

MINUTES OF THE REGULAR MEETING

OF THE LA SALLE CITY COUNCIL

September 16, 2024

A regular meeting of the La Salle City Council of La Salle, Illinois was held, Monday, September 16, 2024, at 6:30 p.m. with Mayor Jeff Grove with proper notices being duly and continuously posted.

The meeting was called to order at 6:34 p.m.

PLEDGE OF ALLEGIANCE

MOMENT OF SILENCE

Mayor Grove wanted to hold a moment of silence for Randy Gunia's mother, Dennis Hocking's father, and Nick Smudzinski, officer of 22 years in Spring Valley, our Chief Smudzinski brother, who all have passed recently.

ROLL CALL

Present – Mayor Grove, Aldermen Bacidore, Thompson, Ptak, Reynolds, Lavieri, Jeppson, Herndon, Crane

Absent – NONE

Others Present: Deputy Clerk Brent Bader, Economic Development Director Curt Bedei, City Attorney James McPhedran, City Engineer Brian Brown, City Treasurer Virginia Kochanowski, Fire Chief Jerry Janick

A quorum was present.

COMMENTS

Mayor Grove said this time will be for the public to comment and wants all to get their three minutes to themselves, he may address comments made here elsewhere during the meeting.

Brianne Hicks mentioned many of the concerns that was brought up at the past meetings. She also questioned the city's response to water quality issues and the status of the painted curbs. Ms. Hicks also raised concerns about the local chemical plant and the lack of an emergency plan. She mentioned overgrown properties and the lack of updates on large purchases like the street sweeper.

Dawn Hicks suggested donating the old public works building to the food pantry and discussed air quality during foggy days. She questioned the city's response to air quality problems and the impact on sensitive groups. She also suggested honoring veterans with banners.

Dena Hicks proposes including the public in ordinance changes and allowing a two-week period for public input. She also questioned the process of getting a home on the demolition list and the criteria for writing tickets. Hicks also raised concerns about the lack of crossing guards and the need for transparency in grant-related projects. She questioned a missing minutes from a meeting in March 2024 as she was trying to look up some information.

Chris Duncan, Vice President of LBA, thanked the city for its support at the annual BBQ & Blues and Jazz in the Streets events. He highlighted the contributions of various city employees and departments that helped out to organize and run this event. He acknowledged the inconvenience caused by the event but emphasized its importance in showcasing downtown businesses. Duncan expressed his gratitude for the continued partnership and support from the city.

Angel Farmer mentioned the behavior of city officials towards residents and the lack of transparency in decision-making. She also mentioned specific incidents of inappropriate behavior and lack of response to concerns. Farmer questioned the city's handling of a new ordinance, and the lack of education provided to city employees. She also highlighted the high cost of water at Club 55 and the need for promoting hydration.

APPROVAL OF MINUTES

Moved by Alderman Reynolds and seconded by Alderman Thompson to accept and place on file minutes of the Regular City Council meeting held September 3, 2024.

Voice vote, all ayes. Motion is carried.

DISCUSSION AND POTENTIAL ACTION ON THE FOLLOWING PETITIONS:

Moved by Alderman Lavieri and seconded by Alderman Jeppson to send the request to the Zoning Board of Appeals from Greg Brewer for a front setback variance from 25' to 3' to allow for a storage building/units.

Voice vote, all ayes. Motion is carried.

Moved by Alderman Jeppson and Alderman Crane to approve the request for a 2024 Raffle License from the Illinois Valley Animal Rescue.

Voice vote, all ayes. Motion is carried.

Moved by Alderman Thompson and Alderman Ptak to approve the request for a 2024 Raffle License from Club 55.

Voice vote, all ayes. Motion is carried.

Moved by Alderman Lavieri and seconded by Alderman Jeppson to approve the request from Designs and Signs on behalf of Starved Rock Technologies to install a double-facing, non-illuminated ground sign at 301 Civic Road.

Voice vote, all ayes. Motion is carried.

