

6/16/2017 12:32 PM
VILLAGE OF COAL VALLEY
AGENDA
REGULAR MEETING
Wednesday June 21, 2017
6:00 P.M.

1. Call to Order – Village President Michael Bartels
2. Swear in appointed Village Trustee Jake Hoyt
3. Roll Call/Establishment of Quorum
4. Pledge of Allegiance
5. Reading and Approval of the minutes from the Regular Meeting held on June 7, 2017 and the Executive Session minutes from June 7, 2017
6. Public Presentation/Recognition and/or Public Comments
 - Stan’s Ice Cream - Permission to Operate and waive solicitors fee in the Village
7. Reports from the President and Other Officers (on matters not otherwise appearing on the Agenda)
 - A. President
 - B. Trustees
 - C. Police, Public Works & Admin

*** NOTE: In each of the following items the board may VOTE to approve, deny or table***

8. Unfinished Business
 - A. Proposal for Tax Increment Financing Consulting Services from Ehlers & Associates, Inc.
 - B. 2nd Reading Amending Title 1-Village Governmental Organizations and Operations, Division 1-Elected Officials, Chapter 1-Village President, Section 2-Bond, Section 4-Oath –Salary and Chapter 2-Village Board of Trustees, Section 2-Oath Salary. Division 2-Appointed Officials. Chapter 1-Village Administrator. Section 3-Bond. Chapter 5-Administrative Assistant, Section 1 Creation Appointment, Section 2 Bond, Section 3 Duties, Section 4 Records.
9. New Business
 - A. Consideration on how to use \$1,000 donation for a Ross Hall memorial.
 - B. Consideration of drainage and seal coating bids for West 4th Avenue (Garrison Road).
 - C. Payment of Bills
10. Adjournment

**VILLAGE OF COAL VALLEY
MINUTES OF THE REGULAR VILLAGE BOARD MEETING
WEDNESDAY, JUNE 7, 2017 AT 6:00 P.M.
IN THE BOARD CHAMBERS OF VILLAGE HALL
COAL VALLEY, ILLINOIS**

1. Call to Order

The regular meeting of the Village Board was called to order at 6:00 P.M. by Mayor Mike Bartels.

Mayor Bartels swore in Trustee Keppy as one of the newly elected Trustee's (Dale Keppy was not present at the Board meeting when the other Trustees were sworn in)

2. Roll Call

Present: Mike Bartels, Dale Keppy, Stan Engstrom, Bruce Crowe and Kevin Stickell.

Absent: Adam Bain..

Establishment of a quorum.

3. Pledge of Allegiance was led by Mayor Bartels.

Staff present at the meeting: Annette Ernst–Village Administrator, Penny Mullen-Assistant Village Administrator & Director of Finance, Deanna Hulliger-Village Clerk, and Jack Chick-Police Chief.

4. Reading and Approval of Minutes

Trustee Keppy questioned the language in the minutes on page 2, last paragraph where it talks about selling the property for 80% of its appraised value. Keppy would like that language revised. That was what was stated at the meeting so the minutes must remain as is. Ms. Ernst did confirm with Attorney Phares and we can sell for 80% of the appraised amount or higher. Trustee Engstrom mentioned that the Dollar Store property was sold for a different price than what the property was appraised for..

A motion was made by Trustee Engstrom to approve the minutes of the regular board meeting held May 17, 2017. Trustee Crowe offered a second to the motion, Ayes 4, motion carried.

5. Public Presentation/Recognition and/or Public Comments

Village resident Jim VanQuathem has not seen any discussions or meetings posted on the Moline Water Project, what is the status on this? Mayor Bartels responded that we need to get the new Board updated on the information. The Board also has a responsibility to get back with the City of Moline on Coal Valley's opinion of the project. Mayor Bartels has been in contact with Moline to keep the lines of communication open.

Trustee Keppy announced that his wife is in the audience tonight along with his mother-in-law Pat Rydell. Mrs. Keppy stated that her Mother is a spry 95 years old.

Reports from the President and Other Officers (on matters not otherwise appearing on the Agenda)

A. President–

Mayor Bartels mentioned the Missman invoices need to be brought back to the Board. The Mayor has been working on this issue and would like to have the invoices listed on the agenda for the July 5th meeting.

The Mayor informed everyone that he will not be in attendance at the June 21st meeting. Mike Bartels had scheduled a vacation last year for the June 19th week and will be gone.

