

# **MINUTES OF THE REGULAR MEETING OF THE LA SALLE CITY COUNCIL**

**May 13, 2024**

**A regular meeting of the La Salle City Council of La Salle, Illinois was held, Monday, May 13, 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 6:30 p.m.**

## **PLEDGE OF ALLEGIANCE**

## **ROLL CALL**

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

**Absent** – NONE

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

**A quorum was present.**

## **COMMENTS**

Mayor Grove mentioned that this is time for public comment. He is going to choose to not respond at this time while it is the public's time to speak. He said that there may be a portion in the night where they will be able to respond to some of the concerns. Mayor wanted to discuss a situation that occurred last meeting but he was unable to respond because it was at the end when they finished their public comment. Mayor stated that as alderman and Mayor, the elected officials do sign up for some of this. Mayor stated that it is part of the position, however he does not welcome it and he doesn't let him bother him. Mayor Grove stated that he has an obligation to protect the city employees. He said that he does not need an employee to file a lawsuit to the City for not addressing it. Mayor Grove stated that the City of LaSalle will have zero tolerance in regard to harassment to city employees and staff. He said that there will be no warnings, it will be zero tolerance for any personal harassment. Mayor stated that not only would one be asked to leave but they would not be welcomed back to any meetings. He stated that everyone has a first amendment right but it doesn't give anyone a right to harass or personally attack. Mayor Grove stated that this may be going against the city attorney or other alderman but he is not going to allow it anymore.

Alderman Herndon stated that he agreed with Mayor Grove's words and the city council meetings are not a place for such a thing to happen.

Resident Thomas Johnson from 1593 Cambell Ave spoke next. He mentioned that he lived at this residence for the last 42 years. His home has a single driveway that goes to his detached garage. He stated that he was always able to park his boat in his garage every summer. He mentioned that his neighbor has erected a fence that is six inches from the edge of his driveway. He also mentioned that a person on the passenger side of his car is unable to exit the car due to the fence. The neighbor had given him no notice of the installation of the fence. He stated that his neighbor's purpose for the fence is to allow for her dogs to be able to go outside. He believes that the fence will drastically decrease his property value.

Breanne Hicks started out her portion of public comment by recognizing Brian Brown and Brent Bader. He stated that they both have been very helpful in responding and communicating with her and with other community members. She is very appreciative of the two of them. She then referenced the April 15<sup>th</sup> meeting when she had discussed the garbage alongside the fence line owned by Carus on Sterling Street. She said how Alderman Crane had stated at that meeting that if any property had received multiple calls in regard to unkept property, the building inspector would be made aware and the owner would eventually be fined or cited, with the fine potentially going up due to multiple citations. However, after the April 15<sup>th</sup> meeting Hicks then made a FOIA request for any garbage or littering tickets that the Carus property or M&H property has received in the last 10 years. She did receive her request back on May 8<sup>th</sup> and it stated that there were no records responsive to this stating that they have never been fined for any litter or garbage on their property. Ms. Hicks then asked for some clarification as to why they were told that this is normally taken care of with the property owners but yet she has found out that there is no record of this.

Ms. Hicks than stated that she had discussed with Alderman Crane a concern that she has with potassium permanganate containers that are stacked above the fence line at Carus. She said that they have flammable symbols on them with a sharpie X put through them. She is unsure on how this is appropriate or how to even address this, but she is hoping that someone could possibly look into this.

Dawn Hicks spoke next and stated that she was happy to report that after three weeks of no readings, the Rotary Park air monitor is up and running, as of May 2<sup>nd</sup>. She then said that the library's air monitor went down that same day but was back up and running by May 8<sup>th</sup>. She referenced the February 20<sup>th</sup> meeting when Brent Bader mentioned that the data from the air monitor is still being recorded, even when the app doesn't show the information. Hicks stated that this is unfortunately not the case. She had received a response back from Natasha Gaines from IQ Air in regard to this issue,

"Thank you for reaching out to IQ air regarding historical air quality data. Unfortunately, if the sensor is offline during a certain time and not collecting data, then

there would not be data for us to collect. I'm not sure exactly why your sensor went offline as there are many reasons a sensor can go down such as connectivity issues, power interruptions, etc.”

