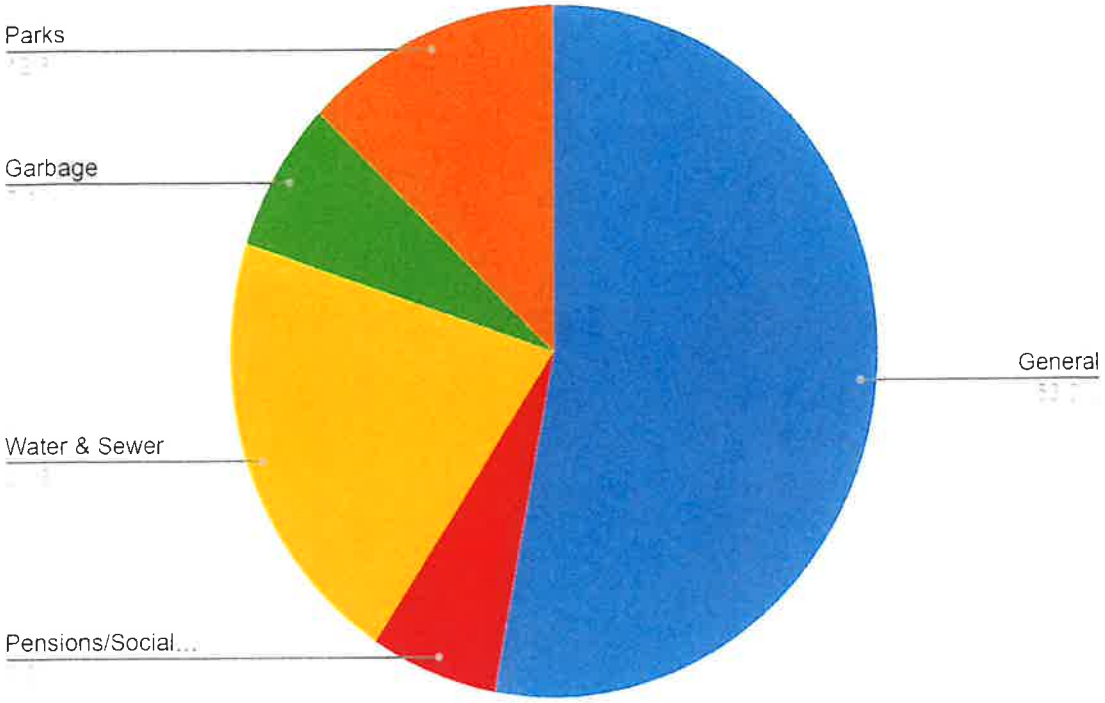
- The Village of Coal City's overall net position decreased from fiscal year 2025 to fiscal year 2026. Expenses exceeded revenues by $392,912, resulting in a net position of $27,179,541 as of April 30, 2026. This represents a decrease of approximately 0.8% from the prior year's net position of $27,390,774.
- The Village's governmental activities reported a decrease in net position of $928,606, while business-type activities reported an increase in net position of $535,694. These changes resulted in the overall decrease in the Village's net position.
- The Village's total net pension liability decreased from $4,655,138 in fiscal year 2025 to $3,530,269 in fiscal year 2026, representing a decrease of $1,124,869. Additional information regarding the Village's pension plans is provided in the Notes to Financial Statements.
- At the end of fiscal year 2026, the General Fund's total fund balance was $1,442,732, a decrease of $318,366 from the prior year's fund balance of $1,761,098.
- The Village's total capital assets, net of accumulated depreciation, increased from $36,931,736 in fiscal year 2025 to $38,339,517 as of April 30, 2026, an increase of $1,407,781.
- Total long-term liabilities decreased from $16,845,575 in fiscal year 2025 to $15,335,846 in fiscal year 2026, representing a decrease of $1,509,729.

USING THE FINANCIAL SECTION OF THIS ANNUAL REPORT

The Village's financial statements present two kinds of statements, each providing a different perspective on the Village's finances. The financial statements focus on both the Village as a whole (government-wide) and on the major individual funds. Both perspectives allow the user to address relevant questions, broaden a basis for comparison (year-to-year or government-to-government), and enhance the Village's accountability.

Government-Wide Financial Statements

This pie charts displays the funds balance from the different types of funds and their contribution to overall net position of the Village.



The Village's annual financial report includes two government-wide financial statements. These statements provide both long-term and short-term information about the Village's overall financial condition. Financial reporting at this level uses accounting similar to full accrual accounting, as in the private sector. Interfund activity is eliminated, the cost of assets with a long service life is spread out over future years through depreciation, and long-term debt is reported.

The first government-wide statement is the Statement of Net Position, which presents information about all of the Village's assets, deferred outflows of resources, liabilities, and deferred inflows of resources, with the differences reported as net position.

Over a multiyear period, an increase or decrease in net position can indicate an improvement or decline in the financial position of the Village. Additionally, nonfinancial factors, such as the condition of the Village's infrastructure, the satisfaction of its constituents, and other information beyond the scope of this report, should be evaluated to make a more complete assessment of whether the Village as a whole has improved.

Condensed Statement of Net Position

As of April 30, 2026, compared with April 30, 2025

The Village's total net position decreased by $211,233 during fiscal year 2026. While net investment in capital assets increased, restricted and unrestricted net position declined.

The second government-wide statement is the Statement of Activities, which reports how the Village's net position changed during the current fiscal year. All current-year revenues and expenses are included regardless of when cash is received or paid.

