

**MINUTES OF THE REGULAR MEETING
OF THE LA SALLE CITY COUNCIL
Or Via WebEx Conference Call
November 16, 2020**

A regular meeting of the La Salle City Council of La Salle, Illinois was held Monday, November 16, 2020 at 6:30 p.m. Mayor Jeff Grove presiding with proper notices being duly and continuously posted.

The meeting was called to order at 6:31 p.m.

PLEDGE OF ALLEGIANCE

MOMENT OF SILENCE

Mayor Grove asked for a moment of silence to remember those who have recently passed, especially those at our local Veteran's Home, from Covid-19. Mayor Grove also thanked all of the staff working at the Veteran's Home.

He explained that tonight's meeting is a hybrid where some are attending in person, while others are participating remotely. He thanked Brent Bader and Leah Inman for their efforts to make this possible.

ROLL CALL

Present-Mayor Grove, Aldermen Demes, Bacidore, Ptak, Reynolds, Lavieri, Jeppson, Herndon

Remote Attendance: Alderman Demes, Alderman Crane

Excused Absence: None

A quorum was present.

Note: City Clerk Carrie Brown and City Treasurer Virginia Kochanowksi attended the meeting remotely.

APPROVAL OF MINUTES

Moved by Alderman Herndon and seconded by Alderman Reynolds to accept and place on file the Minutes of the Regular Meeting of the City Council held November 2, 2020. Each and every alderman has a copy.

ROLL CALL: AYE: Aldermen Demes, Bacidore, Ptak, Reynolds, Lavieri, Jeppson, Herndon, Crane

NAY: None Absent: None Abstain: None

Motion Carried 8-0

PETITIONS

Moved by Alderman Ptak and seconded by Alderman Lavieri to grant the request from Gary Hammers for a Redevelopment Incentive Program grant totaling \$12,500 for premises located at 525 First Street. Each and every alderman has a copy.

ROLL CALL: AYE: Aldermen Demes, Bacidore, Ptak, Reynolds, Lavieri, Jeppson, Herndon, Crane

NAY: None Absent: None Abstain: None

Motion Carried 8-0

REPORTS OF CITY OFFICERS

Moved by Alderman Lavieri and seconded by Alderman Jeppson to accept and place on file the Building Inspector's Report for October 2020 showing total fees collected of \$1,635.45 with total value of construction of \$163,751.79. Each and every alderman has a copy.

Voice vote, all ayes. Motion carried.

Moved by Alderman Ptak and seconded by Alderman Lavieri to accept and place on file the Treasurer's Report for September 2020 showing total cash balances in La Salle State Bank of \$11,179,843.57 and in Hometown National Bank of \$4,265,176.31. Each and every alderman has a copy.

Voice vote, all ayes. Motion carried.

Moved by Alderman Ptak and seconded by Alderman Lavieri to accept and place on file the Treasurer's Report for October 2020 showing total cash balances in La Salle State Bank of \$10,591,333.01 and in Hometown National Bank of \$4,275,311.24. Each and every alderman has a copy.

Voice vote, all ayes. Motion carried.

COMMUNICATIONS

Moved by Alderman Ptak and seconded by Alderman Lavieri to accept and place on file the Illinois Department of Revenue showing sales tax collected for August 2020 of \$77,551.36 and Home Rule Sales Tax of \$61,558.35 for a total of \$139,109.71. Each and every alderman has a copy.

Voice vote, all ayes. Motion carried.

A thank you letter from Illinois Valley Food Pantry was read aloud by Deputy Clerk Brent Bader. It was then moved by Alderman Herndon and seconded by Alderman Jeppson to accept and place the communication on file. Each and every alderman has a copy.

Voice vote, all ayes. Motion carried.

A thank you letter from Illinois Valley Animal Rescue was read aloud by Deputy Clerk Brent Bader. Mayor Grove explained that at the recent Hometown Halloween event, the Hocus Pocus Hags performed. This group does not take payment, but instead ask that money is donated to a charitable organization. The city made a donation to IVAR. It was then moved by Alderman Jeppson and seconded by Alderman Herndon to accept and place the communication on file. Each and every alderman has a copy.