Dawn Hicks then asked when and if Rotary Park will be fixed so it will be safe for all children. She then continued by stating to Mayor Grove that she was pleased to not have heard or seen any complaints about water on social media. She is however disturbed by some paperwork that she had recently acquired. She read a small portion from that letter, “The lead and copper rule protect public health by minimizing lead and copper levels in drinking water primarily by reducing water corrosivity. Lead and Copper enter drinking water mainly from corrosion of lead and copper containing plumbing materials. Violation begin October 1, 2023, violation end February 29, 2024. Violation explained: ‘We failed to test our drinking water for the contaminant and period indicated. Because of this failure we cannot be sure of the quality of our drinking water during the period indicated.’” Hicks then thanked the city workers for fixing the yellow riding toy at Hegeler Park. She also noticed that many sewer grates had been cleaned out and installing receptables in the women’s bathroom at city hall. She also wanted to recognize Jerry for addressing a resident’s concern on Facebook. Hicks stated that he was respectful and helpful. She was also glad to see that the tarps came down at the Maytag building.

Angel Farmer addressed the podium to speak. Mayor Grove asked if she had heard his precursor to public comment. She stated that she had heard the end of it. He wanted to make sure she understood before she starts her public comment time. She said that she did not understand and asked the Mayor if he wanted to go back over it. Mayor Grove stated that one cannot say anything that would be harassing, sexual, physical or workplace harassment. There will be zero tolerance for that. She asked what that would pertain to. He stated that Farmer could look up the definition to it and she has been to enough places that she would be astute to it. She asked Mayor Grove if she had done any of that here in this last year. He stated that he was unaware that she did and if she had, then she got away with it, and it will not be allowed now moving forward.

Farmer continued by stating that she was able to make it tonight after hearing from Dawn Hicks that there were receptables in that women’s bathroom at city hall. She had a similar issue and notified another local mayor. She was notified when the needed equipment was ordered, and everything was installed last week for the women’s restroom in that town. She also mentioned that she notified this same local mayor in regard to a local park safety concern. Farmer stated that this mayor made sure that a potentially dangerous area was taped off as soon as he was notified. She said that she understood why the City is losing employees to Peru. It is due to the professionalism and actions of the other Mayor and many of their city employees. She said that she was able to use her public comment time to praise the positives and she was able to stand in front of three times the amount of people that are here at the LaSalle meeting. Farmer said that Mayor Grove had the chance to be a decent guy, but he ignores issues until someone call him out. She also stated that the Mayor then targets those people. She then asked Mayor

Grove if he had a timeline for Rotary Park's safety concerns. She stated that Rod Thorson compared the public comment time to a loud muffler. She said that he also had mentioned that the public comment should be criminalized, but she believes that the small things that are being mentioned are big accomplishments.

Farmer also stated that she does not support, under no circumstance, someone calling up the police department making threats or deep, hurtful comments about family members getting ill. She said that she had similar threats sent to her when her dad and sister passed away in 2022. She said that statements like those she would never support, even if they were directed to Mayor Grove.

Ms. Farmer then read a direct quote from a portion of a LaSalle County Sheriff's Office report, "John and Jamie then told John, he hoped he doesn't see him outside because he kicked his ass," The next quote came from the same deputies report regarding the follow up phone call with Mr. Duncan. "John asked if the report was finished for Jamie Hicks threatening to whip the fuck out of him and what was being done about it. I explained to John that he had told me before leaving yesterday, he did not wish to pursue anything at the time. John explained that he now wanted to press charges for Jamie threatening to whip the fuck out of him. I explained to John the language he's using is different from yesterday. I then read back the statement to him that he had given me yesterday about Jamie telling him 'he hopes he doesn't see him outside because he's going to kick his ass'". Farmer is deeply concerned by this because she pointed out that Hicks is not in attendance, and he is no longer able to attend these meetings. She stated that as part of her investigation, she said that she spoke with the sheriff's office and if there is anyone in attendance tonight who may believe that the deputy lied about Mr. Duncan's claims in the report, the sheriff's office encourages them to file a formal complaint, view the recordings, or contact a supervisor. She said that if anyone believes that any of that report was falsified by the deputy, one has a duty to report it. She stated that integrity is everything. She said that for the remainder of her time, she will be holding a silent one man protest against all forms of retaliation. Mr. Duncan informed her when her time was up.