Mayor Bartels has a Trustee appointment for the Board to consider. Jake Hoyt is the individual the Mayor is suggesting. Jake has been a resident of Coal Valley since 2010. Mr. Hoyt is employed by United Health Care as an insurance supervisor and analyst. The Mayor will send Jake's bio to the Trustees for their review and if they want to approve this appointment at the next Board meeting the Mayor Pro Tem can swear him in.

The Mayor would like to move forward with the 8th Avenue drainage project since we have had no rain lately and the area is fairly dry. Mayor Bartels asked if the property has been mowed? Ms. Ernst reported that the guys have been down in the area but not sure if it has been mowed. The Mayor would like to have Watson excavating proceed with leveling and grading the area. Mayor Bartels stated that Nancy Spratt is fine with work being done to the drainage area. If the Board is in agreement to proceed we will have Ryan contact Watson to begin working in that area. Trustee Engstrom stated that it is a good time to get that area worked on due to the dryness of the ground.

B. Trustees

Trustee Keppy reported on a safety issue on E. 3rd Avenue at the bottom of Forestview/Crestview hill and heading to E. 6th Street. When it rains there is a swift and treacherous flow of water in that area. There is no cover on the inlet for underground drainage. Mayor Bartels will ask Ryan in Public Works to take a look at the area and come up with a solution to this issue.

Trustee Keppy mentioned that he can again provide a trailer for the Valley Days parade. Ms. Ernst stated that an email has gone out for ideas/suggestions for the parade float. Trustee Keppy had talked with Deanna Hulliger and she is going to help come up with a theme for the float and will help put the float together. Mayor Bartels will be involved again this year and asks everyone to help out if they are able.

Trustee Stickell has been approached by a few residents that are complaining about paying for sewer when they fill their swimming pool. Since Stickell is new to the Board can someone explain if the sewer has to be paid by the residents why is this? Mayor Bartels

stated that the sewer charges have to be paid for pool filling because the Village pays charges for sewer as well on our end.

C. Police, Public Works & Admin

Chief Chick reported on the Village wide garage sales. The officers reported that it was rather calm . There was traffic congestion in some areas. There were not as many participants this year. The Chief will prepare a post event report to provide to the garage sale committee.

The Chief informed the Board that the inter-office door to the Police Department had an institutional lock put on it so there is no entrance on either side except with a key. This has been done to insure safety for the gals in the front office.

Another item the Chief needs to mention is there is a large volume of sick raccoon calls. This is occurring in all areas of the Quad Cities due to the light weather this past winter. If personal pets come in contact with any raccoons have your pets checked out. The Chief will put an article out on the website.

Ms. Ernst has a few items to report on in addition to her monthly report.

Ms. Ernst and Penny have been working with Kenny Sutter with Call One which is a company that audits phone lines and helps determine if there are items included in the bill that are not needed. In reviewing the AT&T invoices there were some items that we did not need and with removing those costs the Village will save \$1,800.00 a year. We have one Henry County phone line that is serviced by Frontier in Orion and that is a separate service.

Ms. Ernst reported that she, Ryan, Justin and Dale Keppy met down on Garrison road with Dave Panel, Milan's Public Works Superintendent, Some good ideas were developed for the natural spring and drainage components in that area. The costs were estimated for the work and it comes in between \$15,000.00 and \$20,000.00. Ms. Ernst has a bid from Tri-City Blacktop of \$10,945.00 for repairing 500 lineal feet of roadway. Discussion on the Garrison road project continued. It was decided to get 3 bids for drainage and 3 bids for seal coasting.

Unfinished Business.

A. 2nd Reading amending Ordinance Title IX Chapter 4 Meter Charge

A motion was made by Trustee Stickell to approve the Ordinance amending Title IX, Chapter 4, Meter Charge. A second was given to the motion by Trustee Engstrom. Roll Call: Ayes-Keppy, Engstrom, Crowe, Stickell. Ayes 4, motion carried.

B. 2nd Reading amending Ordinance Title VIII, Chapter 1-Garbage and Refuse, Sec. 7 Rates, Billing, Payments and Delinquent Bills

Ms. Ernst stated the additional language for the 10 day notice has been added as discussed at the last Board meeting. The information is kept on a spreadsheet when property is vacant for a period of time. Mayor Bartels asked for the Boards pleasure on this Ordinance.

It was motioned by Trustee Crowe to approve the Ordinance amending Title VIII, Chapter 1-Garbage and Refuse, Sec. 7 Rates, Billing, Payments and Delinquent Bills. A second to the motion was given by Trustee Engstrom. Roll Call: Ayes-Keppy, Engstrom, Crowe, Stickell. Ayes 4, motion carried.

