

MINUTES OF THE REGULAR MEETING OF THE LA SALLE CITY COUNCIL

February 3, 2025

A regular meeting of the La Salle City Council of La Salle, Illinois was held, Monday, February 3, 2025, at 6:30 p.m. with Mayor Jeff Grove with proper notices being duly and continuously posted.

The meeting was called to order at 6:30 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present – Mayor Jeff Grove, Aldermen Bacidore, Reynolds, Lavieri, Jeppson, Herndon

Excused Absent – Alderman Ptak, Alderman Crane, Alderman Thompson

Moved by Alderman Lavieri and seconded by Alderman Jeppson to allow Alderman Crane to attend the meeting remotely.

ROLL CALL

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

NAYS: NONE **Absent**: Alderman Thompson, Ptak **Abstain**: NONE

MOTION CARRIED: 5-0

ROLL CALL

Present – Mayor Jeff Grove, Aldermen Bacidore, Reynolds, Lavieri, Jeppson, Herndon, Alderman Crane (remotely via phone call)

Absent – Alderman Thompson, Ptak

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

A quorum was present.

COMMENTS

Mayor Grove opened the floor for public comment, mentioning the agenda items and the importance of the public's input. Mayor Grove mentioned that Attorney John Duncan had sent out well information to anyone that had requested it. Deputy Clerk Brent Bader mentioned that he had handed out numbers for those to speak tonight.

Dena Hicks raised concerns about the sidewalk on Ninth Street, highlighting safety hazards and the lack of follow-up from the city. Dena Hicks also requested city council meeting packets available to all prior to the meetings and questioned the need for a zoning change for heavy industrial use. She suggested a donation box for food pantries and IVAR. Dena Hicks asked for a final cost on the Celebration of Lights.

Breanne Hicks questioned a schedule for the street sweeper and also raised her concerns about an issue of an abandoned vehicle at Matthiessen State Park. She read off some ordinances pertaining to an abandoned vehicle. She criticized the city's outdated website and the amount of the cost of updating it recently. Breanne Hicks expressed her concern on the lack of communication within the City of La Salle with one of her communication concerns regarding the removal of the ordinance allowing chicken and ducks.

Kathy Bastuck thanked the planning commission for their efforts to address dust issues from the current nearby Illinois Cement mine. She expressed hope for better health outcomes.

Attorney John Duncan clarified the voting process on the planning commission's recommendation. He also mentioned the distribution of well agreements.

APPROVAL OF MINUTES

Moved by Alderman Reynolds and seconded by Alderman Lavieri to accept and place on file minutes of the Regular City Council meeting held January 20, 2025. Each and every alderman has a copy.

Voice vote, all ayes. Motion is carried.

DISCUSSION AND POTENTIAL ACTION ON THE FOLLOWING PETITIONS

Moved by Alderman Jeppson and seconded by Alderman Herndon to approve the request for a 2025 Raffle License from Cops 4 Cancer, a 2025 Raffle License from Club 55 on behalf of Illinois Valley Animal Rescue, 2nd Hand Ranch and Rescue, and Safe House Animal Rescue League and a 2025 Raffle License from Adam Diss for Sheriff.

Voice vote, all ayes. Motion is carried.

REPORTS OF CITY OFFICERS

Moved by Alderman Lavieri and seconded by Alderman Reynolds to approve, accept, and place on file the Treasurer's Report for December 2024 showing total cash balances in La Salle State Bank of \$10,664,849.47 and in Hometown National Bank of \$8,556,269.39. Each and every alderman has a copy.

Voice vote, all ayes. Motion is carried.

STANDING COMMITTEES

Alderman Lavieri stated that the request for a monetary donation to Utica Fireside White Sox Club toward local ambulance services was discussed at the Finance Committee Meeting and no action was taken due to a lack of motion.

Moved by Alderman Bacidore and seconded by Alderman Lavieri to deny the request from Streets, Alleys and Traffic Committee to add a streetlight on Rockwell Road at the U.S. 6 intersection, but to go ahead and add reflectors to this entranceway.