REPORTS OF CITY OFFICERS

Moved by Alderman Ptak and seconded by Alderman Lavieri to accept, approve, and place on file the Treasurer's Report for August 2024 showing total cash balances in LaSalle State Bank of \$11,100,011.57 and in Hometown National Bank of \$8,636,262.78. Each and every alderman has a copy.

Voice vote, all ayes. Motion is carried.

Moved by Alderman Bacidore and seconded by Alderman Reynolds to accept, approve, and place on file the Building Inspector's Report for August 2024 showing total fees collected of \$9,345.91 with total value of construction of \$2,101,681.50. Each and every alderman has a copy.

Voice vote, all ayes. Motion is carried.

Moved by Alderman Herndon and seconded by Alderman Reynolds to accept, approve, and place on file the Monthly Police Income report for August 2024 showing total fees collected of \$8,788.05.

Voice vote, all ayes. Motion is carried.

COMMUNICATIONS

Moved by Alderman Ptak and seconded by Alderman Lavieri to accept, approve, and place on file the Illinois Department of Revenue report showing sales tax collected for June 2024 of \$99,044.59, Home Rule Sales Tax of \$89,044.26, and Non-Home Rule Sales Tax of \$31.34 for a total of \$188,088.85. Each and every alderman has a copy.

Voice vote, all ayes. Motion is carried.

The discussion in regard to the Bid award for Rotary Park – Phase IV, Pickleball Courts & Parking Lot Improvements project started during the finance committee meeting.

City Engineer Brian Brown discussed with the council the possibility of expanding the pickleball courts at Rotary Park from four to six courts. Brown stated that it would be best to do the six now rather than later. The initial bid for the four courts was \$171,161.58, which comes to \$42,790.40 a court. The city would be spending more later if the expansion was not done now when the four courts were already being installed.

The committee considered expanding Pickleball courts at Rotary Park from four to six courts, with an additional cost of \$58,000. It would be substantially more, however, if this expansion was done later. The expansion cost does include lighting and infrastructure adjustments. The expansion cost would be around \$229,989.24, which comes to \$38,331.64 a court. Brown stated that they will be using some of the \$180,000 that they will receive from Ameren in regard to the High Line poles. He also stated that \$105,000 of the total bid cost would be part of the grant monies that the city received. He does recommend that the council does approve the four courts with the parking lot,

for \$253,640.86, with consideration of approving six courts. Brown did mention that there would be some cost added to this cost for a couple more light poles. Brown also mentioned that the parking lot did come in under bid. It was quoted for \$110,000 but came in at \$82,479.28. Alderman Jeppson said that they could justify this expansion because of the \$28,000 difference and the some of the Ameren money to save \$50,000 in the future. Brown mentioned that between the school and Rotary Club, they had purchased 6 park benches that they will be able to use on the sidelines of the court.

Alderman Thompson asked how hard it was to convert pickle to tennis courts. It would not be as easy to convert pickleball courts back to tennis courts. It is possible if need be however.

Moved by Alderman Reynolds and seconded by Alderman Thomson to approve Bid award for Rotary Park – Phase IV, Pickleball Courts & Parking Lot Improvements for six courts.

ROLL CALL

AYES: Aldermen Bacidore, Thompson, Ptak, Reynolds, Lavieri, Jeppson, Herndon

NAYS: Alderman Crane **Absent:** NONE **Abstain:** NONE

MOTION CARRIED: 7-1

Discussion regarding bid results for the separate demolitions of 446 Joliet Street, 1016 First Street, 1437 Crosat Street, and 853 9th Street. Each demo will need to be voted on separately.

Moved by Alderman Crane and seconded by Alderman Thompson to award River City demolition for the demolition of 446 Joliet Street for \$16,650.00.

Alderman Crane mentioned that River City was not the lowest bidder, but they presented proof of insurance.