6. New Business

A. Ehlers, Inc. TIF overview and presentation on TIF 1 Amendments

Maureen Barry and Tricia Marino Ruffolo representatives from Ehlers presented an overview of the basics of TIF and the proposed amendment to the Route 6 TIF District. After the presentation there was a discussion between the Board and Ehlers representatives. Everyone will review the documents and Mayor Bartels asked the Board if they would like it placed on a future agenda for discussion. The Board was in agreement to place it on a future Board agenda. Maureen and Tricia were thanked for their presentation.

B 1st Reading amending Ordinance Title 1, Village Government

Ms. Ernst explained that this amendment is for surety bonds for Village President, Village Administrator and the Administrative Assistant. There is also language in there stating that if Trustees are absent for a meeting they are not paid for that meeting. Discussion was held. Past practice was that a Trustee could miss two meetings per year and not get penalized for them. The Ordinance will be adjusted to include this language and put on the agenda for the next Board meeting.

C. Police Department Communications Contract Resolution

Chief Chick stated this is the yearly contract with the R.I. County Sheriff's Department for dispatching service in the 2017-2018 budget year. The Chief was unaware that a resolution needed to be passed every year. Trustee Engstrom asked if there are any grants out there for this type of program? Chief Chick stated not any that he knows of but the Chief is always on the lookout for grants for Police items. Discussion took place.

A motion was made by Trustee Engstrom to approve the Communications Contract Resolution between the Coal Valley Police Department and the R.I. Co. Sheriff's Department. A second to the motion was given by Trustee Crowe. Ayes 4, motion carried.

D. Payment of Bills

Trustee Stickell asked the Chief about the breathalyzer unit? The Chief responded this was for the purchase of a 3rd unit so that all three squads are equipped with a breathalyzer.

A motion was made by Trustee Keppy to pay the bills presented for payment. A second to the motion was given by Trustee Crowe. Roll Call: Ayes: Keppy, Engstrom, Crowe, Stickell. Ayes 4, motion carried

A motion was made by Stickell to enter into a closed Executive session to discuss Real Estate. A second to the motion was given by Trustee Keppy. Roll Call: Ayes-Keppy, Engstrom, Crowe, Stickell. Ayes 4, motion carried.

The Board reconvened to the Regular Board meeting.

Trustee Engstrom mentioned that the Village is going to pursue the sale of Village owned property at Route 6 and East 3rd Street. The Village is actively seeking interested buyers. All inquiries should be made to the Village Administrator, Annette Ernst.

9. Adjournment

A motion was made by Trustee Stickell to adjourn tonight's board meeting. A second was given by Trustee Keppy. Ayes 4, motion carried. The meeting adjourned at 7:48 P.M.

Respectfully submitted,

Deanna Hulliger
Village Clerk

Village of Coal Valley
Minutes of the Executive Session
Held June 7, 2017 at 7:20 P.M. in the Conference Room
in Village Municipal Center, 900 1st Avenue, Coal Valley, Illinois

An executive session is being held to discuss a Real Estate issue..

Those present were: Mayor Bartels, Trustee Keppy, Trustee Engstrom, Trustee Crowe, Trustee Stickell, Administrator Ernst and Clerk Hulliger.

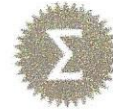
Discussion took place on the Real Estate owned by the Village located at Route 6 and East 3rd Street (old Church property).

Meeting adjourned at 7:40 P..M.

Respectfully Submitted,

Deanna Hulliger
Village Clerk

/dh



EHLERS
LEADERS IN PUBLIC FINANCE

April 12, 2017

Proposal for
Tax Increment Financing
Consulting Services

Village of Coal Valley, Illinois

Ehlers & Associates, Inc.
525 W. Van Buren Street, Ste. 450
Chicago, IL 60607
Phone: 312-638-5250
Fax: 651-697-8555
www.ehlers-inc.com

Project Contact

Maureen Barry, Senior Municipal Advisor/Vice President
Phone: 312-638-5257
Email: mbarry@ehlers-inc.com

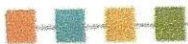
Project Team Members

Maureen Barry, Senior Municipal Advisor/Vice President
Tricia Marino Ruffolo, Municipal Advisor
Mindy Barrett, TIF/BD Coordinator

Ehlers Inc., Ehlers Investment Partners and Bond Trust Services are affiliate companies.

