

**City Council  
Regular Meeting**

May 20, 2024  
6:30 p.m.

**PLEDGE OF ALLEGIANCE:**

The Pledge of Allegiance to the American Flag was given by all that were present.

**CALL TO ORDER:**

Mayor Gottman called the regularly scheduled meeting of the Vandalia City Council to order at 6:30 pm.

**ROLL CALL:**

Aldermen Brosman, Lester, Bowen, Barker, Stunkel, Hobler, Lewey and Hubler were present.

**APPROVAL OF CITY COUNCIL  
MEETING MINUTES DATED  
MAY 6, 2024:**

Motion was made by Stunkel and seconded by Brosman to approve City Council meeting minutes dated May 6, 2024. Motion carried.

**TREASURER'S REPORT:**

Treasurer's report for period ending April 30, 2024 was reviewed. Motion was made by Barker and seconded by Brosman to file report for audit. Motion carried.

**REGULAR BILLS:**

Motion was made by Stunkel and seconded by Hobler to approve the regular bills as submitted. Motion carried.

**SPECIAL BILLS:**

Motion was made by Stunkel and seconded by Barker to approve the special bills as presented: Barker Trucking and Excavating in the amount of \$8,200.00 for demolition fees; Chandler Brothers Construction in the amount of \$6,610.50 for dirt work; Progressive Chemical and Lighting in the amount of \$3,399.27 for stop signs; South Central FS in the amount of \$3,129.67 for gasoline; Brenntag Mid South, Inc., in the amount of \$3,416.95 for supplies; Sidener Environmental

Services in the amount of \$3,231.44 for supplies; Bluff equipment, Inc., in the amount of \$1,619.10 for equipment; Vandevanter Engineer, Inc., in the amount of \$18,877.55 for maintenance fees. Bowen requested that monthly City of Vandalia credit card statements be included in the Council packet. Motion carried.

**JORDAN WALK  
PRESENTATION:**

Jordan Walk gave a presentation to the Council regarding her NHS service project entitled "Take a Book Leave a Book" display with the slogan "Access Books Easily". The display, which Ms. Walk constructed out of a recycled newspaper machine, will house books and will be placed in front of City Hall.

**ACCEPTANCE OF THE  
PERSONNEL, FINANCE AND  
INSURANCE MEETING  
MINUTES - MAY 6, 2024:**

Motion was made by Stunkel and seconded by Barker to accept the Personnel, Finance and Insurance meeting minutes dated May 6, 2024. Motion carried.

**ACCEPTANCE OF TIF  
ADVISORY COMMITTEE  
MINUTES - MAY 14, 2024:**

Motion was made by Stunkel and seconded by Barker to accept the TIF Advisory Committee minutes dated May 14, 2024. Motion carried.

**ORDINANCE 2024-5-20-A:  
AN ORDINANCE OF THE CITY  
OF VANDALIA, FAYETTE  
COUNTY, ILLINOIS,  
AUTHORIZING TAX  
INCREMENT FINANCING  
ASSISTANCE IN CONNECTION  
WITH A REDEVELOPMENT  
PROJECT (ASHOK PATEL,  
D/B/A BUDGET INN):**

Paslay stated that it was the recommendation of the TIF Committee to approve TIF funds not to exceed \$30,000.00 (25% of total project cost). Motion was made by Hubler and seconded by Lester to approve Ordinance 2024-5-20-A: An Ordinance of the City of Vandalia, Fayette County, Illinois, Authorizing Tax Increment Financing Assistance in Connection with a Redevelopment Project (Ashok Patel, D/B/A Budget Inn).

Roll call: Stunkel, yea; Brosman, yea; Barker, yea; Hubler, yea; Bowen, yea; Hobler, yea; Lewey, yea; Lester, yea. Motion carried.

**ORDINANCE 2024-5-20-B:**  
**AN ORDINANCE OF THE CITY**  
**OF VANDALIA, FAYETTE**  
**COUNTY, ILLINOIS,**  
**AUTHORIZING TAX**  
**INCREMENT FINANCING**  
**ASSISTANCE IN CONNECTION**  
**WITH A REDEVELOPMENT**  
**PROJECT (ASHLEY CLARK**  
**D/B/A A+ ADVERTISING AND**  
**MARKETING):**

Ashley Clark shared her plans for the former Givens Meat Shop building with the Council. Paslay stated that it was the recommendation of the TIF Committee to approve 25% of the total project cost which would be \$6,300.00. Motion was made by Stunkel and seconded by Hobler to approve Ordinance 2024-5-20-B: An Ordinance of the City of Vandalia, Fayette County, Illinois, Authorizing Tax Increment Financing Assistance in Connection with a Redevelopment Project (Ashley Clark D/B/A A+ Advertising and Marketing).

