

**VILLAGE OF COAL VALLEY  
AGENDA  
REGULAR BOARD MEETING  
WEDNESDAY, JANUARY 17, 2018  
6:00 P.M.**

1. Call to Order – Village President Michael Bartels
2. Roll Call/Establishment of Quorum
3. Pledge of Allegiance
4. Reading and Approval of the minutes from the Regular Meeting held on January 3, 2018 and the minutes from the Executive Session held on January 3, 2018.
5. Public Presentation/Recognition and/or Public Comments
6. 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\*\*\*

7. Unfinished Business None
8. New Business
  - A. Consideration and approval of rezone of Candlelight Mobile Home Parcel 12-905 from Light Industrial (I-1) to Mobile Home Park (R-4).
  - B. Payment of bills.
9. Executive Session to discuss Real Estate.
10. Adjournment

**VILLAGE OF COAL VALLEY  
MINUTES OF THE REGULAR VILLAGE BOARD MEETING  
WEDNESDAY, JANUARY 3, 2018 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 Bartels.

2. Roll Call

Present: Mike Bartels, Adam Bain, Dale Keppy, Brue Crowe, Kevin Stickell, Jake Hoyt.  
Absent: Stanley Engstrom.  
Establishment of a quorum.

3. Pledge of Allegiance

Staff present at the meeting: Annette Ernst–Village Administrator, Deanna Hulliger-Village Clerk and Jack Chick, Police Chief.

4. Reading and Approval of Minutes

Trustee Stickell made a motion to approve the minutes of the Regular Board meeting held December 20, 2017 and the minutes of the Executive Session held December 20, 2017. Trustee Hoyt gave a second to the motion. Roll Call: Ayes- Bain, Keppy, Crowe, Stickell, Hoyt. Ayes 5, motion carried.

5. Public Presentation/ Recognition and/or Public Comments.

Mayor Bartels stated that there were many more Christmas lights throughout Coal Valley this year than in past years. Chief Chick received calls asking how to exit Jackson addition after the vehicle drivers had looked at all of the Christmas displays. Mayor Bartels then presented the award baskets to the winners of the Christmas lighting contest. The winner of the Clark Griswold display are the Farnsworth's of 133 1<sup>st</sup> Street. The winner of the Best Residential display are the Dowdal's of 805 E. 3<sup>rd</sup> Street. Each family was thanked for their hard work and wonderful displays.

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

A. President–Mayor Bartels mentioned that at a previous Board meeting the IGA (intergovernmental agreement) for the water extension up Niabi Zoo Road past the Zoo and to Well #4 was talked of. The IGA is still being worked on and once complete will be placed on a Village Board agenda.

Mayor Bartels gave an update on the historical sign project for the downtown area. Through donations and a go fund me page, \$350.00 has been raised so far for the project.

Mayor Bartels issued a thank you and appreciation to the Public Works department for the snow plowing through the two holiday weekends. The Mayor realizes this is part of their job description but to be called away from special family time is hard to do.

- B. Trustees—Trustee Bain asked if there is an opening date for Bourbon’s Bar and Grill. Ms. Ernst stated they are hoping to open by the end of January. Mayor Bartels has seen job postings in the newspaper for their establishment so they must be getting close to opening.
- C. Police, Public Works and Admin—Chief Chick informed everyone that today a scam has been called in to a few of our Coal Valley businesses. Someone claiming to be an employee of Mid-American Energy demands the business pay their “delinquent” energy bill by phone or their utilities will be shut off. Mid-American Energy is aware of the scam.

Chief Chick reported that the holidays were okay. New Year’s Eve and New Year’s Day were busy. No vehicle accidents reported. The Public Works did a great job clearing the snow. No water main breaks have been called in thankfully.

Ms. Ernst and the Mayor have been in contact with the owners of the Rails building (220 W. 23<sup>rd</sup> Avenue) and they would like to be annexed into The Village of Coal Valley. The Planning and Zoning meeting in February will have this annexation on the agenda. The property is currently zoned R-1 and the Village will bring the property in as B-2. Trustee Keppy believes that Rails is currently on a septic system for sewer so will the Village be responsible for hooking them up to Village sewer? Ms. Ernst and Mayor Bartels stated no the Rails will remain on a septic system. If their septic system ever fails then sewer hook-up to the Village system will be discussed. Trustee Keppy mentioned that once the annexation takes place there will be other possible projects to the east for consideration. Trustee Keppy stated the annexation of the Rails property is good news.

- 7. Unfinished Business  
None.

- 8. New Business

- A. Review an All-Terrain Vehicle Ordinance because of the inquiries received.