1-800-552-1171 | www.ehlers-inc.com

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Proposal for Tax Increment Financing Consulting Services Village of Coal Valley, Illinois

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EHLERS
LEADERS IN PUBLIC FINANCE

April 11, 2017

Annette Ernst, Village Administrator
Village of Coal Valley
900 1st Street
P.O. Box 105
Coal Valley, IL 61240

Re: Proposal for Tax Increment Financing District Consulting Services

Dear Annette:

Thank you for inviting Ehlers to submit a proposal to the Village of Coal Valley for consulting services to amend the Route 6 Tax Increment Financing (TIF) District to add certain parcels to the existing TIF District boundaries. At the Village's request, prior to submitting this proposal Ehlers performed a preliminary feasibility analysis and has confirmed that most of these parcels meet the eligibility requirements of the State's TIF Act. Some final work remains to complete the feasibility analysis and the proposed boundaries of the amended TIF District, but the primary remaining steps are the development and adoption of the Amended Redevelopment Plan.

The enclosed proposal describes our company's profile, Ehlers' approach to this assignment, scope of services, proposed fees, and an overview of our relevant experience.

Ehlers distinguishes itself from other financial advisory firms by our strong financial skill set, experience, independence, and the collaborative partnership we build with our clients. Ehlers' Municipal Advisors have previous local government experience in finance, management, planning, and development. For over 17 years, the Ehlers staff has helped Illinois communities of all sizes and types use Tax Increment Finance and Business Development Districts to accomplish their economic development and redevelopment goals. We take a pro-active approach to projects and we work with our clients to avoid pitfalls and calm any opposition that may arise.

Thank you for your consideration of our proposal. We appreciate the opportunity to continue to partner with the Village of Coal Valley on this project. Should you have any questions or need additional information, please contact me at (312) 638-5257 or mbarry@ehlers-inc.com.

Sincerely,

Maureen Barry
Senior Municipal Advisor/Vice President

Firm Organization and History

Ehlers is an independent municipal advisory firm. Ehlers' staff has had the pleasure of providing service to local governments throughout Illinois and the Midwest since 1955. Ehlers has over eighty professionals that serve clients in the Midwest from our offices in Roseville, Minnesota; Waukesha, Wisconsin; Denver, Colorado; and Chicago, Illinois. The Village will be served by staff from our Illinois office.

Our goal is helping local governments find the financial resources they need to build the communities they envision.

Our services are grouped into four main categories, representing our core areas of expertise:

- Economic Development and Redevelopment
- Debt Planning & Issuance
- Financial Planning
- Strategic Communications

At Ehlers, all employees have ownership in the company and take ownership in serving clients. Ownership sets the tone for the operation of the firm and the nature of the services clients receive. All-employee ownership at Ehlers means:

- Every Ehlers employee has a vested interest in providing the best possible service.
- Our focus is on the long-term success of our clients, not solely on short-term profit and return on investment.

Our dedication to “how” we deliver our services is as unique and comprehensive as the service itself. We listen to our clients' needs, maintain highly qualified employees to team with them, and present customized options to help decision-makers confidently select the best and lowest cost solutions for their citizens.

Ehlers has worked successfully throughout Illinois to accomplish development and redevelopment goals through the use of Tax Increment Finance (TIF) Districts and Business Development Districts for over 17 years. We assess whether these economic development tools can provide value, and are legally, financially, and politically viable in your community.

In addition, Ehlers has helped communities use TIF and Business Development Districts to upgrade and improve infrastructure; revitalize deteriorated or outmoded commercial areas; attract development to improve job opportunities and the local economy; rehabilitate neighborhoods; and bring new development to areas that are impaired by market or physical constraints, such as environmental contamination or chronic flooding.

Additional information about Ehlers is included in **Appendix A**.

Project Personnel and Availability

Ehlers uses a team approach with Municipal Advisors assisted by research analysts. One Municipal Advisor will have primary responsibility for our work with the Village and will be assisted by several staff members. This approach affixes responsibility and assures continuity of service for the client from initial submittal through any follow-up work. This also allows a better match of Ehlers' staff expertise to the needs of the Village.

Maureen Barry, Senior Municipal Advisor, will serve as lead advisor for the Village. As such, project work will either be completed by or directly overseen by Maureen, and she will attend all scheduled meetings. Tricia Marino Ruffolo, Municipal Advisor, will serve as the second advisor for the Village. She will assist with field studies, reviewing qualifications of the TIF District Amendment, and review of final documents. In addition, the Ehlers Project Team will use expertise and resources from within our Illinois and our other offices, if needed, to meet the needs of the Village.