Roll call: Hobler, yea; Hubler, yea; Brosman, yea; Barker, yea; Bowen, yea; Lester, yea; Lewey, yea; Stunkel, yea. Motion carried.

**ORDINANCE 2024-5-20-C:**  
**AN ORDINANCE OF THE CITY**  
**OF VANDALIA, FAYETTE**  
**COUNTY, ILLINOIS,**  
**AUTHORIZING TAX**  
**INCREMENT FINANCING**  
**ASSISTANCE IN CONNECTION**  
**WITH A REDEVELOPMENT**  
**PROJECT (DAGON MURRAY):**

Dagon Murray stated he is wanting to open a restaurant at the former Howie's on Main Street building. Paslay stated the TIF committee recommended 25% for acquisition costs (\$70,000.00), and 25% for roof replacement cost (\$6,128.35). Brosman stated he would be a no vote only because he is not in favor of using TIF funds for acquisition costs.

Motion was made by Barker and seconded by Hobler to approve Ordinance 2024-5-20-C: An Ordinance of the City of Vandalia, Fayette County, Illinois, Authorizing Tax Increment Financing Assistance in Connection with a Redevelopment Project (Dagon Murray).

Roll call: Lewey, yea; Barker, yea; Brosman, nay; Hubler, yea; Bowen, nay; Lester, yea; Stunkel, yea; Hobler, nay. Motion carried 5-3.

ACCEPTANCE OF LAKE  
COMMITTEE MEETING  
MINUTES - MAY 6, 2024:

Motion was made by Stunkel and seconded by Hobler to accept the Lake Committee meeting minutes dated May 6, 2024. Motion carried.

ACCEPTANCE OF LAKE  
COMMITTEE MEETING  
MINUTES - MAY 13, 2024:

Motion was made by Stunkel and seconded by Barker to accept the Lake Committee meeting minutes dated May 13, 2024. Motion carried.

ACCEPTANCE OF ZONING  
BOARD OF ADJUSTMENTS  
MEETING MINUTES - MAY  
15, 2024:

Motion was made by Brosman and seconded by Hubler to accept the Zoning Board of Adjustment meeting minutes dated May 15, 2024. Motion carried.

APPROVE OR REJECT BIDS  
FOR DEMOLITION AT 1607  
W. JEFFERSON STREET  
(BIDS TO BE OPENED  
DURING MEETING):

Motion was made by Lewey and seconded by Barker to approve the bid submitted by Grubaugh Contracting in the amount of \$6,800.00 for demolition of 1607 W. Jefferson Street. Gottman also noted that the City is required to have a professional person on site due to environmental issues on the property. Motion carried.

APPROVE OR REJECT  
FINANCING FOR STREET  
SWEEPER LOAN:

Motion was made by Barker and seconded by Lester to approve financing for 3 years at a rate of 4.25% at Land of Lincoln Credit Union for a new street sweeper. Motion carried.

APPROVE OR REJECT BIDS  
FOR NEW STREET SWEEPER:

Motion was made by Barker and seconded by Hobler to approve the bid submitted by Key Equipment in the amount of \$256,823.75 for a new street sweeper. Motion carried.

UNFINISHED BUSINESS:

Lee Beckman updated the Council on the ongoing/pending projects. Michel's Feed Store project is

complete. Annual inspection of the Dam will be coordinated by Beckman, scheduled for June or July. Beckman has talked to Jackson, Gottman and Paslay regarding lead service line replacement. Connor will review the contract the City has with 120 Water. Motion was made by Barker and seconded by Lewey to apply for additional lead service line replacement grant funding. Motion carried. Safe Routes to School should be on the August letting. Beckman will call IDOT for a status on that project. The permit for the new water plant has not been received by the City. Gottman will reach out to Chris Korman for a status update. 319 Grant at Vandalia Lake was discussed. Application was submitted last Wednesday by Paslay. ITEP was submitted to IDOT in January. Beckman is hoping for a letting this year.

**MAYOR'S REPORT:**

Gottman reported that he has been approached by the neighbor across from Stombaugh's Heating and Air Conditioning inquiring if the City would be interested in selling city owned vacant lot which is East of Stombaugh's. Gottman will obtain a plat to present to the Council. Bowen asked if we could put the property up for bid. Kopp has a list of properties the City owns. Connor and Kopp will go through the list and report back to the Council at the next meeting. Gottman noted that the City has received a request for an event liquor license. Connor stated what they were requesting to do would require an additional step. Based on a telephone conversation with the would be Applicant, Connor reported the matter was worked through to get it done correctly.

