

MINUTES OF THE REGULAR MEETING
OF THE LA SALLE CITY COUNCIL

September 15, 2025

**A regular meeting of the La Salle City Council of La Salle, Illinois, was held
Monday, September 15, 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.**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Mayor Jeff Grove, Aldermen Demes, Thompson, Reynolds, Lavieri, Jeppson, Herndon, Crane

Excused Absence: Alderman Ptak

Others Present: Deputy Clerk Brent Bader, Economic Development Director Curt Bedei, City Engineer Brian Brown, Police Chief Mike Smudzinski, Fire Chief Jerry Janick, and City Attorney James McPhedran

A quorum was present.

COMMENTS

Mayor Grove opened the floor for public comment, allowing residents to share their thoughts and concerns.

Chris Duncan of the La Salle Business Association (LBA) reported on the success of the past weekend's annual events BBQ 'N Blues and Jazz 'N the Street. Duncan thanked the City for its ongoing support.

Moved by Alderman Lavieri and seconded by Alderman Thompson to proceed with the **APPOINTMENT/RESIGNATIONS** agenda item at this time.

Voice vote, all ayes. Motion is carried.

Deputy Clerk Bader noted the swearing in of the Police Chief requires no Council action, but staff felt it would be a nice gesture to swear him in now. Bader noted Mayor Grove made the formal announcement of this appointment at an earlier Council meeting.

City Clerk Liz Bishop swore in Jason Stubler as the new Chief of Police. Many members of the La Salle Police Department were present as Chief Stubler was welcomed to the City.

APPROVAL OF MINUTES

Moved by Alderman Reynolds and seconded by Alderman Demes to accept and place on file minutes of the Regular City Council meeting held September 2, 2025. Each and every alderman has a copy.

Voice vote, all ayes. Motion is carried.

Alderman Lavieri asked if the remaining items in **APPOINTMENTS/RESIGNATIONS** should be completed prior to resuming the remainder of the agenda. Deputy City Clerk Bader recommended doing so.

Moved by Alderman Crane and seconded by Alderman Thompson to accept, with regret, the resignation of Captain Brian Zeller of the La Salle Fire Department.

AYES: Aldermen Demes, Thompson, Reynolds, Lavieri, Jeppson, Herndon, Crane

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

MOTION CARRIED: 7-0-0

Moved by Alderman Lavieri and seconded by Alderman Jeppson to hire a candidate for the position of firefighter from the Firefighter Eligibility List per the recommendation of the Police and Fire Commissioners for the City of La Salle and related matters.

AYES: Aldermen Thompson, Reynolds, Lavieri, Jeppson, Herndon, Crane, Demes

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

MOTION CARRIED: 7-0-0

DISCUSSION AND POTENTIAL ACTION ON THE FOLLOWING PETITIONS

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

- 830 Chartres Street to replace pole.
- North side of alley from 227 Fifth Street, east of Creve Coeur Street, to replace pole.

Voice vote, all ayes. Motion is carried.

Moved by Alderman Herndon and seconded by Alderman Reynolds to approve the request from Mort's Pub for a Special Event Permit for a street closure, use of city-owned property, increase of allowed decibel readings, and extension of hours for outdoor music from 5 p.m. to 11 p.m. Friday, October 3, 2025, on Union Street from U.S. 6 north to 536 Union Street for a class reunion with outdoor music and related matters.

AYES: Aldermen Reynolds, Lavieri, Jeppson, Herndon, Crane, Demes, Thompson

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

MOTION CARRIED: 7-0-0

Mayor Grove congratulated Mort's Pub for the success of their recent golf outing for raising over \$17,000 to be given to the Illinois Veterans' Home at La Salle.

Moved by Alderman Reynolds and seconded by Alderman Thompson to approve the request from Club 55 for a Special Event Permit for a street closure from 1 to 5 p.m. Sunday, October 5, 2025, on First Street for half a block east of the First and Crosat Streets intersection for a fundraiser for IVAR, Second Hand Ranch, and Safe House and related matters.

AYES: Aldermen Lavieri, Jeppson, Herndon, Crane, Demes, Thompson, Reynolds

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

MOTION CARRIED: 7-0-0

REPORTS OF CITY OFFICERS

Moved by Alderman Herndon and seconded by Alderman Reynolds to accept the Monthly Police Income Report for August 2025 showing total fees collected of \$9,283.56.

Voice vote, all ayes. Motion is carried.

Moved by Alderman Crane and seconded by Alderman Reynolds to accept Building Inspector's Report for August 2025 showing total fees collected of \$4,094 with total value of construction of \$415,389.

Voice vote, all ayes. Motion is carried.

COMMUNICATIONS

Deputy Clerk Bader indicated this is the second time the Council is voting on this report; the previous report which was accepted August 18, 2025, contained incorrect numbers.

Moved by Alderman Lavieri and seconded by Alderman Reynolds to accept the Illinois Department of Revenue report showing sales tax collected for June 2025 of \$109,517.02 and Home Rule Sales Tax of \$94,681.43 for a total of \$204,198.45.

Voice vote, all ayes. Motion is carried.