ROLL CALL

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

NAYS: NONE **Absent:** Alderman Ptak, Thompson **Abstain:** NONE

MOTION CARRIED: 6-0

DISCUSSION AND POTENTIAL ACTION REGARDING SPECIAL COMMITTEES -

City Attorney Jim McPhedran mentioned that there needs to be a majority vote by the city council when it comes to ordinances and special use permits in this circumstance. The Mayor can also vote in certain circumstances.

Mayor Grove mentioned that the Planning Commission did have great discussion and some compromises in regard to this upcoming request.

Moved by Alderman Reynolds and seconded by Alderman Bacidore to approve the Planning Commission recommendation regarding the joint request of Frank L. Bedenko, individually and as Trustee under a Trust Agreement dated August 21, 2021 and Illinois Cement, LLC for a Zoning Change to M-2 Heavy Industrial and the issuance of a Special Use Permit related to a proposed mining operation and related endeavors on premises. Each and every alderman has a copy.

ROLL CALL

AYES: Aldermen Reynolds, Lavieri, Jeppson, Crane, Bacidore

NAYS: NONE **Absent:** Alderman Ptak, Thompson **Abstain:** Alderman Herndon

MOTION CARRIED: 5-0-1

OLD BUSINESS

Moved by Alderman Reynolds and seconded by Alderman Jeppson to authorize Pay Request #4 for Tieman Builders, Inc. Totaling \$13,155 for work completed to date on Public Works Shop Ceiling project.

ROLL CALL

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

NAYS: NONE **Absent:** Alderman Ptak, Thompson **Abstain:** NONE

MOTION CARRIED: 6-0

Moved by Alderman Lavieri and seconded by Alderman Jeppson to authorize Pay Request #2 for Sewer Tech, LLC totaling \$70,299.71 for work completed to date on 2024 Sewer Cleaning & Televising – Ward 2 south of 5th Street project.

ROLL CALL

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

NAYS: NONE **Absent:** Alderman Ptak, Thompson **Abstain:** NONE

MOTION CARRIED: 6-0

Discussion and potential action regarding the results of the structural engineering report provided by Willet Hoffman and Associates Inc. on properties at 217 Marquette Street and 801 First Street.

The city's structural engineering report on properties at 217 Marquette Street and 801 First Street is discussed, highlighting ongoing repairs and structural issues.

The city's representative structural engineer will continue to monitor the progress of repairs and ensure compliance.

Mayor Grove mentioned the city's request for proposals for the Public Works building at 2nd and Wright Street. There will be further vetting process. No more discussion at this time on this topic.

Curt Bedei announces a grant agreement with NCICG for the rehabilitation of homes within the community for the amount of \$650,000. , There will be approximately 10 homes rehabilitated. There will be a with a public meeting scheduled for Thursday, February 20 at 5pm at the City Hall for further information regarding this grant and the application process. Bedei stated that he will be posting information this week in regard to requirements needed to apply and what information may be needed for the application process. Any and all residents of La Salle, within city limits, are welcome to apply.

NEW BUSINESS

City Engineer invited Terry Boyer to present to the City Council with a proposal to do work on construction observation for our water treatment plan improvements in the new well.

Moved by Alderman Herndon and seconded by Alderman Lavieri to allow the presentation from Terry Boyer of Donohue & Associates regarding construction related services for the New Well and Water Treatment Plant Improvements (Task Order #40).

Voice vote, all ayes. Motion is carried.

Terry Boyer of Donahue and Associates presents a proposal for construction observation services for the new well and water treatment plant improvements. He discusses a couple different components to this project. First Component being the water quality, with second component being a new well house along with new electrical for the well pump. He spoke of a new generator for the bit building and a new treatment system, depending on the water quality results. Boyer also mentioned that they planned to be under contract with the city for approximately 30 mos. with all the services that will be needed for this project. He also mentioned that most of the earnest effort will come out next year at this time next year with the new well house and electrical. He stated that the total cost over the 30 months will be \$325,900, which is about 3% of the overall project.

Boyer mentioned that the council did already approve this project last December and it is also eligible on part of a low interest loan. The City of LaSalle qualifies for up to 71% loan forgiveness with a \$5 million cap. With this being about a \$10 million project, the city will be eligible to receive that \$5 million loan forgiveness.