**CITY ATTORNEY'S REPORT:**

Connor reported that he did obtain a temporary restraining order to keep occupants out of a residential home on Burtschi Street. Connor will be in court on this matter on Friday as temporary restraining orders are only good for 10 days.

**CITY CLERK'S REPORT:**

Nothing to report.

**CITY ADMINISTRATOR'S REPORT:**

Paslay reported that the first Farmer's Market is coming up on June 8. She has 14 vendors signed up so far. Summer Fest is July 5 and 6 with the fireworks being on July 6. Paslay and Workman will work on coordinating Summer Fest. She also noted that the Personnel Policy handbook will be back from the Attorney's office within the next few weeks with recommendations.

**SAFETY CODE OFFICIAL REPORT:**

See report provided in packet. Bowen said the City owns lots that the grass length is pushing the limits. He thought a reasonable solution would be to contract somebody to mow those lots. Gottman will reach out to a neighboring community who offers a Mow to Own Program and review it with the Council. The City owns 11 lots at this time. Barker said he has received information from other communities where they have a running list of properties for bid. Once they receive at least 2 bids, they open the bids.

**STANDING COMMITTEE REPORTS:**

Jackson reported that roadside mowing started a couple of weeks ago along with spraying weeds. Citywide cleanup was last week. They will be mowing at the Dam later this week. Hobler said he would like to have a joint meeting on the 29<sup>th</sup> at 5 p.m. at City Hall with the City and County Public Safety Committees. Discussion will also be held

regarding the street closure application. Lester stated the marina building and beach house have been undergoing facelifts and repairs. He will begin building the wall behind the Council table this week. Gottman reported the stone and benches are ordered for the Veterans Memorial Park. DC Pest Control did termite work at the Interpretive Center today. Stunkel reported there was a Lake Committee meeting at the Lake earlier today regarding a second entrance/exit at the campgrounds. The possibility of mowing the campgrounds by Lake employees next year will be discussed at the next Lake meeting. Workman and Paslay met to discuss where to place pole lights. The playground equipment has been painted. Workman is waiting on the lake lot signs for the north side. Lake Lot 139 was discussed. Connor said the City will need to treat it like a 99 year lease that is technically a 1 year lease renewable annually for up to 99 years. He said the way the statute reads the City needs to treat it like it's the longest lived lease that the City is allowed to do. Motion was made by Lewey and seconded by Hubler to decrease the price to \$15,000.00, and email and mail a letter to those on the lake lot list as a whole. Deadline for bids set for Noon on June 14, 2024. There were no objections. Bowen and Brosman met with Paslay regarding advertising the position of Economic Development Director. They are developing a comprehensive position description and recruiting packet. Bowen stated that the Mayor did mention working with Agracel at a previous meeting, and Bowen apologized for the misunderstanding. Tourism will

review the preliminary marketing brochures at the 120 acres and then once changes have been made, they will be presented to the Council. Regarding the 120 acres, Barker said himself, Paslay, Beckman and Gottman looked at putting the main entrance in with the concrete in so far and start building a base so Tucker Willms would have access. Beckman advised the City not to apply for any grants until July. Bowen would like an official update on the proposed OKAW Center. Paslay will reach out to Dr. Jennifer Garrison for an update.

**ANNOUNCEMENTS AND CONCERNS:**

Stunkel said a business on the East side of town (Chancellor Outdoor Solutions) has several pieces of old equipment on the property. Paslay will look into this. Gottman stated he was informed that unimproved Cole Street runs through the middle of the former Purina building. Paslay will research the vacation files. She also noted she was informed by the broker for the individuals interested in indoor storage facilities in the old Kroger building that they are no longer interested. Connor reported that the City has signed all of the necessary documents for the Clymer property. He will reach out to Dennis Grubaugh about demolition of that building. He also noted that in the Keiser case he has filed a petition asking the court to appoint a receiver for the building and if the petition is granted, then the receiver will have the authority to operate the building. The receiver is appointed by the Judge. The next court date is set for May 28, 2024 at 1 p.m. Bowen stated the next Personnel Committee meeting has been set for June 3, 2024 at 4 p.m. for discussion on



labor negotiations, followed by a Lake Committee meeting at 5 p.m.

Dan Holstein expressed his opposition to the Pride Day event that will be taking place on June 1.

Scott Workman asked if organizations could come out to the beach house and sell concessions at the beach. Paslay will draw up a Request for Proposal.

**ADJOURNMENT:**

Motion was made by Hubler and seconded by Lewey to adjourn the meeting. The meeting adjourned at 8:23 p.m.

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City Clerk