Dena Hicks spoke next and wanted the council to know that she comes to these meetings to learn about the city and how she can be a better citizen for the City of LaSalle. She first mentioned how she has reached out numerous times to Alderman Herndon and Alderman Crane, who are her alderman, via email and she has not received any responses back. She wanted to verify if they were even getting her emails. Alderman Crane asked John to stop Dena's time so he could explain. Alderman Crane stated that he has not received any of her emails. He believes that sometimes if you go through the city's website email form it may not get sent directly to the correct inbox. He also said that he has had this discussion with Dena's daughter, Breanne, and they have exchanged emails directly and he would be willing to do the same for Dena.

Dena is concerned because if this is occurring with her than it may be occurring with many other residents.

She also asked if the City would be able to allow for the packets to be available to the public before the meeting. She said that this is what Peru does and residents could then look over items and ask questions pertaining to the items on the agenda. She suggested that if the City was not willing to provide packets, then maybe allow some time at the end of the meeting to have another form of discussion.

Dena also asked about if there was clarification or a correction to the Building Inspector's Report from a few meetings ago when there was some confusion pertaining to the amount of \$23 million. She also wanted to ask a question in regard to the fiber company that was approved. She asked if someone would be able to explain the fiber situation again and if other companies would be able to use the same fiber as Geneseo.

Angel Farmer asked Mayor Grove to go over his precursor from the beginning of public comment. Mayor Grove stated that he already had her time for public comments. Farmer continued to ask a question and Mayor Grove gave Farmer a second warning for interrupting.

### **APPROVAL OF MINUTES**

Moved by Alderman Reynolds and seconded by Alderman Herndon to approve the Minutes of the Regular City Council meeting held April 29, 2024. Each and every alderman has a copy.

Voice vote, all ayes. Motion carried.

### **DISCUSSION AND POTENTIAL ACTION ON THE FOLLOWING PETITIONS:**

Moved by Alderman Jeppson and seconded by Alderman Thompson to approve the request from Ameren Illinois to break ground at:

- 549 Sterling Street
- 650 5<sup>th</sup> Street
- 727 Hennepin Street

Voice vote, all ayes. Motion carried.

Moved by Alderman Ptak and seconded by Alderman Reynolds to approve the request from Phillip Buffo on behalf of Speakeasy on First for a Special Event Permit to close a street to host "Downtown LaSalle Car Show" from 9 a.m. to 2 p.m. Saturday, August 31, 2024 on First Street from Joliet to Hennepin Streets.

Phillip Buffo spoke and stated that he received all the signatures in favor of this permit from the surrounding businesses. Buffo's intent with this event is to attract others to the other side of Joliet. He is involving all the businesses with an award from each business for the cars at the car show. They will also be having small food tents from each of these businesses at this event.

### **ROLL CALL**

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

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

**MOTION CARRIED: 8-0**

## **REPORTS OF CITY OFFICERS**

Moved by Alderman Bacidore and seconded by Alderman Reynolds to approve and place on file the Building Inspector's Report for April 2024 showing total fees collected of \$2,300 with total value of construction of \$230,595.00.

Voice vote, all ayes. Motion carried.

Moved by Alderman Herndon and seconded by Alderman Reynolds to approve and place on file the Monthly Police Income report for April 2024 showing total fees collected of \$5,535.40.

Voice vote, all ayes. Motion carried.

Moved by Alderman Ptak and seconded by Alderman Lavieri to approve and place on file the Treasurer's Report for April 2024 showing total cash balances in La Salle State Bank of \$10,813,936.77 and in Hometown National Bank of \$7,930,153.06. Each and every alderman has a copy.

Voice vote, all ayes. Motion carried.

## **STANDING COMMITTEES**

Moved by Alderman Ptak and seconded by Alderman Thompson to accept the recommendations of the Finance Committee regarding a request from Margie King of 907 First Street, LLC for a Redevelopment Incentive Program grant totaling \$12,500 for premises located at 907 First Street.