Voice vote, all ayes. Motion carried.

APPOINTMENTS

With the retirement of Commander Scott Samolinski, Chief Smudzinski stated that a daytime Sergeant position opened up which Jason Quinn has moved into, leaving another slot open for Sergeant. Officer Chris Hass is next on the eligibility list and Chief Smudzinski expressed his confidence in Officer Haas. It is the recommendation of Chief Smudzinski and the Commission to promote Officer Haas to night Sergeant. Mayor Grove congratulated Officer Haas and said that he is very deserving of this leadership position.

It was moved by Alderman Herndon and seconded by Alderman Reynolds to accept and place on file the recommendation of the Police Chief and the Board of Fire and Police Commission to promote Chris Haas to the position of Sergeant. Each and every alderman has a copy.

ROLL CALL: AYE: Aldermen Demes, Bacidore, Ptak, Reynolds, Lavieri, Jeppson, Herndon, Crane

NAY: None Absent: None Abstain: None

Motion Carried 8-0

OLD BUSINESS

In regard to the agenda item listed as further consideration of response to request for proposals to acquire City real estate located at 324, 324 1/2, 328, 330 and 362 Third Street and potentially right-of-ways, Attorney McPhedran stated that there is an ordinance approving the city entering into a Redevelopment Agreement with Mr. Hammers further down on the agenda so no action needs to be taken at this time, however, he added that the council has the right to discuss this matter further if they so choose. There was no further discussion.

Alderman Bacidore expressed concerns regarding leaf pick-up in his ward. He said the current procedure is not working. He stated that it has been three weeks since leaves have been picked up in the 1st Ward. He continued by saying that he spoke to our public works department and they explained that they do the wards on a set schedule beginning with 4th Ward on Monday, 3rd Ward on Tuesday and Wednesday, 1st Ward on Thursday and 2nd ward on Friday. If due to weather or breakdown they do not complete each ward in a particular week, they start over with the same schedule the next week, not necessarily starting where they left off the previous week. He explained that it appears those residing in Senica's subdivision or the Third Ward get picked up weekly, but the First Ward has not been. Alderman Bacidore stated the city needs to come up with a better plan. Mayor Grove said that he has heard no concerns from residents in the ward and suggested that Alderman Bacidore come up with a solution to the problem. Alderman Bacidore said he understands being maybe a week behind, but that three weeks without a pick-up was not acceptable. Mayor Grove said we will do better. Alderman Herndon agreed with Alderman Bacidore saying it was only common sense that you would begin the route the next week where you left off. He, too, expressed concern and wondered who is monitoring the schedules. Alderman Bacidore said he has a plan and will bring this issue up next September.

Alderman Ptak asked if we have any updates as to the development on the east side of First and Joliet Streets, as it seems progress has stalled. Economic Development Director Leah Inman said the only thing she was told is that the crews have been dealing with some Covid related issues which is causing the delay. Leah stated that she will follow-up with the developer.

NEW BUSINESS

Chief Smudzinski explained that one of the department's squad cars was totaled in an accident about 2 ½ months ago, but a check was received by the other driver's insurance for \$21,000. Chief Smudzinski stated that he would like to purchase two new Ford Trucks at the state bid of \$29,000. He would utilize the insurance payment of \$21,000 to offset one purchase, with the city covering the \$8,000 balance. The second truck would need to be purchased for the full \$29,000. He said currently we have eight cars. In his research, departments the same size of ours typically have a fleet of six. His plan is to secure these two trucks, but to eliminate three squads, one as a trade-in and the other two going to city departments. He said if finances are not available through the city, he would be willing to use some money from the drug fund to help

offset the cost of the full priced vehicle. Finance Director pointed out that it is typical for the city to replace about two vehicles per year. We did not replace any vehicles last year. Duncan stated that for the most part, only one of the trucks would be on the books, as the other one's costs would be offset by insurance money and possible money from the trade-in. Brief discussion followed.

Moved by Alderman Demes and seconded by Alderman Bacidore to authorize the purchase of two Dodge trucks.