Chief Chick reviewed with the Village Board the State Statutes for neighborhood vehicles, off-road vehicles and non-highway vehicles. A lengthy discussion took place on subject matters such as noise, safety equipment, vehicle dimensions, driving speed, insurance, registration/fees. After discussion it was the consensus of the Board to allow the off road vehicles to drive on Village streets. Chief Chick will develop an Ordinance for the February 7, 2018 for review and discussion.

- B. Consideration of Planning and Zoning recommendation to rezone Candlelight Mobile Home Park from an I-1, Light Industrial to an R-4, Mobile Home Park.

Ms. Ernst reported that at last week’s Planning and Zoning meeting she, Mike Bartels, Dale Keppy, and Walt Blackard were present to talk about the zoning/sale of the Candlelight Mobile Home Park. One of the contingencies to the change in ownership is having the park zoned correctly as a Mobile Home Park R-4. It can be re-zoned again at a later date if need

be. Walt Blackard is in the audience tonight and explained his reasons for selling the Mobile Home Park. Next Mr. Blackard gave some background on the interested buyer. If this sale goes through, Walt will put the other 3 properties in that area up for sale approximately 30 days after the closing. Discussion between Mr. Blackard and the Board took place. Trustee Keppy is happy for Walt and wishes him success. Walt Blackard thanked the Village of Coal Valley for working with him on issues that arose over the years in the Mobile Home Park.

A motion was made by Trustee Crowe to re-zone the Candlelight Mobile Home Park from an I-1, Light Industrial to an R-4, Mobile Home Park. Trustee Hoyt offered a second to the motion. Roll Call: Ayes-Keppy, Crowe, Stickell, Hoyt. Abstain-Bain. Ayes 4, Abstain 1, motion carried.

#### C. Payment of Bills

The bills for payment were reviewed by the Board.

A motion was made by Trustee Stickell to pay the bills presented. Trustee Keppy offered a second to the motion. Roll Call: Ayes- Bain, Keppy, Crowe, Stickell, Hoyt. Ayes 5, motion carried.

Ms. Ernst asked the Board to please check their Village email account and empty them frequently so there is room for additional documents we send out. Thank you for your assistance with this request.

Trustee Stickell made a motion to enter an executive session to discuss personnel. Trustee Hoyt gave a second to the motion. Roll Call: Ayes- Bain, Keppy, Crowe, Stickell, Hoyt. Ayes 5, motion carried.

Trustee Hoyt motioned to return to the Regular Board meeting. Trustee Stickell offered a second to the motion. Roll Call: Ayes- Bain, Keppy, Crowe, Stickell, Hoyt. Ayes 5, motion carried.

Mayor Bartels stated the closed session was to discuss/approve the Police FOP Labor Council contract.

A motion was made by Trustee Hoyt to approve the Coal Valley FOP contract. Trustee Crowe gave a second to the motion. Roll Call: Ayes-Bain, Keppy, Crowe, Hoyt. Nays-Stickell. 4 Ayes, 1 Nay, Motion carried.

#### D. Adjournment

A motion was made by Trustee Stickell to adjourn tonight's board meeting. A second was given by Trustee Hoyt. Ayes 5, motion carried. The meeting adjourned at 7:30 P.M.

Respectfully submitted,

Deanna Hulliger, Village Clerk

**Village of Coal Valley**  
**Minutes of the Executive Session**  
**January 3, 2018 at 7:10 P.M. in the Conference Room**  
**of the Village Municipal Center, 900 1st Avenue, Coal Valley, IL**

An executive session was held to discuss the following:

1. Personnel-Review/discuss the Village of Coal Valley Sergeants and Police Officers FOP proposed contract for January 1, 2018 through December 31, 2020.

Discussion was held.

Executive session ended at 7:26 P.M.

Respectfully Submitted,

Deanna Hulliger  
Village Clerk

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE CHANGING THE ZONING AND AMENDING THE ZONING MAP  
OF THE VILLAGE OF COAL VALLEY, COAL VALLEY, ILLINOIS**

**BE IT ORDAINED BY THE VILLAGE BOARD OF THE VILLAGE OF COAL  
VALLEY, ILLINOIS:**

**SECTION 1.** That the Zoning Map for the Village of Coal Valley, as maintained by the Village at Village Hall, is hereby changed as set forth below, with respect to the property described as Coal Valley Tax Parcel 905, legally described on the attached Exhibit "A," and owned by A & J Real Estate Investments Corp., an Illinois corporation.

**THE ZONING OF THE PROPERTY IS CHANGED AS FOLLOWS:**

**FROM: I-1 (INDUSTRIAL DISTRICT)**

**TO: R-4 (MOBILE HOME PARK)**

**SECTION 2.** All ordinances or parts of ordinances in conflict herewith are expressly repealed insofar as they so conflict.