## **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 Ptak and seconded by Alderman Reynolds to approve the recommendation of the Finance Committee regarding the installation of generator transfer switches at the City's Well Field Stands at a cost of \$103,882.00 From Ficek Electric.

## **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 Ptak and seconded by Alderman Lavieri to approve the recommendation of the Finance Committee regarding a request the installation of a generator transfer switch at the East End Booster Station at a cost of \$19,971.00 from Brady Electric.

**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 Ptak and seconded by Alderman Herndon to approve the recommendation of the Finance Committee regarding the purchase of six double-facing Tax Increment Financing (TIF) District advertising signs at a cost of \$3,780.00.

**ROLL CALL**

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

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

**MOTION CARRIED: 8-0**

**OLD BUSINESS**

Moved by Alderman Crane and seconded by Alderman Reynolds to approve the authorization hiring Hoerr Construction at a cost of \$146,250.00 for aluminum storm sewer lining work of failing sewer on Marquette Street from Sixth to Seventh streets. Each and every alderman has a copy.

Alderman Jeppson asked if this was the same company that the city has used in the past. City Engineer Brown stated that this company is more economically feasible to use for such a project. He plans on them getting to it in the next couple weeks. If this does get approved tonight, Brown will be on the phone with Hoerr Construction tomorrow and parts will be ordered. Brown mentioned that the city will be paving two blocks of that stretch as part of the MFT program.

Mayor Grove mentioned that this program would not be digging up the roads to do this project. Brown mentioned that it is pricey but much less cost not having to dig up the utilities.

Alderman Lavieri asked if there this was hard to even get a competitive bid because they are not too many companies that does this work. Brown mentioned that there were a couple companies in the local, but with this being an emergency Hoerr Construction have the lower bid from the last time they bid. Brown believes them to quotate the City at \$395/ft and this time is \$375/ft.

## **ROLL CALL**

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

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

## **MOTION CARRIED: 8-0**

Alderman Jeppson wanted to address Dawn Hicks under old business in regard to the air monitor issue. He stated that they believe the issue to have been due to someone turning the breaker on and off with the baseball diamond lights being used frequently. The City has put a lock on the breaker box so this issue should not occur again. Bader was informed that the city was unable to get any old data. Bader did state that if there are any more issues with the air monitor, he can be contacted directly through his email or by phone. Bader believes that this should rectify the issue. Bader did mention that he will contact the library in regard to their issues. Alderman Jeppson did state that the library monitor is ran by an out of state university.

Alderman Lavieri mentioned the 23 million that was questioned on the minutes last meeting. It was checked into, and the amount was correct so that is why the correction was never made or discussed.

Deputy Clerk Brent Bader discussed with council their interest in E-waste recycling. Bader reported that the City had more cars reported than they did two years ago. He was just curious to see if the council may be interested in doing this event in two years again. Bader did mention that the City has been receiving a type of grant for this event through a version of the electronic device recycling act. He mentioned that this is to sunset in 2026. He thought that the city may want to consider taking advantage of this while the grant is still available.

Mayor Grove does believe this to be a good thing because of the report showing more vehicles.

Chairman Ptak does agree with the event especially since the City could receive a grant for it.



Bader mentioned that the response was very positive from those who drove out to recycle. Bader mentioned that he was not receiving any cons to this event, so he will plan on bringing the event to the council again in two years.

Chairman Ptak did ask if Bader would be able to check into the IT issue that Dena Hicks previously mentioned. Bader said that he will be looking into this. Bader did mention that the city email issue may be the alternative to placing email accounts on the webpage. This generally would attract more spam bots that comb through websites snatching emails and then sending out hundreds of junk mail. He believes that this is why a contact form was created. He will be contacting the website host to discuss this issue.

Chairman Ptak also discussed Hicks' other concern from earlier in regard to the iFiber service. Ptak mentioned that Geneseo will set up their own fiber and no one else will be able to use that. The city does not do exclusive agreements.

Brent Bader also mentioned that the city has their community cleanup event on Saturday. Registration is available on the City's Facebook page and the city website. It will be Saturday at 8am and all are welcome. The RSVP was to just get an idea of the volunteer count. Bader mentioned that there has not been a ton of feedback just yet.