Both government-wide financial statements distinguish governmental activities, which are principally supported by taxes and intergovernmental revenues, from business-type activities, which are intended to recover all or a significant portion of their costs through user fees and charges.

The Village of Coal City's governmental activities include general government, public safety, public works, parks and recreation, and economic development. Business-type activities include the Water and Sewer Fund and the Garbage Fund. The Condensed Statement is followed by the Condensed Statement of Activities, which provides the starting and ending fund balances for both the governmental and business type activities.

	Governmental Activities		Business Type Activities	
	2026	2025	2026	2025
Current and other assets	$ 10,261,484	$ 11,695,700	$ 2,235,531	$ 2,708,232
Capital assets	23,109,499	21,867,529	15,230,018	15,064,207
Deferred outflows of resources	804,238	734,999	299,232	352,169
Total assets and deferred outflows	$ 34,175,221	$ 34,298,228	$ 17,764,781	$ 18,124,608
Current liabilities	$ 1,239,549	$ 1,683,199	$ 911,125	$ 852,462
Noncurrent liabilities	8,001,919	9,685,383	7,333,927	7,160,192
Deferred inflows of resources	7,071,237	5,649,451	202,704	1,375
Total liabilities and deferred inflows	$ 16,312,705	$ 17,018,033	$ 8,447,756	$ 8,014,029
Net postion:				
Net investment in capital assets	$ 19,292,041	$ 17,179,360	$ 7,503,872	$ 7,757,949
Restricted	2,379,847	3,519,536	103,854	-
Unrestricted	(3,809,372)	(3,418,701)	1,709,299	2,352,630
Total net position	$ 17,862,516	$ 17,280,195	$ 9,317,025	$ 10,110,579

Condensed Statement of Activities

	Governmental Activities		Business Type Activities		Totals	
	2026	2025	2026	2025	2026	2025
Program revenues						
Charges for services	$ 464,058	$ 409,463	$ 3,028,041	$ 2,865,958	$ 3,492,099	$ 3,275,421
Grants and contributions						
Operating	364,194	303,104	22,976	-	387,170	303,104
Capital	1,654,629	1,574,369	-	-	1,654,629	1,574,369
General revenues						
Property taxes	4,414,810	4,235,511	-	-	4,414,810	4,235,511
Other taxes	1,512,204	1,503,278	-	-	1,512,204	1,503,278
Intergovernmental	1,078,840	1,430,756	-	-	1,078,840	1,430,756
Other	170,900	194,619	100,964	140,660	271,864	335,279
Total revenues	$ 9,659,635	$ 9,651,100	$ 3,151,981	$ 3,006,618	$ 12,811,616	$ 12,657,718
Expenses						
General government	$ 2,601,738	$ 1,693,733	$ -	$ -	$ 2,601,738	$ 1,693,733
Public safety	2,827,684	2,314,087	-	-	2,827,684	2,314,087
Highways and Streets	4,138,241	3,228,658	-	-	4,138,241	3,228,658
Culture and Recreation	293,671	165,426	-	-	293,671	165,426
Water and sewer	-	-	2,525,755	2,788,020	2,525,755	2,788,020
Garbage	-	-	701,691	675,257	701,691	675,257
Interest	115,748	145,870	-	-	115,748	145,870
Total expenses	$ 9,977,082	$ 7,547,774	$ 3,227,446	$ 3,463,277	$ 13,204,528	$ 11,011,051
Change in net position before transfers	(317,447)	2,103,326	(75,465)	(456,659)	(392,912)	1,646,667
Transfers	(611,159)	(1,649,668)	611,159	1,649,668	-	-
Change in net position	(928,606)	453,658	535,694	1,193,009	(392,912)	1,646,667
Net position, May 1	17,280,195	16,962,602	10,110,579	8,960,115	27,390,774	25,922,717
Error correction	1,510,927		(1,329,248)			
Change in accounting principle	-	(136,065)	-	(42,545)	-	(178,610)
Net position, May 1, restated	18,791,122	16,826,537	8,781,331	8,917,570	27,572,453	25,744,107
Net position, April 30	$ 17,862,516	$ 17,280,195	$ 9,317,025	$ 10,110,579	$ 27,179,541	$ 27,390,774

FUND FINANCIAL STATEMENTS

A fund is a grouping of related accounts used to maintain control over resources that have been segregated for specific activities or objectives. The Village, like other local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

The Village's funds are divided into three categories: governmental funds, proprietary funds, and fiduciary funds.

Governmental Funds

Governmental funds are accounted for using the modified accrual basis of accounting. Their revenues are recognized when they become measurable and available as net current assets. Unlike the government-wide financial statements, governmental fund financial information focuses on the near-term flow of spendable resources and the balance of spendable resources available at the end of the fiscal year.

The Village of Coal City has four major governmental funds: the General Fund, Capital Improvements Fund, Debt Service Fund, and Tax Increment Financing Fund. Information is presented separately for the General Fund, while the data for other funds is presented in accordance with the Village's financial reporting requirements.

General Fund Budgetary Highlights

During fiscal year 2026, the General Fund reported total revenues of $5,050,709 and total expenditures of $4,983,651. Other financing uses exceeded financing sources, resulting in a net decrease in fund balance of $318,366. This is a fund balance decrease from $1,761,098 at the beginning of the fiscal year to $1,442,732 as of April 30, 2026. This reduction is slightly less that the budgeted shortcoming of $637,614. This was due to revenues exceeding anticipated receipts by $46,169 and total expenditures reaching 93% of the total expenditures budgeted.