ROLL CALL

AYES: Aldermen Thompson, Ptak, Reynolds, Lavieri, Jeppson, Herndon, Crane, Bacidore

NAYS: NONE **Absent:** NONE **Abstain:** NONE

MOTION CARRIED: 8-0

Moved by Alderman Crane and seconded by Alderman Thompson to award River City Demolition, Inc. for the demolition of 1016 Joliet Street for \$17,500.

Alderman Crane mentioned that River City was not the lowest bidder, but they presented proof of insurance, and this was in the best interest of the city.

ROLL CALL

AYES: Aldermen Ptak, Reynolds, Lavieri, Jeppson, Herndon, Crane, Bacidore, Thompson

NAYS: NONE **Absent:** NONE **Abstain:** NONE

MOTION CARRIED: 8-0

Moved by Alderman Crane and seconded by Alderman Ptak to award River City Demolition, Inc. for the demolition of 1437 Crosat Street for \$18,800.

Alderman Crane mentioned that River City was not the lowest bidder, but they presented proof of insurance, and this was in the best interest of the city.

ROLL CALL

AYES: Aldermen Reynolds, Lavieri, Jeppson, Herndon, Crane, Bacidore, Thompson, Ptak

NAYS: NONE **Absent:** NONE **Abstain:** NONE

MOTION CARRIED: 8-0

Moved by Alderman Crane and seconded by Alderman Thompson to award River City Demolition, Inc. for the demolition of 853 9th Street for \$16,200.

Alderman Crane mentioned that River City was not the lowest bidder, but they presented proof of insurance, and this was in the best interest of the city.

ROLL CALL

AYES: Aldermen Lavieri, Jeppson, Herndon, Crane, Bacidore, Thompson, Ptak, Reynolds

NAYS: NONE **Absent:** NONE **Abstain:** NONE

MOTION CARRIED: 8-0

Economic Development Director Curt Bedei mentioned that this was also part of the strong communities grant program.

APPOINTMENTS/RESIGNATION

Alderman Thompson asked if there was a Building Inspector appointed. Mayor Grove stated that Dennis Hocking was appointed the position. It is only a part time position.

Mayor Grove also mentioned that the city planned on having another person come in to go through the rental ordinances and make sure they are all followed properly.

Alderman Reynolds mentioned that he has noticed a difference on some properties already within his 2nd Ward since Hocking has been appointed.

STANDING COMMITTEES

Moved by Alderman Ptak and seconded by Alderman Lavieri to accept the recommendation of the Finance Committee regarding the purchase and installation of a door security system for the LaSalle Fire Department totaling \$16,334.00 from Seico, Inc.

ROLL CALL

AYES: Aldermen Jeppson, Herndon, Crane, Bacidore, Thompson, Ptak, Reynolds, Lavieri

NAYS: NONE **Absent:** NONE **Abstain:** NONE

MOTION CARRIED: 8-0

Moved by Alderman Bacidore and seconded by Alderman Ptak to accept the recommendation of the Streets, Alleys, and Traffic Committee regarding adding a handicapped parking space at 15 4th Street.

ROLL CALL

AYES: Aldermen Herndon, Crane, Bacidore, Thompson, Ptak, Reynolds, Lavieri, Jeppson

NAYS: NONE **Absent:** NONE **Abstain:** NONE

MOTION CARRIED: 8-0

Moved by Alderman Bacidore and seconded by Alderman Ptak to accept the recommendation of the Streets, Alleys, and Traffic Committee regarding adding a handicapped parking space at 41 4th Street, but instead will be adding Two Hour Parking signs of then northside of that entire block, from Peru Street to Chartres.

Deputy Clerk Bader verified this with city attorney Jim McPhedran to make sure that this did not have to go to another Streets, Alleys, and Traffic committee meeting. McPhedran stated that this can be addressed and voted on not at this meeting because the agenda items listed "and related matters." The residents were also given notice that this item was on the agenda for the last two meetings.