Team Member	Title	Years of TIF Consulting Service
Maureen Barry	Senior Municipal Advisor/Vice President	9+
Tricia Marino Ruffolo	Municipal Advisor	20+
Mindy Barrett	TIF Coordinator	10+

Further, the staff at Ehlers views ourselves as an extension of the Village's staff to make sure designation procedures occur in accordance with the Village's expectations. The staff assigned to the project will be available to undertake the project as indicated in the "Project Time Frame" section. Ehlers makes every attempt to be available on short notice for meetings and conference calls. We are in constant contact with our clients to make sure their needs are being met.

Resumes for the Ehlers Municipal Advisors listed above are available for review in **Appendix B**.

for” test. (Completed)

- Establish preliminary amended Subject Area boundaries. Ehlers will map these boundaries and may make recommendations for alterations to the boundaries, if necessary. (Completed)
- Visually survey, research and document findings related to all eligibility criteria for each parcel within the Subject Area boundaries, and other adjacent parcels as applicable, per the criteria set forth in the Act, including the following (to be completed):
 - Location of vacant sites and vacant buildings.
 - Condition and use of each building.
 - Site conditions including roadways, lighting, parking facilities, landscaping, fence walls, and general property maintenance.
 - Equalized assessed values.
 - County, state, and federal records.
 - Existing land use, zoning ordinance and maps, flood maps, and comprehensive plan.
 - Condition of existing utilities and infrastructure.
- Determine if, and under what category, the Subject Area qualifies as a Tax Increment Financing District. (Completed)
- Confirm with Village the list of parcels to be included within the Subject Area boundaries and the boundary map. (To be completed)

Phase II – Preparation of Amended Redevelopment Plan

This phase includes preparation of the Amended Redevelopment Plan for the Project, which includes the formal eligibility analysis for the added area. As part of Phase II services, Ehlers will:

- Review existing Redevelopment Plan to determine where amendments are needed.
- Prepare needed amendments to the Redevelopment Plan for adoption. Such amendments may include:
 - Updated revenue estimates, program costs, and plan budget.
 - Updated Projections of EAV and Tax Increment for the Amended Redevelopment Project Area.
 - Revised Redevelopment Goals and Objectives for the TIF Plan in conjunction with the Village’s Comprehensive Plan.
- Revisions to the legal descriptions of the added area and of the proposed amended redevelopment project area are the responsibility of the Village.
- Coordinate with Village’s staff, engineer, planner or other designated party to obtain

legal descriptions of the boundaries of the added area and of the proposed amended redevelopment project area.

- Submit to the Village an electronic version of the draft amended Redevelopment Plan for initial review and comment. The Amended Redevelopment Plan will include a map of the added area parcels and a map of the proposed amended TIF District boundaries, the findings of the Phase I feasibility analysis which identifies the qualifying factors for the added area, redevelopment goals and objectives that are consistent with the Village's Comprehensive Plan (if applicable), redevelopment project costs, incremental revenue estimates for Plan purposes, and other language and certifications required by the Act.
- Revise the Amended Redevelopment Plan as needed in response to comments from the Village Staff and TIF Attorney and submit a final draft version to be filed with the Village Clerk and provided by the Village to other parties according to the requirements of the Act in conjunction with Phase III services.

Phase III - Adoption of Project

The Act requires an adoption process for an amendment that is similar to the adoption of a new TIF District, which includes a meeting of the Joint Review Board (composed of representatives from certain impacted taxing districts) and a public hearing. This phase begins after receiving notification from the Village to proceed following Phase II and ends after the adoption ordinances have been considered by the governing body, or the time allotted by the Act for that consideration has expired. In Phase III, Ehlers will:

- Coordinate with Village staff to confirm dates and times for required public meetings. Ehlers will work with the Village's TIF attorney to ensure that selected dates meet all statutory timing requirements.
- Provide guidance to the Village regarding the public participation process. The Village will be responsible for all notices to the public, residents, property owners, and publications. (Sample copies of notices and advertisements can be furnished upon request.)
- Attend and make a presentation at Joint Review Board Meeting (see "Meetings" section).
- Attend and make presentation(s) at appropriate Village Board meetings and other meetings (see "Meetings" section).
- Provide any Project Plan amendments required as a result of the Joint Review Board meeting or public participation process.
- Upon approval by the governing body, assist the Village with the submission of required information to the County.