ROLL CALL: AYE: Aldermen Demes, Bacidore, Ptak, Reynolds, Lavieri, Jeppson, Herndon, Crane

NAY: None Absent: None Abstain: None

Motion Carried 8-0

Mayor Grove announced tonight's official opening of Celebration of Lights. Mayor Grove thanked Beth Ketter, Jeff Bumgarner, Lynda Kasik and everyone who assisted on the project. Hours of operation are 5 p.m. until 9 p.m. Monday-Thursday and from 5:00 p.m. to 10 p.m. on Friday and Saturday.

ORDINANCES/RESOLUTIONS

Moved by Alderman Lavieri and seconded by Alderman Reynolds to approve and place on file **Ordinance 2911** An Ordinance Authorizing the Execution of the IMLRMA Minimum/Maximum Contribution Agreement. Each and every alderman has a copy.

ROLL CALL: AYE: Aldermen Demes, Bacidore, Ptak, Reynolds, Lavieri, Jeppson, Herndon, Crane

NAY: None Absent: None Abstain: None

Motion Carried 8-0

Ordinance 2911: An Ordinance Authorizing the Execution of the IMLRMA Minimum/Maximum Contribution Agreement.

Moved by Alderman Reynolds and seconded by Alderman Herndon to approve and place on file **Ordinance 2912:** An Ordinance Authorizing and Approving the Execution of a Tax Increment Financing Redevelopment Agreement, including but not limited to, the Transfer of City Real Estate by and between the City of La Salle and Gary Hammers, Jeremy Reed, et. al (involves real estate by and in the vicinity of the southwest corner of Third and Bucklin Streets.) Each and every alderman has a copy.

Attorney McPhedran indicated that Jeremy Reed is involved in the group, but he is not specifically mentioned in the ordinance. The only person mentioned in the ordinance is Gary Hammers.

ROLL CALL: AYE: Aldermen Demes, Bacidore, Ptak, Reynolds, Lavieri, Jeppson, Herndon, Crane

NAY: None Absent: None Abstain: None

Motion Carried 8-0

Ordinance 2912: An Ordinance Authorizing and Approving the Execution of a Tax Increment Financing Redevelopment Agreement, including but not

limited to, the Transfer of City Real Estate by and between the City of La Salle and Gary Hammers, Jeremy Reed, et. Al (involves real estate by and in the vicinity of the southwest corner of Third and Bucklin Streets.)

Mayor Grove recapped by saying that the city worked very hard to acquire the properties on the southwest corner of Third and Bucklin with an investment of \$205,000. It was important to this council to find the right developer for that corner which is the reason the recent Requests for Proposals were sought. Gary Hammers and his group showed interest and there were no other proposals submitted. Over the last two weeks since getting authority from the council, Alderman Ptak, Economic Director Leah Inman and the Mayor, with guidance from Attorney McPhedran, worked with the Hammers group to iron out an agreement. He explained that the city wants to do the right thing for their constituents, so Mayor Grove wanted to be clear that the \$205,000 is not being given up to the group, it is more of an exchange. The group will incur costs which include the demolition of two buildings on the property. In addition, they will not receive other incentives typically paid out to developers. The group will not have a TIF Agreement and will not be able to receive reimbursement for any TIF eligible expenses. In addition, they will not receive any sales tax rebates as has been done in the past with other groups. In addition, the group will not be eligible for façade grants, unless there is excess in the fund at the end of fiscal years indicated.

Mayor continued by saying that there are stipulations in the agreement to protect the city. Gary Hammers has a good track record with the city, but there are protections build it to the agreement. Alderman Ptak added that he feels the agreement is great for both the City of La Salle and the Hammers' group. Leah Inman added that the total project schedule is 18 months, with an additional six months to pave some of the driveway. She said it will be a really nice project for that corner and a true gateway to the City of La Salle.