ROLL CALL

AYES: Aldermen Bacidore, Thompson, Ptak, Reynolds, Herndon

NAYS: Alderman Crane, Lavieri, Jeppson **Absent:** NONE **Abstain:** NONE

MOTION CARRIED: 5-3

SPECIAL COMMITTEES

Attorney McPhedran pointed out that there was public notice in regard to the Planning Commission meeting that was held tonight. Notices were made in the newspaper,

website and on the property. The Planning Commission met tonight at 5pm in regard to the following three matters on the agenda. Attorney McPhedran explained the Planning Commission's recommendation to clarify the zoning ordinance regarding daycare services. He also highlighted the need for a special use permit for daycare services with more than five persons.

Moved by Alderman Ptak and seconded by Alderman Reynolds to approve the Planning Commission recommendation regarding clarification of Zoning Ordinance regarding Special Use provisions within the Zoning Ordinance to clarify that certain "Daycare and Related Services" Businesses require a Special Use Permit for operation and use. Each and every alderman has a copy.

ROLL CALL

AYES: Aldermen Bacidore, Thompson, Ptak, Reynolds, Lavieri, Jeppson, Herndon, Crane

NAYS: NONE **Absent:** NONE **Abstain:** NONE

MOTION CARRIED: 8-0

Moved by Alderman Reynolds and seconded by Alderman Ptak to approve the Planning Commission recommendation regarding request for a Special Use Permit regarding request for Special Use Permit regarding former Lighted Way premises at 929 6th Street and 941 6th Street, LaSalle, Illinois for Daycare and Related Services Business. Each and every alderman has a copy.

Attorney McPhedran indicated that the developer was present at the planning commission meeting and currently at the council meeting. They do intend on following all city and state rules and regulations, regarding licensing, building permits, etc. He also mentioned that Dakota was the entity.

ROLL CALL

AYES: Aldermen Thompson, Ptak, Reynolds, Lavieri, Jeppson, Herndon, Crane, Bacidore

NAYS: NONE **Absent:** NONE **Abstain:** NONE

MOTION CARRIED: 8-0

Alderman Ptak, Alderman Reynolds, and Mayor Grove were all very pleased that this was happening within the old Lighted Way building and hopes for success for this business.

City Attorney McPhedran indicated that when La Salle County zoning was established it prompted what the City of La Salle had on the book in regard to regulating uses for developments in extraterritorial areas within a mile and a half of the City's limits. Recent legislation has come about for solar and wind developments and this item specifically

relates to solar but wind may be considered by the Planning Commission at a future date. These areas in the mile and a half range are neighboring of the City of La Salle and thus are of interest to the City and its residents as well as being sites for potential future annexations. It was the recommendation of the Planning Commission in regard to what was presented to them to show the City's interest that solar developments in this mile and a half range require a special use application. Attorney McPhedran noted there are some already in the City of La Salle but this would apply strictly to that mile and a half range. This also apply to commercial and industrial type developments and not roof top residential developments. He indicated the Planning Commission recommended it unanimously. Mayor Grove said its a proactive effort to make sure the City is allowed input. Attorney McPhedran noted every alderman he spoke with expressed interest in putting this in place.

Moved by Alderman Jeppson and seconded by Alderman Ptak to accept the Planning Commission recommendation regarding Text Amendment to the LaSalle Zoning Ordinance Regarding Further Regulation of Solar Developments, including in extraterritorial jurisdiction within a mile and a half of LaSalle City Limits, including Amendment of Special Use Provisions.

ROLL CALL

AYES: Aldermen Ptak, Reynolds, Lavieri, Jeppson, Herndon, Crane, Bacidore, Thompson

NAYS: NONE **Absent:** NONE **Abstain:** NONE

MOTION CARRIED: 8-0

OLD BUSINESS

Moved by Alderman Herndon and seconded by Alderman Crane to authorize Pay Estimate #3 & Final for Universal Asphalt & Excavating, Inc. Totaling \$76,717.07 for work completed to date on 2024 Road Improvements – MFT project.