The table on the next page reflects the General Fund's budgetary highlights for fiscal year 2026.

	General Fund	
	Final Budget	Actual
Revenues		
Taxes	$ 3,184,657	$ 3,216,134
Licenses and permits	329,700	250,000
Intergovernmental	1,192,300	1,294,809
Charges for services	166,283	161,833
Fines and forfeits	41,600	52,225
Investment income	15,000	20,763
Other revenue	75,000	54,945
Total revenues	$ 5,004,540	$ 5,050,709
Expenditures		
General government	$ 1,422,515	$ 1,134,720
Public safety	3,046,255	2,963,354
Highways and streets	789,287	738,624
Capital outlay	113,184	146,953
Total expenditures	$ 5,371,241	$ 4,983,651
Other financing sources (uses)		
Transfers in	$ 324,000	$ 186,745
Transfers (out)	(594,913)	(572,169)
Total other financing sources (uses)	$ (270,913)	$ (385,424)
Net change in fund balance	$ (637,614)	(318,366)
Fund balance, May 1		1,761,098
Fund balance, April 30		$ 1,442,732

CAPITAL ASSETS

The Village's capital assets for both governmental and business-type activities as of April 30, 2026, totaled $38,339,517, net of accumulated depreciation.

This balance includes land, buildings, vehicles and equipment, infrastructure, sewer lines, water lines, water towers, water wells, and water treatment facilities, as well as intangible assets.

The Village's capital assets increased by $1,407,781 from the prior fiscal year. The following schedule presents the Village's capital asset balances as of April 30, 2026. Capital asset additions and improvements during the fiscal year which included:

- The purchase of lots on South Broadway
- The purchase of two police vehicles, improvements to the pickleball courts
- The expansion of the Water Treatment Plant and Well #7
- Watermain replacements on Spring, Elm, and Carbon Streets.

	Governmental Activities		Business Type Activities	
	2026	2025	2026	2025
Land and rights of way	$ 16,781,114	$ 16,476,514	$ -	$ -
Construction in progress	-	62,122	6,827,737	8,179,041
Capital assets not being depreciated	$ 16,781,114	$ 16,538,636	$ 6,827,737	$ 8,179,041
Buildings	$ 81,774	$ 86,134	$ 2,047,500	$ 2,205,000
Land improvements	466,447	357,843	-	-
Machinery and equipment	630,943	615,062	89,758	103,596
Infrastructure	5,149,221	4,269,854	-	-
Water system	-	-	4,412,861	2,451,398
Sewer system	-	-	1,852,162	2,125,172
Total capital assets being depreciated	$ 6,328,385	$ 5,328,893	$ 8,402,281	$ 6,885,166
Capital assets, net	$ 23,109,499	$ 21,867,529	$ 15,230,018	$ 15,064,207

LONG-TERM OUTSTANDING DEBT

The following table reflects the Village's long-term outstanding debt as of April 30, 2026, compared with April 30, 2025. The substantial decrease is related to the Village continuing to pay off its scheduled debt and the net pension liability across IMRF & Police Pension decreasing due to market performance and Village overpayment versus requested annual contributions.

	Governmental Activities		Business Type Activities	
	2026	2025	2026	2025
General obligation bonds	$ 3,445,000	$ 4,040,000	$ -	$ -
Alternate revenue bonds	-	-	1,615,000	1,860,000
IEPA loan	-	-	5,287,997	4,902,275
Subtotal	$ 3,445,000	$ 4,040,000	$ 6,902,997	$ 6,762,275
Compensated absences	$ 341,367	$ 369,812	$ 97,774	$ 81,559
Total postemployment benefit	312,825	236,446	83,156	78,395
Net pension liability	3,530,269	4,592,175	-	62,963
Unamortized bond premium	372,458	446,950		
Asset retirement obligation	-	-	250,000	175,000
Other long term liabilities	$ 4,556,919	$ 5,645,383	$ 430,930	$ 397,917
Total long term debt	$ 8,001,919	$ 9,685,383	$ 7,333,927	$ 7,160,192

PROPRIETARY FUNDS

There are two categories of proprietary funds: enterprise funds and internal service funds. Enterprise funds are used to account for operations that are financed and operated in a manner similar to private business enterprises, where the intent is that the costs of providing goods or services to the public be financed or recovered primarily through user charges.