Mayor Grove mentioned that he wanted to double check the building permit in regard to Tom Johnson's property line concern that was mentioned earlier. Mayor Grove did state that property owners are allowed to put their fence line right on their property lines. Mayor Grove does want to verify the permit for the fence, but he feels that it may be a civil matter which the city can not do much about.

Mr. Johnson does feel that the city should change the way that permits are issued. He would like to see the neighbors notified of such permits that the residents could come down and discuss prior to an approval of a permit.

Mayor Grove also mentioned that he informed the aldermen that Dean Tieman team will be taking care of the safety concerns at the Rotary Park Playground as soon as they can get to it. They know it is a priority for the City.

Mayor Grove asked residents to make sure do their part and take care of their lawns. Chief Smudzinski stated that they have written about 75-100 tickets so far this season for such an issue.

Mayor Grove also asked for all residents to be conscience of their LRS container placement. It is intended for the LRS employee to not have to leave the truck for safety concerns and they use the arm to dump each container. Mayor Grove asked that residents are mindful of car parking, placement of containers and allowing for a gap between each container when it is recycling week.

Alderman Jeppson that there was an issue on Marquette Street with parking and the residents figured out to roll the containers out to the road a bit for the truck to be able to still grab their containers even when there has been overcrowded parking.

## **NEW BUSINESS**

Moved by Alderman Herndon and seconded by Alderman Crane to approve of work to be completed by John Pohar & Sons at a cost of \$20,589.00 regarding ditch cleaning from Richard Hallett Road to Oak Ridge Golf Course.

## **ROLL CALL**

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

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

## **MOTION CARRIED: 8-0**

Alderman Lavieri asked where the location was of this work. City Engineer Brian Brown mentioned that there is a ditch in the field between the duplexes. The issue is that the drain is silted in and causing the culvert to fail. This will also be cleaning up the culvert in preparation for paving Richard Hallett Road. Brown also mentioned that he has contacted the Village of Utica's engineer to see if he would be able to speak to the owner of the property. He recommends putting in a green space to limit the silt that comes underneath the culvert. The Village engineer has not had any luck in contacting this property owner.

Alderman Reynolds asked if there was any complaints or comments since the City added additional lightning to Richard Hallett. Alderman Crane said that he has not heard anything. Herndon heard that many are happy with it.

City Engineer mentioned that the City will be installing race reflectors in the center line of the curve and the turn lanes as part of the Richard Hallett Road re-pavement project.

Moved by Alderman Crane and seconded by Alderman Jeppson to authorize to put out for bid the Depot Retaining Wall along First Street.

Mayor Grove mentioned that the City has wanted to focus on the property from Bucklin to the railroad tracks for quite some time.

City Engineer Brown mentioned that he intends to put the bid out on June 6 and the council can work on it the June 10<sup>th</sup> meeting.

## **ROLL CALL**

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

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

### **MOTION CARRIED: 8-0**

Moved by Alderman Jeppson and seconded by Alderman Herndon to approve a Letter of Support to OSF Saint Elizabeth Administrative Team regarding proposed investments into OSF Saint Elizabeth – Peru campus location to become a regional “hub hospital”.

Alderman Lavieri mentioned that he knows that many are upset with the changes in healthcare, but he said that many are going to have to accept the changes, or they will lose their health care.

Mayor Grove mentioned that other communities are concerned with having less services in their city. OSF did purchase the Peru building and there is service through there now. Mayor understands that Ottawa Hospital will have a new Hospital built across the street from their current one. He does not believe that the new Ottawa one will not have the same services as they do know, and this may be one of the concerns from communities. Mayor stated that if the City shows support to OSF, it is not showing that they doesn't show we are against Ottawa, but for the opening of the Peru facility. The Mayor believes that they are doing everything they can, and he wants the City to show their support to OSF. This letter will help when OSF goes to the state for approval to make the changes that are needed.