ROLL CALL

AYES: Aldermen Reynolds, Lavieri, Jeppson, Herndon, Crane, Bacidore, Thompson, Ptak,

NAYS: NONE **Absent:** NONE **Abstain:** NONE

MOTION CARRIED: 8-0

City Engineer Brown also asked for a railing to be added to depot wall approval. He did receive a quote for a not to exceed price of \$9,339.10 to do these repairs also. Alderman Thompson asked if this had to go out to bid. Brown stated that he had the railing in the bid but received no bidders. He will be acting as general on this portion, which was about

\$1,700. This railing repair and addition became apparent after they cleaned up the wall area and removed some trees. This part of the city, not a property owner cost.

Moved by Alderman Reynolds and seconded by Alderman Thompson to authorize Payment for Cruz Concrete totaling \$30,000 for work completed on Train Depot Retaining Wall project, railing repair, and railing addition. Each and every alderman has a copy.

ROLL CALL

AYES: Aldermen Lavieri, Jeppson, Herndon, Crane, Bacidore, Thompson, Ptak, Reynolds

NAYS: NONE **Absent:** NONE **Abstain:** NONE

MOTION CARRIED: 8-0

Moved by Alderman Reynolds and seconded by Alderman Thompson to authorize Pay Request #1 for Vissering Construction Company totaling \$4,982.40 for work completed to date on East Wastewater Treatment Plant Gate Replacement. Each and every alderman has a copy.

ROLL CALL

AYES: Aldermen Jeppson, Herndon, Crane, Bacidore, Thompson, Ptak, Reynolds, Lavieri

NAYS: NONE **Absent:** None **Abstain:** NONE

MOTION CARRIED: 8-0

Moved by Alderman Reynolds and seconded by Alderman Thompson to authorize Pay Request #18 for Vissering Construction Company totaling \$132,345.87 for work completed to date on Aerobic Digester Conversion project. Each and every alderman has a copy.

ROLL CALL

AYES: Aldermen Herndon, Crane, Bacidore, Thompson, Ptak, Reynolds, Lavieri, Jeppson

NAYS: NONE **Absent:** None **Abstain:** NONE

MOTION CARRIED: 8-0

Moved by Alderman Reynolds and seconded by Alderman Thompson to authorize Pay Request #19 for Vissering Construction Company totaling \$300,941.55 for work completed to date on Aerobic Digester Conversion project. Each and every alderman has a copy.

City Engineer Brown stated that this is also part of a low interest loan that the city has received significant forgiveness for.

ROLL CALL

AYES: Aldermen Crane, Bacidore, Thompson, Ptak, Reynolds, Lavieri, Jeppson, Herndon

NAYS: NONE **Absent:** None **Abstain:** NONE

MOTION CARRIED: 8-0

Mayor Grove wanted to echo what Chris Duncan had said in regard to last weekend's event with the LBA. It was a great weekend for the city and appreciated LBA and all the city groups that helped out to make this another successful weekend.

NEW BUSINESS

Alderman Thompson wanted to remind all residents that it is Medicare/Medicaid picking time and to monitor their phone calls from scamming phone calls.

Deputy Clerk Brent Bader mentioned that there was a City of LaSalle Foundation raffle license that came through today. They understand that they were late to get this on the agenda for the meeting today but asked for some guidance as they would like to run the raffle as soon as possible. The event is September 26th and the next meeting is September 30th. Straw votes have been done in the past for non-profit organizations. Everything on the license looks to be similar from last year's also. They are not affiliated with the city. Mayor Grove asked all council members for a straw vote. They were all in favor of it. They will officially vote on this next meeting.

Mayor Grove asked for something to be sent to Streets and Alleys Agenda. There is a concern at intersections of Campbell/Lindberg and Illinois/Lindberg. There is no yield or stop sign going southbound on Campbell Ave. Alderman Bacidore stated that they will add this concern to the next meeting's agenda.

City Engineer Brown stated that they had a pre-bid meeting for the depot project that will be taking place in the vicinity of the water treatment plant. He discussed the need for 24-hour drilling and the potential impact on neighbors due to sound and lighting. He stated that they will be working with the contractor to provide sound barriers, and the city will notify the neighboring properties. This will be south of water treatment plant at 2nd and Union.