BIDS

Alderman Crane asked City Engineer Brian Brown for additional information on this item. Brown indicated the Malcolm Avenue portion of the project which stretches from O'Connor Avenue to the water tower has been planned for some time. Patching has been done, and valves have been placed to isolate the area ready to schedule replacement. The water main on Creve Coeur north of Eleventh has been blowing up and the wall is almost gone, necessitating emergency repairs. Brown requested a topographic survey, designed a repair plan, requested a permit from the EPA (Environmental Protection Agency), and requested bids. Permits are anticipated in the next few weeks. Universal Asphalt & Excavating was the low bidder by nearly \$200,000 less than the other two bidders and close to Brown's estimate; Universal's bid is also in line with other projects in the local area. Brown recommends approval of the bid in order to move forward with the project as soon as the permit is issued. Brown explained that the bid includes saw cutting the pavement, excavating for replacement of the water line, replacing the water main and all the services to the buffalo boxbox, testing the main, and connecting each home service to it. In addition, the total bid includes resurfacing of the complete roadways where the work is being done, curb to curb, not just a patch. Upon questioning, Brown explained that the MFT (Motor Fuel Tax) funds for this year have been expended, and he does not want to wait until the next fiscal year to pave the roadway after repairs are completed. Alderman Herndon asked about the level of usage on those roadways and if sinkholes would be an issue. Brown indicated the plan is to have trench backfilling and the first lift on it before winter. Once winter is past, and everything has had a chance to settle more, the final surface will be applied in the spring.

Alderman Crane moved to approve the bid.

Alderman Lavieri asked for clarification as to whether this is one project or two. Brown indicated it is one project and two locations.

Attorney McPhedran clarified that since part of the project is an emergency and therefore there was no appropriation for it, that a supermajority vote is required to pass it.

Moved by Alderman Crane and seconded by Alderman Jeppson to approve the bid award of \$412,746.65 to Universal Asphalt & Excavating, Inc. for Malcolm, Creve Coeur & Gunn Avenues Emergency Water Main Replacement – 2025 project and related matters.

AYES: Aldermen Jeppson, Herndon, Crane, Demes, Thompson, Reynolds, Lavieri

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

MOTION CARRIED: 7-0-0

APPOINTMENTS/RESIGNATIONS

This item was addressed earlier in the meeting pursuant to a motion taking it out of order.

STANDING COMMITTEES

SPECIAL COMMITTEES

There was a motion by Alderman Herndon which was seconded by Alderman Crane.

City Attorney McPhedran interjected that there were no objectors present at the Planning Commission Hearing or Zoning Board of Appeals Meeting who spoke against either of the following proposals (MAV Restoration and 1026/1044 Fourth Street) and that the recommendations of the Planning Commission Hearing and Zoning Board of Appeals were unanimous.

Moved by Alderman Herndon and seconded by Alderman Crane to approve the recommendation of the Planning Commission regarding Petition for Zoning Change and for granting of Special Use Permit within the City of La Salle, La Salle County, Illinois, and related matters (MAV Restoration, LLC/Mark Voss) in the event of and upon annexation.

ROLL CALL

AYES: Aldermen Herndon, Crane, Demes, Thompson, Reynolds, Lavieri, Jeppson

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

MOTION CARRIED: 7-0-0

Moved by Alderman Lavieri and seconded by Alderman Jeppson to approve the recommendation of the Zoning Board of Appeals regarding Petition for Variances concerning premises at 1026 Fourth Street and 1044 Fourth Street within the City of La Salle, and related matters (Reynolds/Hrovat).

ROLL CALL

AYES: Aldermen Crane, Demes, Thompson, Lavieri, Jeppson, Herndon, Mayor Grove

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

MOTION CARRIED: 7-0-1

OLD BUSINESS

Moved by Alderman Crane and seconded by Alderman Herndon to authorize payment of Pay Estimate for Hoerr Construction totaling \$31,075.20 for work completed to date on Aluminum Storm Sewer Lining project and related matters.

ROLL CALL

AYES: Aldermen Demes, Thompson, Reynolds, Lavieri, Jeppson, Herndon, Crane

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

MOTION CARRIED: 7-0-0

City Engineer Brown indicated he had received video of the project Friday from Hoerr Construction and is pleased with the results.

Moved by Alderman Lavieri and seconded by Alderman Thompson to authorize payment of Pay Request #7 for Municipal Well & Pump totaling \$388,010 for work completed to date on 2024 Water System Improvements/Deep Well Drilling project and related matters.

ROLL CALL

AYES: Aldermen Thompson, Reynolds, Lavieri, Jeppson, Herndon, Crane, Demes

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

MOTION CARRIED: 7-0-0

Mayor Grove asked City Engineer Brown for an update on the Route 6 bridge sewer line project. Brown indicated all the old supports that failed or were close to failing have been removed, and the existing sewer has been rehung (not the part that fell). The new hangers are stainless steel and are outside the insulation so they will not corrode like the ones that were previously inside the insulation. The total length is approximately 300 feet; 220 feet is up in the air. Approximately 80 feet fell and must be replaced. The pipe was tested for any issues with the joints and failed the first time. Pressure was added again and this time none of the joints leaked. Brown anticipates the remaining section of pipe will be installed in the morning. After that, the City will discontinue hauling the wastewater from the lift station and resume pumping the wastewater directly to the sewer. Follow up work, including completion of the insulation, will occur once the sewer line is functioning. Brown anticipates having the sewer

functioning by the end of the day Tuesday; follow-up work will occur immediately. Insulating the line should take several days.