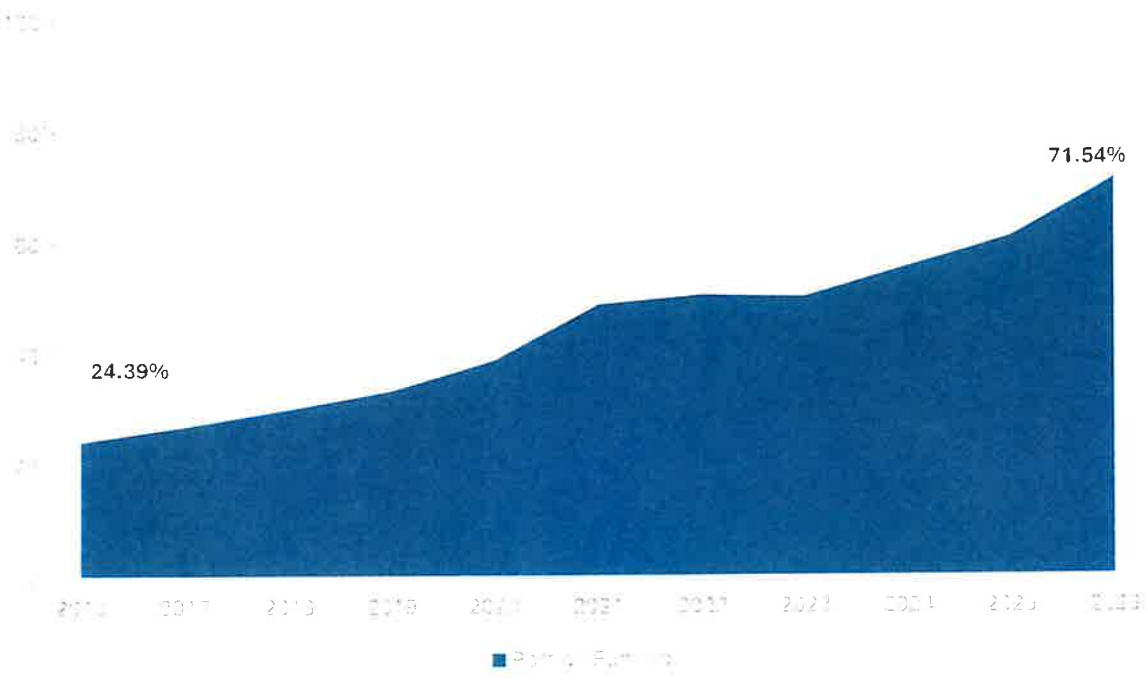
As of April 30, 2026, the Village has two enterprise funds: the Water and Sewer Fund and the Garbage Fund. Detailed information for the proprietary funds is presented in the "Combining and Individual Fund Financial Statements and Schedules" section of the financial statements.

FIDUCIARY FUNDS

The Village has three fiduciary funds: the Police Pension Fund, IMRF/Social Security and a Custodial Fund for school site improvement fees. These fiduciary funds are not reflected in the government-wide financial statements because their resources are not available to support the Village's programs.

The fiduciary fund financial statements can be found in the fiduciary funds section of the financial statements.

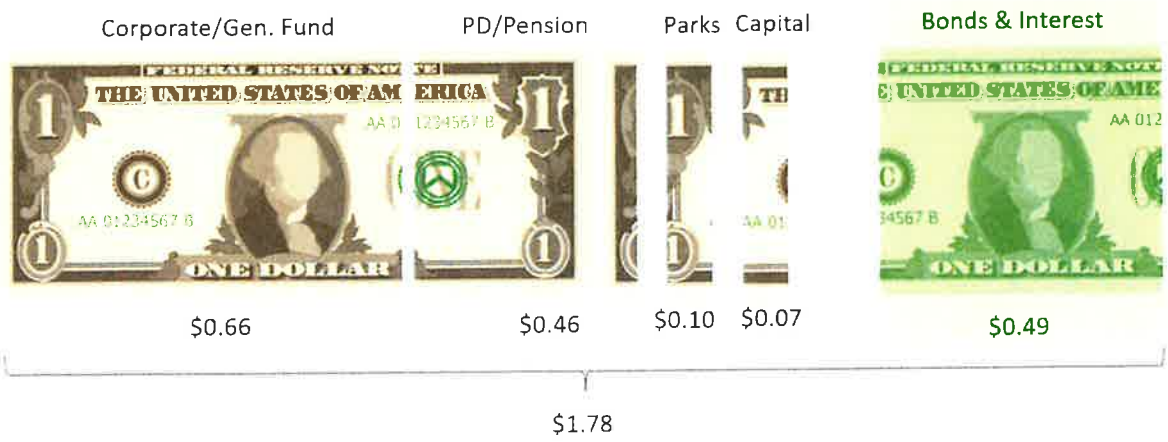
The Village of Coal City has been funding the police pension at a static rate over the past few years. Despite the actuarial analysis requiring less than $632,000 to be contributed annually, the Board has continued this levy amount in order to increase the total amount of the police pension funded (this, decreasing the fund's future liability). Exhibit B shows the decrease in future liability due to the village board's dedication to increasing available funds for the police pension. State statue requires this fund to reach at least 90% prior to 2045.



The chart above shows the growth in the total portion of Police Pension Funds over the last ten years; this is a calculation of funds on hand versus the total liability

Revenues due to the Annual Property Tax Levy

Each year, the Village Board adopts a property tax levy, which sets the total property taxes to be collected from Coal City's residents. Although the village continues to decrease its total debt liability, the chart below displays that 27.5% of the total levy is utilized to repay existing debt obligations. The 66¢ of property tax rate dedicated for general fund operations reflected 37% of all general fund revenues received.



This percentage changes greatly for other dedicated revenues sources to include the park fund for which that 10¢ of rate reflected 86% of that fund's total revenue and the police pension fund for which that 46¢ of rate represented 53% of that fund's FY26 revenues.

IN CONCLUSION-

The Village Board's annual process of establishing a budget and planning programmatic expenditures continues to support a combination of long-term and short-term projects intended to improve the Village's financial condition while allowing each department to meet residents' needs.

During fiscal year 2026, the Village experienced a decrease in overall net position and General Fund balance while continuing to invest in capital assets and reduce its total long-term liabilities. These financial results provide important information for evaluating the Village's financial position and charting the plan for future fiscal years.