### **ROLL CALL**

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

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

### **MOTION CARRIED: 7-0-1**

Mayor Grove began the discussion in regard to 801 First Street. He stated that 16 months officially ended May 9<sup>th</sup> because it goes by when actually the documents are all signed. Mayor Grove was a little disappointed because he was reached out to by the newspaper. He didn't want to give any comments on the agreement prior to the agreement actually not being over yet, even though he knew where it was going. He read his following statement that he wrote, “My name is Jeff Grove, Mayor to the City of La Salle. I wanted to give a statement as this is my position and it does not necessarily represent that the city council members. Some Alderman may share my position, maybe all , but that is for them to tell. Last Thursday, May 9, marked the last day of the agreement between the City of LaSalle and the CL group in regard to 801/805 First Street. The agreement was entered into on January 9, 2023. Obviously, I'm disappointed that this project is not completed. In late 2022, the City hired outside counsel to direct us on how to handle the lack of progress by CL, in a building in the center of La Salle's Business district. First step was to come up with an agreement with CL, to give the developer an opportunity to complete the project. In good faith, the city entered into this agreement. I was cautiously optimistic. The city offered financial incentives to go into effect after completion.” He said that the main point that others need to realize was after the completion of the project. He mentioned how it would be

paid back through taxes and real estate which was part of the agreement. He continued with his statement, "I was disappointed that no representative from CL reached out to the city to give a courtesy heads up that the project 801/805 First Street would not be completed by 5-9-24. But they took the time to answer an inquiry from newspaper. It is convenient that initially I am being told that Carus Chemical and CL are separate entities. But now an excuse that the newspaper stated was that the delay is because of the Carus fire. I find it interesting that Carus Chemical is already rebuilding their assets lost in the fire but cannot finish 801/805 First Street. We have developers in the city that finished projects and are currently doing projects and started before and after we had the agreement 16 months ago with CL. Thank you Mike Bird, Luke Weiden and Dave Raccuglia, just to name a couple of them for doing it the right way. Carus Chemical is already rebuilding their assets lost in the fire but cannot finish 801/805 First Street. Now that the agreement is over, it's time to move to the next option in my opinion. You will see from pictures from our City Building Inspector and City Engineer who went through on Friday. I believe that this building is far from being finished. I do not blame Mr. Fox that we met last week. I do not blame Raphael, who's been kind of this onsite manager. The responsibility falls on the shoulders of Peter Limberger, in my opinion. He's the one who's responsible for financing the projects. I believe the city should move forward in the courts to get control the building and find the developer to fix it. No more extensions. No more excuses. I along with many constituents and visitors get sick to my stomach every time I drive by 801/805 First St. Thank you." He stated again that this is just his opinion. It will be up to the council decide what they want to do. Mayor Grove believe that enough is enough. The city can look at it like this will be how they can deal with 801/805 and then this will be a footprint of how to address the Kaskaskia.

Alderman Thompson said that he believes it is not just Mr. Limberger. In the meeting he sat in at, it was Inga Carus that he had listened to. He said that they could have fixed this anytime that they would have wanted. Thompson also stated that they have the money to repair their factory, yet the City had to fight for the insurance money for the fire departments losses. He agrees with the Mayor and feels that it is time for the City to act.

Alderman Reynolds questions how much it will cost for the city moving forward. He stated that there is a new person overseeing the project and he believes this allows them the opportunity to potentially finish. He would like to see them work closely with the city, but also give this new manager an opportunity to finish. He believes that it gives bad press to the City if the city is not willing to extend their agreement.

Alderman Bacidore stated that how he has listened to this group for a long time discuss all their promises, starting with the hotel. They once informed the city that the Bank of Davenport was taking over the hotel to complete. He believes that they told the same lies at the hotel and now doing the same thing with this property. He questioned how many places this group has open while having the La Salle property. Bacidore believes

it to be three different properties while the LaSalle property was sitting. He would like to see everything pulled out from under them.

Mayor Grove stated that it is May 13th and the agreement ended May 9<sup>th</sup>. He said that he was only informed of the extension because of the newspaper article to get an extension from the city. No alderman stated they were reached out to in regard to the extension. Mayor Grove stated that there was no representative at the meeting tonight so that shows him the lack of respect.

Alderman Reynolds mentioned that they did reach out to him. They asked if the city council could approve an extension until they got everything together and move forward. He said that is why Mr. Fox was here to explain last meeting their present position. Mayor Grove stated that they were actually only at the meeting to explain and have approved the Ameren issue.