Alderman Bacidore asked if there would be two entrances off of Third Street. Attorney McPhedran said the entrances would have to be worked out with IDOT. Alderman Bacidore recalled the difficulties the Beck's development had with the State of Illinois in regard to entrances. Attorney McPhedran said there is no way to anticipate what issues might arise or what the processes might be especially in this Covid climate, but within the agreement there are specific provisions outlining timelines that must be met. There is a certain amount of leeway built into the agreement to be sensitive to the current situation if the developers cannot meet these timelines. Attorney McPhedran again reiterated that this is not a give- a-way. It simply provides incentives up front to the developer to assist with initial cash flow to move the first phase of this development forward in this tough economic climate. The developer, as the Mayor mentioned, was willing to forego significant future incentives. These developers gave up incentives that others within TIF Districts take. As the Mayor said, in order to get it shovel ready, they have significant costs. Attorney McPhedran also stated that the track record of this group with the city has been excellent.

Leah Inman responded to Alderman Bacidore's concern by explaining that they plan to change from the two current openings to one so this should not be an issue. She stated that it actually should make the intersection safer. Alderman Bacidore had some suggestions in regard to entrances. Attorney McPhedran stated that all of these issues will need to be discussed at some point. Attorney McPhedran stated that tonight's ordinance will be modified slightly in the portion pertaining to façade grants to read April 30, 2022 and April 30, 2023.

November 2, 2020

6

Moved by Alderman Reynolds and seconded by Alderman Jeppson to approve and place on file **Resolution 202014**: A Resolution Authorizing the City of La Salle to apply for the State of Illinois Department of Commerce and Economic Opportunity Local Cures Economic Support Payments Grant Program. Each and every alderman has a copy.

ROLL CALL: AYE: Aldermen Demes, Bacidore, Ptak, Reynolds, Lavieri, Jeppson, Herndon, Crane

NAY: None Absent: None Abstain: None

Motion Carried 8-0

Resolution 202014: A Resolution Authorizing the City of La Salle to apply for the State of Illinois Department of Commerce and Economic Opportunity Local Cures Economic Support Payments Grant Program.

COMMENTS

There were no comments from the public.

Alderman Ptak asked for an explanation of the Cures Grant program. Leah Inman explained that the Local Cures Economic Support Program is part of the Cures Program which is Illinois' version of the national Cares Act. The Cures program allocated monies to cities and certain fire protection districts based on population. The city applied and received \$396,400.

This is the second tier of that program called the Economic Support Program. This program gives municipalities two options to either apply for or reimburse themselves for a program they established between March 1, 2020 and now, or the option of creating a new program that would provide subsidies or reimbursements for businesses within our municipality. We did not establish a fund earlier in the year to assist businesses when Covid first hit, but she has now established a program that includes reimbursements for five types of items. It will not be released unless we receive the funds. Leah will apply for the full amount of \$396,400 and then we will see what the state comes back with. The money is divvied up by region. Alderman Ptak thanked Leah for the explanation and hopes we receive the funding as a way to assist our businesses.

Alderman Jeppson said he is sure we are all aware of the recent Covid spike in our area and we all hear the numbers in the news. Eventually these numbers turn into people we know. He stated that he believes we need to do a better job as citizens, as business owners, and as a community as a whole. He said we can all do our part to get past this virus by wearing a mask. He said he knows our community can do this. We can wear masks, wash hands and social distance.

Mayor Grove added to Alderman Jeppson's comments by saying that even though we know a lot more than we did in the beginning of the pandemic, there are still many unknowns and many sad results from it.

APPROVAL OF BILLS

Moved by Alderman Ptak and seconded by Alderman Lavieri to accept, pay and place on file bills for November 16, 2020 with Total Submitted: \$1,137,212.54 (Total Payroll \$178,605.47, Bills to be Paid \$100,810.89) Total Bills Paid \$857,796.18 Each and every alderman has a copy.

ROLL CALL: AYE: Aldermen Demes, Bacidore, Ptak, Reynolds, Lavieri, Jeppson, Herndon, Crane

NAY: None Absent: None Abstain: None

Motion Carried 8-0

Moved by Alderman Reynolds and seconded by Alderman Herndon to adjourn the meeting.
Voice vote, all ayes. Motion is carried.

ADJOURNED 7:13 p.m.



Carrie Brown, City Clerk