Alderman Laveri asked if IDOT (Illinois Department of Transportation) would have to approve it. Brown indicated a signed permit would be submitted to IDOT upon completion and a field inspection would occur.

Economic Development Director Curt Bedei offered an update on the housing rehab grant program. He reminded everyone it is a two-year process. In June, 10 applicants who met all the requirements for the grant were announced and notified. By early July, the Illinois Housing Development Authority (IHDA) started the appropriate environmental reviews, including radon testing. Once those are completed, the homes will be evaluated to assess what needs to be done and how to accomplish it. The City does not control the funds for this project; IHDA does. All bills and invoices for projects are directed to IHDA.

Alderman Laveri asked City Engineer Brown if there was a final depth on the well yet. Brown indicated water was hit at 2,650 feet. The initial report is that the water is of good quality and possibly more volume than was anticipated. Blending this water with the water from the shallow well should reduce the number of chemicals necessary for treating the water.

NEW BUSINESS

Alderman Herndon asked for a straw vote regarding the removal of a handicapped parking sign at 1703 Tonti near the Veterans' Home since the person who requested it is now deceased. The aldermen concurred that removal would be acceptable. There was further discussion regarding possible review and removal of other outdated signs. The ordinance for this issue will be reviewed, and this will be an agenda item at the next meeting.

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

Moved by Alderman Herndon and seconded by Alderman Reynolds to approve an Ordinance authorizing zoning change and granting of Special Use Permit within the City of La Salle, La Salle County, Illinois, and related matters (MAV Restoration, LLC and Mark Voss), each and every alderman has a copy.

ROLL CALL

AYES: Aldermen Reynolds, Laveri, Jeppson, Herndon, Crane, Demes, Thompson

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

MOTION CARRIED: 7-0-0

Attorney McPhedran explained the following motion relates to the same property as the previous motion.

Moved by Alderman Herndon and seconded by Alderman Reynolds to approve an Ordinance annexing certain territory to the City of La Salle (Voss/MAV Restoration, LLC).

ROLL CALL

AYES: Aldermen Lavieri, Jeppson, Herndon, Crane, Demes, Thompson, Reynolds

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

MOTION CARRIED: 7-0-0

Moved by Alderman Lavieri and seconded by Alderman Demes to approve an Ordinance authorizing Variances concerning premises at 1026 Fourth Street and 1044 Fourth Street within the City of La Salle and related matters (Reynolds/Hrovat).

ROLL CALL

AYES: Aldermen Jeppson, Herndon, Crane, Demes, Thompson, Lavieri

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

MOTION CARRIED: 6-0-1

Mayor Grove emphasized that Alderman Reynolds had to go through the same process as any other citizen to obtain approval for this request. Attorney McPhedran stated this request was processed with equal consideration, no more, no less, subject to continuing the process and achieving various requirements within a year.

Alderman Demes expressed concern regarding the effects of the proposed Responsible Bidder Ordinance on small business owners, specifically the requirement of providing apprenticeship training programs. Alderman Lavieri pointed out that that requirement may be waived on a small project. Demes countered with concern that businesses would be discouraged from bidding with the requirement in place. Mayor Grove asked if Alderman Demes is satisfied with the rest of the ordinance; he indicated he is. Grove indicated he is sympathetic to Demes' viewpoint.

There was a motion by Alderman Crane and seconded by Alderman Herndon.

Attorney McPhedran indicated a minimum of five votes would be required to pass the motion.

Moved by Alderman Crane and seconded by Alderman Herndon to approve an Ordinance further regulating Responsible Bidder Requirements on Public Works Projects and related matters, each and every alderman has a copy.

ROLL CALL

AYES: Aldermen Herndon, Crane, Thompson, Reynolds, Jeppson

NAYS: Aldermen Demes and Laveri **Absent:** NONE **Abstain:** NONE

MOTION CARRIED: 5-2-0

EXECUTIVE SESSION

Mayor Grove stated there was no need for an executive session.

APPROVAL OF BILLS

Moved by Alderman Lavieri and seconded by Alderman Thompson to accept, pay, and file the bills: Total Submitted: \$1,586,214.39 (Total Payroll \$248,429.92, Bills to be Paid \$633,949.69, Total Bills Paid \$703,834.78).

ROLL CALL

AYES: Aldermen Crane, Demes, Thompson, Reynolds, Lavieri, Jeppson, Herndon

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

MOTION CARRIED: 7-0-0

ADJOURNMENT

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

Voice vote, all ayes. Motion is carried.

ADJOURNED 7:21 p.m.



Liz Bishop, City Clerk