MEMO

TO: Mayor Spesia and the Board of Trustees

FROM: Matthew T. Fritz
Village Administrator

MEETING DATE: June 11, 2025

RE: **DECLARING SURPLUS PROPERTY**

Upon gaining new inventory of equipment within the village, it is customary to declare the no longer useful vehicles and equipment that have outlived their useful life as surplus so the property may be properly disposed of. There are two items included within the Surplus Ordinance to be considered. The first is a squad car that shall be replaced by a squad car that was previously ordered and budgeted for within this year and the other is a backhoe that was finally received this calendar year and needed to be declared surplus upon the replacement piece of equipment finally arriving. That item had been left off of the last surplus Ordinance due to a backlog on the new unit arriving and Public Works' need to keep utilizing it through this past Spring.

Recommendation:

Adopt Ordinance No. _____: Declaring Police and Public Works Personal Property as Surplus.

THE VILLAGE OF COAL CITY

GRUNDY & WILL COUNTIES, ILLINOIS

ORDINANCE
NUMBER 26 - _____

AN ORDINANCE AUTHORIZING THE DISPOSAL OF CERTAIN PERSONAL PROPERTY FROM PUBLIC WORKS AND POLICE DEPARTMENT INVENTORY

DAVID SPESIA, President
KAYLA MELVIN, Village Clerk

ROSS BRADLEY
DAN GREGGAIN
CJ LAUTERBUR
BILL MINCEY
PAMELA NOFFSINGER
DAVID TOGLIATTI
Village Trustees

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Coal City on _____, 2026

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE DISPOSAL OF CERTAIN PERSONAL PROPERTY FROM PUBLIC WORKS AND POLICE DEPARTMENT INVENTORY

WHEREAS, the corporate authorities of each municipality may make all rules and regulations proper or necessary, to carry into effect the powers granted to municipalities, with such fines or penalties as may be deemed proper; and

WHEREAS, the Illinois Municipal Code, 65 ILCS 5/11-76-4, grants municipalities, with a population less than 500,000, the authority to dispose of personal property it determines by a simple majority of the corporate authorities to be no longer useful and necessary; and

WHEREAS, the President and Board of Trustees of the Village of Coal City find that continued Village ownership of the following two pieces of personal property, including the Police 2014 Ford Explorer Interceptor, VIN #2FM5K8AR0EGA04104 and the Public Works 2008 430 E Backhoe, Serial # SCD00215 have outlived their useful lives and are no longer useful or necessary.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Coal City, Grundy & Will Counties, Illinois, as follows:

Section 1. **Recitals.** The above recitals are incorporated herein by this reference as if specifically stated in full.

Section 2. **Disposition of Property.** That the Village Administrator for the Village of Coal City is hereby authorized to dispose of the aforementioned personal property.

ORDAINED this _____ day of _____, 2026, at Coal City, Grundy and Will Counties, Illinois.

AYES:
NAYS:
ABSTAIN:

VILLAGE OF COAL CITY

_____
David Spesia, President

Attest:

_____
Kayla Melvin, Clerk

MEMO

TO: Mayor Halliday and the Board of Trustees

FROM: Matthew T. Fritz
Village Administrator

MEETING DATE: November 4, 2026

RE: **RENEWAL OF BUILDING ANNEX LEASE AT 55 W. MAPLE**

The attached renewal shall retroactively renew the building annex lease for an additional 24 months. This represents the 6th Addendum to this Lease. The Building Department began leasing this space in the aftermath of the 6-22 Tornado of 2015 as inspections staff had increased as well as necessary capacity of the Building Department. It was utilized as home to the onsite engineering office space for contractors related to the S. Broadway Reconstruction project shortly after that. All during that time, Public Works began utilizing the space for maintenance equipment rather than needing to haul tractors on trailers to complete the regular maintenance of Lions Park and the surrounding areas to include the baseball fields, etc.

This lease will allow the space to be utilized for two additional years at an increase of $100 per month during the term of the current lease. Its delivery to the Board was delayed in hopes of achieving a clause regarding a future acquisition of the space, but the landlord prefers to discuss such terms closer to the conclusion of this current lease, which is July 31, 2028. This space is very beneficial towards operations of Village staff and should be utilized for the remainder of this current lease term.

Recommendation:

Adopt Ordinance No. _____: Authorize Mayor Spesia to enter into Lease Addendum #6 allowing for the continued Lease of 55 W. Maple.

THE VILLAGE OF COAL CITY

GRUNDY & WILL COUNTIES, ILLINOIS

ORDINANCE
NUMBER _____

AN ORDINANCE AUTHORIZING THE VILLAGE TO EXTEND ITS EXISTING LEASE OF 55 W. MAPLE STREET, COAL CITY, ILLINOIS FOR TWO ADDITIONAL YEARS IN ACCORDANCE WITH THE TERMS OF ADDENDUM #6 TO THE LEASE AGREEMENT

DAVID A. SPESIA, Village President
KAYLA MELVIN, Village Clerk

ROSS BRADLEY
DANIEL GREGGAIN
CJ LAUTERBUR
BILL MINCEY
PAMELA NOFFSINGER
DAVID TOGLIATTI
Village Trustees

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Coal City

on _____, 2026

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE VILLAGE TO EXTEND ITS EXISTING LEASE OF 55 W. MAPLE STREET, COAL CITY, ILLINOIS FOR TWO ADDITIONAL YEARS IN ACCORDANCE WITH THE TERMS OF ADDENDUM #6 TO THE LEASE AGREEMENT

WHEREAS, the Village of Coal City, Grundy and Will Counties, Illinois (the "Village") is an Illinois non-home rule municipal corporation, organized and operating pursuant to the Constitution and laws of the State of Illinois;