Phase IV - Prepare Housing Impact Statement/Study

The preliminary feasibility analysis indicates that a Housing Impact Statement/Feasibility Study will not be necessary. If residential parcels are proposed to be added during Phases II or III, and it is estimated that there will be ten (10) or more inhabited residential units that may be displaced and/or seventy-five (75) or more occupied residential units in the redevelopment project area, a Housing Impact Statement/Study may be needed.

If a Housing Impact Statement/Study is required, Ehlers will:

- Prepare a Housing Impact Study, per the Act, to include the following: number of residents, number of residents to be relocated, number of low and moderate income residents, and where applicable, a relocation plan.

Even if the Housing Impact Statement/Study is not required, if there will be seventy-five (75) or more occupied residential units in the proposed redevelopment project area, a public information meeting is required. If this is the case, Ehlers will:

- Prepare a presentation, attend, and present at a community meeting (included in Phase III services).

This phase begins after receiving notification from the Village to proceed following the completion of Phase I and ends after the Village has approved the draft Housing Impact Statement/Study, where necessary, and after any necessary revisions are completed.

Meetings

Ehlers participation in the following meetings is included in the flat fee for the applicable phase of this Project:

1. Project initiation call with representatives of the Village to launch the next phase of the Project and coordinate various process steps (end of Phase I).
2. Conference call meeting to present and discuss the Amended Redevelopment Plan with the Village's staff (Phase II).
3. Public information meeting, where required, as related to the number of units of occupied residence (Phase III).
4. Meeting with representatives of certain impacted local taxing districts (the Joint Review Board) to review the Amended Redevelopment Project Area eligibility and scope of the proposed redevelopment project (Phase III).
5. Public hearing on the proposed Project (Phase III).
6. One additional progress meeting at the discretion of the Client (any phase).

All services will be performed in conjunction with designated staff of the Village and its designated attorney.

If requested by the Village, Ehlers will participate in additional meetings beyond this scope to discuss the proposed amended TIF District with various parties, such as the Village Board, members of the business community, etc. Any additional meeting related to the development,

qualification, and adoption of the proposed TIF District amendment will be submitted to the Village for authorization prior to and will be subject to Ehlers' Hourly Billing Rates.

Village Responsibilities

The following items are not included in our Scope of Services:

- Legal Description of added area and Amended Redevelopment Project Area.
- Distribution of notices and mailings related to the adoption of the Amendment to the TIF District to the public, residents, property owners, and publications.
- Other consulting services. Services rendered by Village's engineers, planners, surveyors, appraisers, assessors, attorneys, auditors, and others that may be called on by the Village to provide information related to completion of the Project. If a certified Engineer's statement is necessary to determine chronic flooding, the Village will be responsible for obtaining and providing that statement.
- Legal review. Ehlers recommends that Village contract with an attorney with direct experience in the establishment of TIF Districts for consultation during this Project. All attorney expenses are to be assumed by the Village.

Project Time Frame

The proposed time line for the Project is presented below. Ehlers will begin Project work immediately after authorization from the Village of Coal Valley.

Task	# of Weeks
Phase I – Feasibility Analysis	2 - 3
Phase II – Preparation of Amended Redevelopment Plan	4 - 6
Phase III – Adoption of Project*	10 - 16

Some contingency times have been included in the time line. However, adherence to the above time line for each phase is dependent on timely provision of information and documents from the Village of Coal Valley and other sources, as well as timely authorization to proceed with each successive phase.

Project Pricing

Ehlers charges a flat fee for TIF District amendment, qualification, and adoption services. The Project will be completed for the costs provided below, which includes all time, materials, and expenses associated with two iterations of the documents.

Task	Fee
Phase I – Feasibility Analysis*	\$1,500
Phase II – Preparation of Amended Redevelopment Plan	\$10,000
Phase III – Adoption of Project	\$6,500
Total:	\$18,000
Housing Impact Statement/Study**	\$10,000

* Note: Most of the costs for the Feasibility Analysis have been previously invoiced.

** Unless additional residential parcels are added to the proposed Amended Redevelopment Project Area, it is not expected that a Housing Impact Statement/Study will be required per the TIF Act. If one is, an additional fee of \$10,000 will be charged for this phase.

Payment for Services

Ehlers will invoice the Village for the amount due after the completion of each phase of work. The fees are due and payable upon receipt of the invoice by the Village.