**SECTION 3.** That this ordinance shall be in full force and effect from its passage, approval and publication thereof, as provided by law.

Passed and approved this 17<sup>th</sup> day of January, 2018.

Aye: \_\_\_\_\_

Nay: \_\_\_\_\_

Absent: \_\_\_\_\_

\_\_\_\_\_  
Mike Bartels, President, Village Board of Village of  
Coal Valley, Illinois

ATTEST:

\_\_\_\_\_  
Deanna Hulliger, Village Clerk, Village of Coal  
Valley, Illinois

That part of the Northeast ¼ of Section 22 and the Northwest ¼ of Section 23, all in Township 17 North, Range 1 West of the Fourth Principal Meridian, the boundary being more particularly described as follows:

Beginning at the Southwest corner of the Northwest ¼ of said Section 23; thence N. 88° 20' 00" E., along an assumed bearing, along the South line of the Northwest ¼ of said Section 23, a distance of 1056.85 feet; thence N. 00° 16' 06" W., along the West line of Meadow View Addition, a distance of 906.34 feet to a point on the South Right-of-way line of U.S. Route 6; thence S. 89° 31' 45" W., along said Right-of-way line, a distance of 842.40 feet; thence S. 00° 44' 29" W., a distance of 199.41 feet; thence S. 80° 43' 42" W., a distance of 208.37 feet; thence S. 88° 42' 41" W., a distance of 171.54 feet; thence N. 46° 23' 15" W., a distance of 27.98 feet; thence N. 00° 31' 22" E., a distance of 214.29 feet to a point on the South Right-of-way line of U.S. Route 6; thence S. 89° 31' 45" W., along said Right-of-way line, a distance of 333.44 feet; thence S. 00° 27' 42" W., along the East line of Lot 4 of Selhosts Moe-Bat Mobile Manor, a distance of 545.35 feet to a point on the South line of the Northeast ¼ of Section 22; thence N. 87° 42' 12" E. along said South line, a distance of 529.97 feet to the point of beginning,

Said Tract subject to a 15 foot wide easement for Sewer and Water. The Centerline of said easement described as follows:

Commencing at the Southwest corner of the Northwest ¼ of said Section 23; thence N. 88° 20' 00" E., along an assumed bearing, along the South line of the Northwest ¼ of said Section 23, a distance of 1056.85 feet; thence N. 00° 16' 06" W., along the West line of Meadow View Addition, a distance of 906.34 feet to a point on the South Right-of-way line of U.S. Route 6; thence S. 89° 31' 45" W., along said Right-of-way line, a distance of 842.40 feet; thence S. 00° 44' 29" W., a distance of 199.41 feet; thence S. 80° 43' 42" W., a distance of 106.6 feet to the point of beginning on the following described centerline; thence Southerly along a line formed by an angle of 100° turned clockwise from the last described course, a distance of 60.0 feet; thence continuing along said centerline, along a line formed by an angle of 90° turned counter clockwise from the last described course, a distance of 25.0 feet to the point of Terminus; said tract also subject to an Easement for ingress and egress, said easement described as follows: Beginning at a point on the South Right-of-way line of U.S. Route 6, a distance of 303.44 feet Easterly of the Northeast Corner of Selhosts' Moe-Bat Mobile Manor; thence S. 00° 31' 22" W., a distance of 259.49 feet; thence N. 88° 42' 41" E., a distance of 242.59 feet; thence N. 01° 17' 19" W., a distance of 27.78 feet; thence S. 80° 43' 42" W., a distance of 20.00 feet; thence S. 88° 42' 41" W., a distance of 171.54 feet; thence N. 46° 23' 15" W., a distance of 27.98 feet;

EXHIBIT

"A"

thence N. 00° 31' 22" E., a distance of 214.29 feet to a point on the South Right-of-way line of U.S. Route 6; thence S. 89° 31' 45" W., along said Right-of-way line, a distance of 30.00 feet to the point of beginning.