WHEREAS, the Village is authorized by Sections 11-61-3 and 11-76.1-1 of the Illinois Municipal Code, 65 ILCS 5/11-61-3 and 65 ILCS 5/11-76.1-1, to lease real property for public purposes for up to twenty (20) years;

WHEREAS, the Village originally entered into a one-year lease agreement (the "Lease") with Jeffrey S. and Donna M. Halliday (cumulatively, "Lessors") on July 13, 2016 for 55 W. Maple Street, Coal City, IL 60416 (the "Property") to accommodate the Village's Building Department offices and for the storage of certain personal property, equipment and supplies;

WHEREAS, the Village and Lessors have entered into multiple extensions of the Lease, most recently extending through July 31, 2026 in accordance with the terms and conditions set forth in Addenda Nos. 1 through 5 to the Lease (cumulatively, the "Extended Lease");

WHEREAS, since the expiration of the term of the Extended Lease, the Village and Lessors have continued to perform their respective obligations under the Extended Lease; and

WHEREAS, the Village and Lessors mutually desire to further extend the term of the Extended Lease for two years, retroactive to July 31, 2026, at the rate of $1,900 per month through July 31, 2027 and then $2,000 per month beginning August 1, 2027 through July 31, 2028 in accordance with the terms and conditions set forth in *ADDENDUM #6 TO LEASE AGREEMENT BETWEEN VILLAGE OF COAL CITY AND JEFFREY S. and DONNA M. HALLIDAY FOR 55 W. MAPLE STREET, COAL CITY,*

ILLINOIS, attached hereto as **Exhibit A** and, by this reference, incorporated as though fully set forth herein ("Addendum #6");

WHEREAS, the Village President and Trustees (the "Corporate Authorities") hereby find and determine that Addendum #6, substantially in the form affixed hereto as **Exhibit A**, is in the best interest of the Village, and the Corporate Authorities hereby conclude that it is advisable, necessary and in the best interests of the public health, safety and welfare of the Village to enter into Addendum #6;

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Coal City, Counties of Will and Grundy, Illinois, as follows:

SECTION 1. RECITALS. The foregoing recitals shall be and are hereby incorporated into and made a part of this Ordinance as if fully set forth in this Section 1.

SECTION 2. Enactment.

A. The Corporate Authorities hereby authorize, approve, and direct the Village President to execute and deliver Addendum #6 in the form attached hereto as Exhibit A.

B. The Corporate Authorities shall and do hereby authorize, approve, and direct the Village Clerk to affix the Village seal to Addendum #6 and to attest the executed Addendum #6 following the Village President's signature.

C. The Corporate Authorities shall and do hereby authorize, approve, and direct the Village President, Village Clerk, Village Administrator, Village Attorney and Village Treasurer to execute and deliver such documents, and undertake such additional tasks as may be necessary or convenient to carry out the intent of this Ordinance.

SECTION 3. REPEALER. All ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4. RESOLUTION OF CONFLICTS. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 5. SAVING CLAUSE. If any section, paragraph, clause, or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance, which are hereby declared to be separable.

SECTION 6. EFFECTIVENESS. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

SECTION 7. PUBLICATION. The Village Clerk is hereby directed to publish this Ordinance in pamphlet form.

SO ORDAINED this _____ day of _____, 2026, at Coal City, Grundy and Will Counties, Illinois.

AYES: ABSENT:

NAYS: ABSTAIN:

VILLAGE OF COAL CITY

_____
David A. Spesia, President

Attest:

_____
Kayla Melvin, Village Clerk

EXHIBIT A

Lease Addendum #6

Appended on following pages

MEMO

TO: Mayor Spesia and the Board of Trustees

FROM: Matthew T. Fritz
Village Administrator

MEETING DATE: November 4, 2026

RE: **PROPOSED 2026 TAX LEVY**

The attached document presents the proposed 2026 property tax levy for the Village, which will be collected in the summer of 2027. The current proposal would require a Truth in Taxation Hearing. The proposed levy reflects the Village's anticipated financial needs and the funding necessary to support municipal operations and services for the upcoming fiscal year.

The proposed 2026 levy totals $3,181,033, compared to the 2025 levy of $3,027,348. This represents an overall increase of approximately 5.08%, or $153,685. The proposed levy includes all listed levy allocations, including the Tornado Recovery Bonds. The proposed levy has been developed to address increases in operating expenses, employee-related costs, insurance coverage, pension obligations, and other municipal responsibilities while maintaining the services provided to Village residents. Several factors contribute to the proposed levy adjustments. To include, personnel-related expenses, pension obligations, insurance premiums, and the general costs of municipal operations continue to influence the Village's annual budgetary needs. The final tax rate will also depend on the completed EAV established by Grundy County. The largest individual levy line item continues to be Police Pension, with a proposed levy of $673,000, representing a 6.5% increase from the 2025 levy. The Village continues to prioritize funding its police pension obligations. Although investment performance and proactive contributions assist with improving the overall funding position, personnel retirements and the hiring of additional officers can affect the total pension liability. Maintaining this levy will help support the Village's continued efforts to meet its pension obligations.