Additional Services

Ehlers provides additional services to further the goals and objectives of the Village. These services could be included under a separate scope and agreement during or following this engagement. Detailed information about our TIF and Economic Development-related services can be found in **Appendix D**.

Hourly Charges

For any service directed by Village and not covered by this, or another applicable Appendix, the Village will be charged on an hourly basis. Current hourly rates are:

Title	Hourly Rate
Senior Municipal Advisor	\$235
Municipal Advisor	\$220
Financial Specialist I	\$175
TIF Coordinator	\$175
Clerical Support	\$100

Ehlers does not charge for most regular business expenses, except for messenger and overnight services. For travel that occurs at the beginning or the end of the standard work day hours, only travel time in excess of typical commuting time is charged. Otherwise, full travel time is charged per the Hourly Billing Rates. We have assumed some meetings will be held via teleconference or Skype to facilitate regular communication as needed in a manner that is cost effective.

Agreement

This proposal is respectfully submitted by authorized representatives of Ehlers & Associates, Inc.:



Maureen Barry, CIPMA
Senior Municipal Advisor/Vice President

The Village of Coal Valley, Illinois hereby accepts the above Request for Proposal for Tax Increment Financing Consulting Services by its authorized officers, this ____ day of _____, 2017 for the following services:

Attest: _____ By: _____

Title: _____ Title: _____

Please send a copy of the agreement page with original signature to:

Ehlers & Associates, Inc.
525 W. Van Buren St, Suite 450
Chicago, IL 60607-3823

TITLE I – VILLAGE GOVERNMENTAL ORGANIZATIONS AND OPERATIONS

DIVISION I – ELECTED OFFICIALS

CHAPTER 1 VILLAGE PRESIDENT

Section 1. ELECTION - TERM OF OFFICE.

The Village President shall be elected for a term of four (4) years. The President shall be President of the Board of Trustees, as is provided by statute.

Section 2. BOND.

The Village President shall furnish a surety bond, to be approved by the Village Board of Trustees. The premium of the bond to be paid by the Village.

Section 2.3 DUTIES.

The Village President shall be the chief executive officer of the Village, and shall perform all duties as may be required of him by statute or ordinance. The President shall have supervision over all the executive officers of the Village, and over all of the employees of the Village. The President shall have the power and authority to inspect all books and records kept by any Village officer or employee at any reasonable time.

Section 3.4 DESIGNATION OF DUTIES.

Whenever there is a question as to the respective powers or duties of any appointed officer of the Village, this shall be settled by the President who shall have the power to delegate to any officer any duty which is to be performed when no specific officer has been directed to perform the duty.

Section 4-5 OATH - SALARY.

The President shall take the oath of office as prescribed by statute, and shall receive such compensation as may be set from time to time by the board. Compensation will not be made for two missed regularly scheduled meetings over the calendar year.

CHAPTER 2 VILLAGE BOARD OF TRUSTEES

Section 1. ELECTION - FUNCTIONS.

The Board of Trustees, consisting of six (6) members, shall be elected to office for a four (4) year term, but at no time shall all members of the Board be elected at the same time. Three (3) members of the Board shall be elected at each biennial election, according to the method provided by statute. The Board shall be the legislative department of the Village government, and shall perform such duties and have such powers as may be delegated by statute to it.

Section 2. OATH – SALARY.

The members of the Board of Trustees shall take the oath of office prescribed by statute, and shall receive such compensation as may be provided by ordinance. Compensation will not be made for two missed regularly scheduled meetings over the calendar year.

LEGACY CORPORATION OF IL

16322 Barstow Road
East Moline, IL 61244

QUOTATION

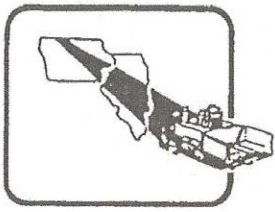
Quote Number: 17-616
Quote Date: Jun 16, 2017
Page: 1

Voice: 309-203-1094
Fax: 309-423-2048

Quoted To:
City of Coal Valley
900 First Street
PO Box 105
Coal Valley, IL 61240

Customer ID	Good Thru	Payment Terms	Sales Rep
City of Coal Valley	7/16/17	Net 15 Days	

Quantity	Item	Description	Unit Price	Amount
1.00		1,150' of ditch cleaning & removal. 3 foot wide. Garrison Road between Route 150 and 1st Street	23,000.00	23,000.00
			Subtotal	23,000.00
			Sales Tax	
			TOTAL	23,000.00



Tri City Blacktop, Inc.