Attorney McPhedran stated that he will look into this more and was not sure if any other ordinance would need to be added since the project was already approved.

DISCUSSION AND POTENTIAL ACTION ON THE FOLLOWING ADDITIONAL ORDINANCES/RESOLUTIONS:

It was noted that the following ordinances were all discussed at the Planning Commission meeting prior to this meeting tonight.

Moved by Alderman Reynolds and seconded by Alderman Thompson to approve an ordinance clarifying the Zoning Ordinances of the City of LaSalle, LaSalle, Illinois

regarding: Special Use Permits (Certain Daycare and Related Services Business) Each and every alderman has a copy.

ROLL CALL

AYES: Aldermen Bacidore, Thompson, Ptak, Reynolds, Lavieri, Jeppson, Herndon, Crane

NAYS: NONE **Absent:** NONE **Abstain:** NONE

MOTION CARRIED: 8-0

Moved by Alderman Ptak and seconded by Alderman Thompson to approve an ordinance authorizing the granting of Special Use Permit within the City of LaSalle, LaSalle County, Illinois regarding operation and use of the former Lighted Way premises at 929 6th Street and 941 6th Street, LaSalle, Illinois as a "Daycare and Related Services" Business. Each and every alderman has a copy.

ROLL CALL

AYES: Aldermen Thompson, Ptak, Reynolds, Lavieri, Jeppson, Herndon, Crane, Bacidore

NAYS: NONE **Absent:** NONE **Abstain:** NONE

MOTION CARRIED: 8-0

Moved by Alderman Reynolds and seconded by Alderman Thompson to approve an ordinance approving a Text Amendment to the LaSalle Zoning Ordinance Regarding Further Regulation of Solar Development, Including in Extraterritorial Jurisdiction within a Mile and a Half of LaSalle City Limits, including Amendment of Special Use Provisions. Each and every alderman has a copy.

ROLL CALL

AYES: Aldermen Ptak, Reynolds, Lavieri, Jeppson, Herndon, Crane, Bacidore, Thompson

NAYS: NONE **Absent:** NONE **Abstain:** NONE

MOTION CARRIED: 8-0

Attorney McPhedran wanted to make note that the first ordinance in regard to the daycare had stated "persons", not children and they would have to be more than five. It is also not intended to affect the existing ones.

Curt Bedei announced that there will be an official ribbon cutting for the fitness court at the north end of Rotary Park by the baseball diamond. The event is expected to have representatives from the National Fitness Campaign and Blue Cross Blue Shield, as

well as IVCC soccer team members. Bedei mentioned that this project was part of the OSLAD grant and the ribbon cutting will highlight its completion.

Bedei also updated the council in regard to the housing rehabilitation grant. He mentioned that the wheels are turning at the NCICG office, but the process is still ongoing. He indicated that the grant application process could possibly extend towards the end of the year.

Alderman Lavieri pointed out that Perfectly Flawed was mentioned in an article in the Chicago Tribune. The article highlighted the Foundation's accomplishments.

APPROVAL OF BILLS

Moved by Alderman Ptak and seconded by Alderman Thompson to accept, pay, and file the bills from September 16, 2024: Total Submitted: \$831,767.55 (Total Payroll \$236,636.82, Bills to be Paid \$326,193.93, Total Bills Paid \$268,936.80). Each and every alderman has a copy.

ROLL CALL

AYES: Aldermen Reynolds, Lavieri, Jeppson, Herndon, Crane, Bacidore, Thompson, Ptak

NAYS: NONE **Absent:** NONE **Abstain:** NONE

MOTION CARRIED: 8-0

Moved by Alderman Reynolds and seconded by Alderman Crane to adjourn the meeting.

Voice vote, all ayes. Motion is carried.

ADJOURNED 7:51 pm

A handwritten signature in black ink, appearing to read "Amy Quinn". The signature is fluid and cursive, with "Amy" on the first line and "Quinn" on the second line.

Amy Quinn, City Clerk