Alderman Herndon stated that he was in agreement with the Mayor. He said that it has been many years since Matt Baker was with the NewsTribune and this is when they gave Alderman Bacidore the "Bullshit Boulevard". Herndon said that these people have continually lied to the city over and over. He believes that city needs to do their due diligence and give it to these people. He said that they can say what they want, but they are nothing but liars. He believes that nothing will happen to the hotel, so go after them for 801 and get the east side cleaned up for the City.

Alderman Ptak stated that it speaks volumes that no one is here from 801 LLC. He is disappointed that they then have communicated with the City basically through the media. He is also upset that they used one excuse to be COVID-19 or COVID in the Fall of 2019 when it was actually three months before COVID hit. Ptak really did have a belief, 16 months ago, that this would get finished. He said that he believes that some people have a misinterpretation. He stated that the City's agreement is not for them to have the bottom finished. The city was looking for them to just have the bottom storefronts with the 6 apartments upstairs to be finished and rentable.

Alderman Ptak stated how they have the power and plumbing there, and they have spent some serious money. He does feel that the city should probably terminate this agreement. This could extend to June 13 and they have a building permit to June 1. Ptak also feels that they should come back to the City because the City does not want that to sit there. Ptak said that it would behoove them to finish this so they can collect some of the TIF money. Their TIF money has a time limit that it is going to end here shortly, 5-7 years. He believes that they should want to finish so they could collect some of their investment. Ptak truly wants them to come back to the City, even though know some of the council won't believe a word that they say. He truly still wants to have faith and he wants to be cooperative with them. Ptak said that if the City does not choose to extend with them another agreement, they will walk away and the City will be blamed for it. Ptak is unsure as to which avenue to go. He does not understand their reasoning and it baffles him to think that they could leave it that way.

Alderman Lavieri mentioned that TIF 5 ends in 2030. He mentioned how the City may try to get an extension for the downtown TIF, but this building may not qualify for such an extension.

Mayor Grove also mentioned that their outside counsel, Attorney Sheryl Churney, doing a lot of outside leg work and making sure there are not liens on the property. Mayor Grove stated that there is no proof but it is understood that there could be potential liens on this property and there may be no availability for them to get loans on this property. He was unsure if that was true or not.

Alderman Thompson asked if the contract is null and void because it is passed the date, why is the city giving them till June 13.

Attorney Sheryl Churney spoke and stated that the agreement does not automatically terminate on May 9<sup>th</sup>. There is a formal procedure for terminating and notice requirements and that is why that June 13<sup>th</sup> date is there. Alderman Thompson questioned the word unilaterally that was used. Attorney Churney stated that the city is terminating the agreement. The City is taking the formal step to terminate the agreement.

Alderman Thompson was a little uncertain because he believed that when, on a regular contract, when one party doesn't meet the contract deadline, the other party would have power. He believes that the city should not have to do anything in regard to this because the contract date was not met.

Attorney Churney stated that the city is terminating the agreement. The City is taking the formal step to terminate the agreement.

Attorney McPhedran also stated that on behalf of the City, Sheryl is taking and pursuing aggressively any and all appropriate legal remedies available.

Mayor Grove wanted to respond to Alderman Reynolds comment from earlier. Mayor Grove believes that the City has to take care of constituents then other potential businesses coming in. This action also sets an expectation to other businesses that may want to come into LaSalle and it also shows the current businesses respect to them that have done it right for the City. Mayor Grove said that he doesn't believe the City to be the only ones having issues with this group.

Alderman Ptak stated that the money isn't coming from the City. The TIF money is coming from the tax that they created. He believes that they should be finishing to collect on the money they are paying in on their real estate tax.

Alderman Bacidore doesn't understand how they can have the money to do it but they are not doing it. He stated how Mr. Bird purchased the 500 1<sup>st</sup> St. "shack" and he has it almost done.

Alderman Reynolds wants to give this group another shot and make this the final one.

Moved by Alderman Ptak and seconded by Alderman Reynolds to approve to send a notice to terminate the Redevelopment Agreement Concerning Premises at 801 First

Street, Including, But Not limited to, Potential Notice Related Thereto. Each and every alderman has a copy.