2025 Levy	2025 Rate	Levy Line Item	2026 Levy	Increase/Decrease	2026 Rate
$433,625	0.2500	Corporate	$465,307	7.3 %	.25000
53,041	.03058	IMRF	70,000	32.0	.03844
129,931	.07491	Police Protection	136,592	5.1	.07500
631,844	.36428	Police Pension	673,000	6.5	.36953
321,038	.18508	Liability Insurance	346,800	8.0	.19042
173,242	.09988	Parks	182,123	5.1	.10000
214,228	.12351	Social Security	230,000	7.4	.12629
139,731	.08056	Workman's Comp.	143,900	3.0	.07901
44,992	.02594	Audit	45,000	0.0	.02471
88,621	.04994	Street Lighting	91,061	2.8	.05000
797,055	.45953	Tornado Recov. Bonds	797,250	0.0	.43775
$3,027,348	1.74421	**2026 Levy**	$3,181,033	5.08%	1.7411

Below are additional details concerning the individual levy line items:

- Corporate: The proposed corporate levy increases from $433,625 to $465,307, representing a 7.3% increase. The corporate levy supports general Village operations. Property tax revenues dedicated to the General Fund are not sufficient to cover the full cost of municipal operations. The proposed rate remains at $0.25000.

- Preliminary Reading: The amounts are currently estimated to establish the need for publishing a Truth in Taxation Hearing. Final liability insurance + Workers Compensation Renewals will likely change as these packages are marketed for their upcoming renewal.

- Overall, the proposed levy increases by 5.08% from the 2025 levy, representing an increase of $153,685. The individual levy amounts may be reviewed and adjusted by the Board of Trustees prior to adoption. The final tax rate will depend on the completed EAV established by Grundy County.

Recommendation:

It is recommended that the Board of Trustees review the proposed 2026 property tax levy and consider its adoption at the upcoming regular meeting on December 9, 2026.

DRAFT

THE VILLAGE OF COAL CITY

GRUNDY & WILL COUNTIES, ILLINOIS

ORDINANCE
NUMBER 26-___

AN ORDINANCE FOR THE 2026 LEVY AND ASSESSMENT OF TAXES FOR THE VILLAGE OF COAL CITY, GRUNDY & WILL COUNTIES, ILLINOIS FOR THE FISCAL YEAR BEGINNING MAY 1, 2026 AND ENDING APRIL 30, 2027

DAVID SPESIA, President
KAYLA MELVIN, Village Clerk

ROSS BRADLEY
DAN GREGGAIN
C J LAUTERBUR
BILL MINCEY
PAMELA NOFFSINGER
DAVID TOGLIATTI

Village Trustees

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Coal City on _____, 2026

VILLAGE OF COAL CITY

ORDINANCE NO. _____

AN ORDINANCE FOR THE 2026 LEVY AND ASSESSMENT OF TAXES FOR THE VILLAGE OF COAL CITY, GRUNDY & WILL COUNTIES, ILLINOIS FOR THE FISCAL YEAR BEGINNING MAY 1, 2026 AND ENDING APRIL 30, 2027

BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF COAL CITY, GRUNDY AND WILL COUNTIES, ILLINOIS.

Section 1. The Board of Trustees of the Village of Coal City has ascertained the total amount of appropriation for all corporate purposes legally made and to be provided for by tax levy by a tax for General Corporate purposes for the current year as specifically set forth below:

There is hereby levied by a tax for the General Corporate purposes, upon real property, subject to the Counties of Grundy and Will and the State of Illinois, for the fiscal year beginning May 1, 2026 and ending April 30, 2027 as for the current year, the following sums of money, or as much thereof as may be authorized by law, for the following purposes to-wit:

Corporate Fund

	Levied
Personal Services and Salaries	
Mayor and Trustees	$35,000
Treasurer	500
Village Administrator	35,000
Finance Manager	30,000
Clerical	59,665
Insurance Benefits	
Health/Life Insurance	305,142
TOTAL Corporate Levy	**$465,307**

Section 2. The Board of Trustees of the Village of Coal City ascertained the total amount of appropriations for all other purposes legally made and to be provided for by tax levy of the current year as is specifically set forth below.

There is hereby levied by a tax for the General Corporate purposes, upon real property, subject to the Counties of Grundy and Will and the State of Illinois, for 2026, the following sums of money, or as much thereof as may be authorized by law, for the following purposes to-wit:

Levied

Liability Insurance

Contractual Service: $346,800
Said amounts are levied as an additional tax authorized by 745 ILCS, 10/9-107 of the Illinois Compiled Statutes.

Workers' Compensation & Insurance Tax

Contractual Service: $143,900
Said amounts are levied as an additional tax authorized by Chapter 85, Paragraph 9-107 of the Illinois Compiled Statutes.

Police Protection Tax

Personnel $136,592
Said amounts are levied as an additional tax authorized by 65 ILCS, 5/11-1-3 of the Illinois Compiled Statutes.

Municipal Auditing Tax

Contractual Services: $45,000
Said amounts are levied as an additional tax authorized by 65 ILCS, 5/8-8-8 of the Illinois Compiled Statutes.

Street Lighting Tax

Contractual Service: $91,061
Said amounts are levied as an additional tax authorized by 65 ILCS, 5/11-80-5 of the Illinois Compiled Statutes and passed hereto by the requisite 2/3 vote of the corporate authorities.

Police Pension

Personnel: $673,000
Said amounts are levied as an additional tax authorized by 40 ILCS, 5/22-403 of the Illinois Compiled Statutes.

	Levied
IMRF & Social Security	
Contributions to Social Security:	230,000
Contributions to IMRF:	70,000

Said amounts are levied as an additional tax authorized by 40 ILCS, 5/7-171 of the Illinois Compiled Statutes and 40 ILCS, 5/21-110 of the Illinois Compiled Statutes.