Alderman Lavieri asked how many gallons per minute Boyer anticipated. Boyer said that is hard to say but he is hopeful for 1500 gallons per minute, but 1000 may be more realistic. Alderman Lavieri also questioned the noise issue. Boyer does believe it to be noisy. There is an intent to let them go 24/7 for the well drilling, possibly March to June. City Engineer Brown did mention the sound barriers that were part of the contract, along with light barriers for the area as well. Brown also stated that the city will be notifying the residents in the vicinity of the project before the work even starts.

Boyer also explained why a water treatment facility was needed at the well. He explained that the water may possibly contain some radium. He said that an HMO treatment system would be needed in order to treat that source separately from the rest of the water plant. It is a very significant and extensive footprint. The reason for this assumption is due to them receiving water quality from other wells. He also mentioned that the generator will be sized to take care of the new well pump as well as the entire water treatment plant.

City Engineer Brown wanted Mr. Boyer to give this brief presentation tonight on the upcoming work and the reason for some of the cost to this project.

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

Moved by Alderman Lavieri and seconded by Alderman Reynolds to approve the ordinance creating a PACE Area and establishing the Illinois Finance Authority Property Assessed Clean Energy Program for record owners of property that, from time to time, may voluntarily request the levy of special assessments to secure the financing or refinancing of their PACE projects; authorizing program administrators to act thereunder; designating the Illinois Finance Authority as the sole issuer of bonds and notes; and approving and related matters.

Economic Development Director Curt Bedei mentioned that the PACE refers to Energy Efficiency. Projects in the city that want to replace or upgrade any energy efficiency items would fall under the PACE program. Bedei did mention how this would be specific to the property and is not city wide. He also mentioned how this program primarily runs through the Illinois Finance Authority. City Attorney McPhedran mentioned how developers can apply for the program to use within the city and the city can help to facilitate it.

ROLL CALL

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

NAYS: NONE **Absent:** Alderman Thompson, Ptak **Abstain:** NONE

MOTION CARRIED: 6-0

City Engineer Brown asked Terry Boyer if the city also qualified for loan forgiveness on the wastewater treatment plan also. He stated that the city did qualify for 30% forgiveness. City Attorney McPhedran stated that this is regarding significant improvement plan to wastewater treatment plant, which is also being assisted in the engineering standpoint. He stated that the city has also communicated with IEPA in regard to the form of the ordinance.

Moved by Alderman Reynolds and seconded by Alderman Herndon to approve the ordinance authorizing the City of La Salle, La Salle County, Illinois to borrow funds from the Water Pollution Control Loan Program regarding construction of Wastewater Improvements. Each and every alderman has a copy.

ROLL CALL

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

NAYS: NONE **Absent:** Alderman Thompson, Ptak **Abstain:** NONE

MOTION CARRIED: 6-0

Moved by Alderman Reynolds and seconded by Alderman Bacidore to approve an Ordinance authorizing Zoning Change and granting of Special Use Permit within the City of La Salle, La Salle County, Illinois (Frank L. Bedenko, individually and as Trustee under a Trust Agreement dated August 21, 2021, and Illinois Cement, LLC). Each and every alderman has a copy.

ROLL CALL

AYES: Aldermen Lavieri, Jeppson, Crane, Bacidore, Reynolds

NAYS: NONE **Absent:** Alderman Thompson, Ptak **Abstain:** Alderman Herndon

MOTION CARRIED: 5-0-1

APPROVAL OF BILLS

Moved by Alderman Lavieri and seconded by Alderman Herndon to accept, pay, and file the bills from January 20, 2025: Total Submitted: \$1,383,390.64 (Total Payroll \$223,254.31, Bills to be Paid \$861,913.96, Total Bills Paid \$298,222.37). Each and every alderman has a copy.

ROLL CALL

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

NAYS: NONE **Absent:** Alderman Thompson, Ptak **Abstain:** NONE

MOTION CARRIED: 6-0

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

Voice vote, all ayes. Motion is carried.

ADJOURNED 7:20 pm

A handwritten signature in black ink, appearing to read "Amy Quinn". The signature is fluid and cursive, with a large, stylized 'Q' and 'u'.

Amy Quinn, City Clerk