June 16, 2017

Village of Coal Valley
900 1st Street
P.O. BOX 105
Coal Valley, IL 61240

As requested, we are furnishing the following quotation for a bituminous surface treatment and/or related work for the project known as: **Garrison Road.**

Tri City Blacktop, Inc. proposes to furnish all labor, materials, equipment, transportation and insurance necessary to accomplish the following:

Various Locations/Total ± 515 Lin Ft.

- Scarify, grade, shape and roll the existing surface.
- Add ± 60 ton new base material to the existing, roll and compact.
- Apply a double coat of liquid asphalt with stone chips rolled in.

We will accomplish the above items for a lump sum price of \$ **10,945.00**

Alt 1

Add, \$ 5,305.00 to the above for a single coat of liquid asphalt and chips on, +/- 1,200 Lin. Ft.

NOTE: Alt 1 is valid only if done in conjunction with the base bid.

NOTE: This should be considered, "temporary."

NOTE: This quotation is based on conditions as of this date. Should conditions change between now and the date the contract is awarded or work is started, we reserve the right to review the site with the owner or owner's representative and adjust the requirements and/or cost accordingly.

This Contractor assumes no responsibility as may be related to thickness, stability, drainage, subsequent performance and/or pavement failure resulting from existing stone base and/or new stone base installed by others.

This contractor shall not be held responsible for drainage of asphalt surfaces placed with less than 1% fall in any direction which is considered the standard industry minimum.

P.O. Box 361, 425 S. Devils Glen Road, Bettendorf, Iowa 52722
Telephone (563) 359-3491 Fax (563) 359-7125

Acceptance of this proposal forms a binding contract subject to all of the terms and conditions included herewith. Careful review of the terms and conditions is recommended prior to signing this contract.

TERMS: Net 30 days. A 1.5% per month service/interest charge will be applied to all past due accounts. All legal and attorney fees incurred to collect past due accounts are the liability of the buyer. This proposal is valid for 30 days. If this proposal is acceptable to you, please sign and return one copy and we will enter it into our work schedule.

If you have any questions, or if we may be of service to you in the future, please do not hesitate to give us a call.

Respectfully submitted,
Tri City Blacktop, Inc.

Ed Evans

Ed Evans

Acceptance and Approval:

Contractor/Owner: _____

Name: _____ Title: _____

Signed: _____ Date: _____

VILLAGE OF COAL VALLEY Board Listing

PO BOX 105
COAL VALLEY IL 61240
Friday June 16, 2017

Next List No.: 673

Vendor Information	Warrant Description	Account Description	Fund(s)	Amount
ABS01 ADVANCED BUSINESS SYSTEMS, INC.	CLOUD BACKUP	MAINT. SERVICE-EQUIPMENT	01	80.00
ATT AT&T	INTERNET	TELEPHONE	51	50.00
BHSB BLACKHAWK BANK & TRUST	CAMERA CASE/HANDHELD BREATHER	OPERATING EXPENSES	38	574.25
BHSB BLACKHAWK BANK & TRUST	PARK PROGRAM SUPPLIES	OPERATING SUPPLIES	01	640.62
BHSB BLACKHAWK BANK & TRUST	SOFTWARE/NITRO PDF	OPERATING SUPPLIES	01	127.99
DOLLA DOLLAR GENERAL - MSC 410526	PARK PROGRAM SUPPLIES	OPERATING SUPPLIES	01	65.51
FRONT FRONTIER - ORION	TELEPHONE	TELEPHONE	51	61.36
G & L G & L AUTO	SQ#3 HIGH BEAMS/SPOT LIGHT	MAINT. SERVICE-VEHICLE	01	61.63
G&K G & K SERVICES	MATS	OPERATING SUPPLIES	01	28.06
MIDA MIDAMERICAN ENERGY	UTILITIES	UTILITIES	01,51	5573.53
PERMA PER MAR	SECURITY MONITORING	COMMUNICATIONS	51	121.56
PETTY PETTY CASH	POSTAGE/CLEANING SUPPLIES/ILLOWA	TRAINING	01,51	153.07
QUILL QUILL CORPORATION	TONER	OFFICE SUPPLIES	01	100.99
QUILL QUILL CORPORATION	TONER	OFFICE SUPPLIES	01,51	101.99
VER VERIZON WIRELESS	PD CELL PHONES	POLICE 5416,5439,3651	01	43.08
WEX WEX	FUEL	AUTOMOTIVE FUEL/OIL	01,51	1854.84

Total Bills/Warrants to be approved: 9638.48