Park Fund

Personnel	$43,455
Village Administrator	2,678
Repair & Maint. Park Grounds/Equip	15,000
Contractual Activities	5,000
Electricity	5,000
Parks Asset Security	39,000
Park Improvements	76,990
Park Fund Total	$182,123

Section 5. This ordinance shall be approved by a vote of a three-fourths majority of the corporate authorities of the Village of Coal City during its final reading.

Section 6. That the Village Clerk of the Village of Coal City shall be directed to file a certified copy of the adopted ordinance in the Office of the County Clerk of said Grundy and Will Counties as required by law and said County Clerks shall be directed to extend the above taxes pursuant to law.

AN ORDINANCE FOR THE 2026 LEVY AND ASSESSMENT OF TAXES FOR THE VILLAGE OF COAL CITY, GRUNDY & WILL COUNTIES, ILLINOIS FOR THE FISCAL YEAR BEGINNING MAY 1, 2026 AND ENDING APRIL 30, 2027

SO ORDAINED this _____ day of _____, 2026, at Coal City, Grundy & Will Counties, Illinois.

AYES: ABSENT:

NAYS: ABSTAIN:

VILLAGE OF COAL CITY

_____
David A. Spesia, President

Attest:

_____
Kayla Melvin, Clerk

STATE OF ILLINOIS)
COUNTY OF GRUNDY)
COUNTY OF WILL)

CERTIFICATE OF COMPLIANCE WITH TRUTH IN TAXATION

I, the Presiding Officer of the Village of Coal City, Grundy and Will Counties, Illinois, do hereby certify that the Levy adopted on the ____ day of _____, 2026, complies with the provisions of P.A. 82-102 (The Truth in Taxation Act).

___ The Village has levied a final aggregated tax levy resolution or ordinance less than 105% of the proceeding year's aggregate extension, thereby the requirement for a truth in taxation hearing inapplicable.

OR

__X__ The Village has levied a final aggregated tax levy resolution or ordinance greater than 105% of the proceeding year's aggregate extension, and has complied with the publication and hearing of Section 6 or 7 of the Act.

Signature, Presiding Officer: _____

Title, Presiding Officer: _____

Date: _____

STATE OF ILLINOIS)
COUNTY OF GRUNDY)
COUNTY OF WILL)

I, the undersigned, Village Clerk of the Village of Coal City, Grundy and Will Counties, Illinois, do hereby certify that the foregoing is a true and correct copy of the Ordinance No. 26-___ entitled, "An Ordinance for the 2026 Levy and Assessment of Taxes for the Village of Coal City, Grundy & Will Counties, Illinois for the Fiscal Year Beginning May 1, 2026 and Ending April 30, 2027," duly passed on a roll call vote of a vote of _____ ayes and _____ nays, _____ absent, of the President and Board of Trustees of said Village of Coal City on the _9th_ day of __December_, 2026, and approved by the President and Board of Trustees of said Village of Coal City on said date. I do further certify that there are six Trustees of said Village authorized by law to be elected.

I do further certify that I am the legal custodian of all papers, documents and records of said Village.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Coal City, this ____ day of _____, 2026.

Village Clerk
(SEAL)

_____
Kayla Melvin, Village Clerk

2026 PROPOSED Tax Levy, Collected in 2027

Last year's EAV 173,450,147
Est. 2026 EAV 182,122,650 5.0% increase

Authority	Max.	2025 Rate	2026 Rate	2025 Extension	2026 Levy	Difference	
Corporate	X	0.25000	0.25000	$ 433,625	465,307	$ 31,682	7.3%
IMRF		0.03058	0.03844	53,041	70,000	16,959	32.0%
Police Protection	X	0.07491	0.07500	129,931	136,592	6,661	5.1%
Police Pension		0.36428	0.36953	631,844	673,000	41,156	6.5%
Liability Insurance		0.18508	0.19042	321,038	345,800	25,762	8.0%
Parks	X	0.09988	0.10000	173,242	182,123	8,881	5.1%
Social Security		0.12351	0.12629	214,228	230,000	15,772	7.4%
Workman's Comp.		0.08056	0.07901	139,731	143,900	4,169	3.0%
Audit		0.02594	0.02471	44,992	45,000	8	0.0%
Street Lighting	X	0.04994	0.05000	88,621	91,061	2,440	2.8%
		1.28468	1.30340	$2,230,293	$ 2,383,783	$ 153,490	6.88%
Refinanced Bonds		0.45953	0.43775	797,055	797,250	195	0.0%
		1.74421	1.74115	$3,027,348	$ 3,181,033	$ 153,685	5.08%
			-0.18%				

		Base EAV	Change in the EAV from prior	Past Levies	Change	Final Rate	Change in rate from prior year
FYI -	2024 Tax District EAV, Collected in 2025	$ 163,985,489	6.82%	$ 2,918,794	1.18%	1.77991	-5.27%
	2023 Tax District EAV, Collected in 2024	$ 153,510,806	7.06%	$ 2,884,890	3.28%	1.87900	-3.55%
	2022 Tax District EAV, Collected in 2023	143,381,636	6.66%	2,793,246	-0.08%	1.94812	-6.33%
	2021 Tax District EAV, Collected in 2022	134,425,568	3.38%	2,795,434	2.82%	2.07968	-0.54%
	2020 Tax District EAV, Collected in 2021	130,028,427		2,718,746		2.09102	

Total Change in Levy		(0.00306)	
Per $150,000 Market Value House	$	(1.35)	
OR	$	(0.89)	per $100,000 of Market Value