**TRACT II**

Part of a tract of land located in the Northeast  $\frac{1}{4}$  of Section 22, Township 17 North, Range 1 West of the 4th Principal Meridian described in Trust Deed (Doc. No. 553907) Recorded in Book 86, Page 240 in the Rock Island County Recorder's Office and also all of Lots 1 and 2 and part of Lots 3 and 4 in Selhost's Moe-Bet Mobile Manor Subdivision located in said Northeast  $\frac{1}{4}$  of Section 22, the boundary being more particularly described as follows:

Beginning at the Southwest corner of Lot 3 of said Moe-Bet Mobile Manor Subdivision; thence N. 03° 14' 29" W., along the Westerly line of said Lot 3, a distance of 683.51 feet; thence S. 89° 39' 09" E., a distance of 362.41 feet; thence N. 01° 41' 21" E., a distance of 303.67 feet, to a point on the South Right-of-way line of U.S. Route 6; thence N. 89° 31' 45" E., a distance of 509.74 feet to the Northwest corner of a tract recorded as Doc. No. 793465 in the Rock Island County Recorder's Office; thence Southerly along the West line of said Tract, a distance of 200.00 feet; thence Easterly along the South line of said Tract, a distance of 160.00 feet; thence Northerly, along the East line of said Tract, a distance of 200.00 feet to a point on the South Right-of-way line of U.S. Route 6; thence N. 89° 31' 45" E., along said Right-of-way line, a distance of 130.00 feet; thence S. 00° 27' 42" W., along the East line of Lot 4 of Selhost's Moe-Bet Mobile Manor, a distance of 945.15 feet to a point on the South line of the Northeast  $\frac{1}{4}$  of Section 22; thence S. 87° 42' 32" W., along said South line a distance of 1125.70 feet to the point of beginning; situated in the County of Rock Island, State of Illinois.



# VILLAGE OF COAL VALLEY Board Listing

PO BOX 105  
 COAL VALLEY IL 61240  
 Friday January 12, 2018

Next List No.: 704

Vendor Information	Warrant Description	Account Description	Fund(s)	Amount
ARNOL	ARNOLD MOTOR SUPPLY AUTO VALUE PARTS	HYDRO OIL 4 PLOW	01	271.94
ATT	AT&T	U-VERSE	51	60.35
BHSB	BLACKHAWK BANK & TRUST	BATTERIES	01	23.60
BONNE	BONNELL INDUSTRIES	PARTS FOR PLOW	01	1489.12
BS	BI-STATE REGIONAL COMMISSION	QTRLYMEMDUES	01	275.00
COMP	COMPASS MINERALS AMERICA	MAINT.SUPLYSSNOWREM.	01	2179.96
CONNO	CONNOR CO	2 DRILL BATERIES	01	261.18
FERGU	FERGUSON WATERWORKS #2516	SOFTWARE/MAINT.	51	2649.35
FRONT	FRONTIER - ORION	WELL4PHONE	51	74.00
G & L	G & L AUTO	SQD2 TIRERPR	01	20.00
G&K	G & K SERVICES	MATS	01	28.06
GENCO	GENESEO COMMUNICATIONS	INTERNET	01	50.00
GRAIN	GRAINGER	AIRCOMP. BELT	51	72.00
HOLLA	HOLLAND & SONS, INC	MX7 MOWER REPRS	01	1274.87
ICC	INTERNATIONAL CODE COUNCIL	ICC FEES	01	135.00
ILEPA	ILLINOIS ENVIRONMENTAL PROTECTION AGENCY	WTRPRTEST	51	10.00
JLBRA	J.L. BRADY COMPANY LLC	WELL4 DAMPER	51	1646.00
JUL	JULIE, INC.	JULIE LOCATES	51	448.20
LOC01	LOCIS	2018 SETUP	01	80.00
LOGAN	LOGAN CONTRACTORS SUPPLY, INC.	TAPEMSR/BOLTCTR	51	98.30
MIDA	MIDAMERICAN ENERGY	DEC'17 BILL	01, 51	6108.66
OCCUP	OCCUPATIONAL HEALTH CENTERS OF THE STATE	DRUGTESTJ.JUST	01	54.00
PERMA	PER MAR	BKGRNDCKJ.JUST	01	80.00
QUILL	QUILL CORPORATION	INK,FLDRS,FILES	01	178.31
REPUB	REPUBLIC SERVICES #400	4THQTR GB/RECYCL	51	49641.54
RICO	ROCK ISLAND COUNTY S.O.	DEC'17 PISTOLS	01	200.00
ROCKR	ROCK RIVER ELECTRIC INC.	2LFTSTNGENRATORS	51	30000.00
SEXTO	SEXTON FORD	SQD3 CKENGLITE	01	205.00
TRIEC	TRI-CITY ELECTRIC COMPANY	PHONE CHNGS	01	380.00
USA	USABLUBOOK	DRUM DOLLY/PAINT	51	625.37
VER	VERIZON WIRELESS	PD CELLPHONES	01	16.83
VIK	VIKING CHEMICAL COMPANY	CHLORINE	51	752.60
WEX	WEX	DEC'17 FUEL	01, 51	1322.32
Z&F	ZIMMER & FRANCESCON, INC.	2CKVLVSWELL4	51	1049.49

**Total Bills/Warrants to be approved: 101761.05**