### **ROLL CALL**

**AYES:** Aldermen Thompson, Ptak, Lavieri, Jeppson, Herndon, Crane, Bacidore, Mayor Grove

**NAYS:** Alderman Reynolds      **Absent:** NONE      **Abstain:** NONE

### **MOTION CARRIED: 8-1**

There was a question in regard to Alderman Reynolds seconding the motion but then voting against it. It was decided that we should have another motion if Alderman Reynolds is not in favor of this termination.

Moved by Alderman Ptak and seconded by Alderman Thompson to terminate the Redevelopment Agreement Concerning Premises at 801 First Street, Including, But Not limited to, Potential Notice Related Thereto. Each and every alderman has a copy.

### **ROLL CALL**

**AYES:** Aldermen Ptak, Lavieri, Jeppson, Herndon, Crane, Bacidore, Thompson, Mayor Grove

**NAYS:** Alderman Reynolds      **Absent:** NONE      **Abstain:** NONE

### **MOTION CARRIED: 8-1**

Mayor Grove wanted to thank and appreciate all parties that have been involved in this.

Attorney McPhedran stated that not only Cheryl and himself but they had confirmed extensively with TIF counsel. He is part of the process in providing advice to the City on this and is aware that this is up for consideration tonight. McPhedran stated that the counsel did support the language in this notice.

For other new business, Deputy Bader mentioned that the resident at 1140 7<sup>th</sup> St. reached out to him to notify him that they recently purchased the home and there was a handicapped parking space in the front of this home. Bader mentioned that no action was needed tonight. Alderman Bacidore said that they will add this to the next Streets, Alley, and Traffic (SAT) Committee meeting in two weeks.

Moved by Alderman Lavieri and seconded by Alderman Bacidore to add this item to the SAT committee meeting agenda in two weeks.

Voice vote, all ayes. Motion is carried.

Alderman Reynolds mentioned that at 356 Crosat St. said that there is some issues with parking and he would like this added to the SAT committee meeting in two weeks also. He is looking to have no parking on a certain portion of that street.

Alderman Thompson mentioned that there has been an issue with Shaw Media marketplace and their coupon baggies. He thought this issue was resolved but unfortunately, he has noticed that they are back to throwing them out in neighborhood's again.

Mayor Grove mentioned that the weekend of Memorial Day weekend there will be Art in the Park Music at Pulaski Park on Saturday and Sunday.

Mayor Grove also mentioned that at the staff meeting today they discussed informing anyone that would like agenda items added for the next meeting by noon on that Thursday prior.

Economic Development Director Curt Bedei received a special use permit late Friday related to a potential new business with something related to cannabis and additionally solar panels. Attorney McPhedran said historically referred those things by motion and a vote but that is not necessarily. It is appropriate to announce at a Council meeting which gives the public advance notice before notices go out. He said this is starting the process and it will be sent to the Planning Commission.

Alderman Jeppson asked if a motion was needed, McPhedran said it is not needed. All aldermen have a copy of the request. McPhedran said prior votes were a courtesy, but the important part is ensuring the public knows of it and the process for approval.

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

Moved by Alderman Reynolds and seconded by Alderman Thompson to approve the ordinance approving and authorizing the execution of a Tax Increment Financing (TIF) District Redevelopment Agreement by and between the City of La Salle, La Salle County, Illinois and Towpath Properties, LLC and John Galvan. 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**

## **APPROVAL OF BILLS**

Moved by Alderman Ptak and seconded by Alderman Lavieri to accept, pay, and file the bills from April 29, 2024: Total Submitted: \$870,741.23 (Total Payroll \$226,303.97, Bills to be Paid \$341,131.93, Total Bills Paid \$303,305.33). Each and every alderman has a copy.



**ROLL CALL**

**AYE:** Aldermen Laveri, Jeppson, Herndon, Crane, Bacidore, Thompson, Ptak, Reynolds

**NAY:** 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**

**7:46**

**pm**

A handwritten signature in black ink that reads "Amy Quinn". The signature is written in a cursive, flowing style.

Amy Quinn, City Clerk