

City Council  
Regular Meeting

August 19, 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 Barker, Stunkel, Hobler, Lester, Hubler, Lewey and Bowen were present. Brosman was absent.

APPROVAL OF CITY COUNCIL  
MEETING MINUTES DATED  
AUGUST 5, 2024:

Motion was made by Stunkel and seconded by Barker to approve City Council meeting minutes dated August 5, 2024. Motion carried.

TREASURER'S REPORT:

Motion was made by Stunkel and seconded by Barker to file the Treasurer's report for period ending July 31, 2024 for audit.

REGULAR BILLS:

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

SPECIAL BILLS:

Motion was made by Stunkel and seconded by Hobler to approve the special bills as presented: SMAW, Inc., in the amount of \$1,795.00 for maintenance; Fayette County Treasurer in the amount of \$6,145.36 for real estate taxes (Administration); Homefield Energy in the amount of \$2,257.82 for utility bill; Civic Plus, LLC in the amount of \$2,585.30 for Municode pages; CSL Studio in the amount of \$2,500.00 for down payment for mural; Triple S Tree Service in the amount of \$2,950.00 for tree removal; South Central FS in the

amount of \$9,505.69 for gasoline at the Lake; Fayette County Treasurer in the amount of \$7,773.66 for real estate taxes (Lake); Bryan Hosick in the amount of \$275,000.00 for TIF reimbursement; Fayette County Treasurer in the amount of \$4,855.26 for real estate taxes (TIF II); Milano and Grunloh Engineers in the amount of \$2,965.00 for engineering fees; South Central FS in the amount of \$5,736.66 for gasoline (Garage); Hecht Chevrolet of Vandalia in the amount of \$1,891.71 for muffler; 120 Water Inc., in the amount of \$13,800.00 for annual subscription; Imco Utility Supply in the amount of \$3,548.76 for supplies; Vandalia City Garage in the amount of \$3,664.00 for maintenance to equipment; Brenntag Mid-South, Inc., in the amount of \$35,048.99 for supplies; Homefield Energy in the amount of \$15,379.31 for water plant electric bill; Homefield Energy in the amount of \$5,691.44 for sewer plant utility bill. Motion carried.

**ORDINANCE 2024-8-19-A:**  
**AN ORDINANCE DIRECTING**  
**THE PLANNING COMMISSION**  
**TO CONSIDER MODIFICATION**  
**OF SECTION 17.10.010 -**  
**AGRICULTURE:**

Sean Pluta, an attorney for Birch Creek, stated he would like to speak on the City's potential solar Ordinance. The County has already approved the solar project that is located in the City's extraterritorial jurisdiction. He stated their application addresses everything that the City's potential solar Ordinance requires. He stated his client supports the adoption of the text amendment. He stated it has been a little difficult to understand opposition at the previous meetings. He understands that some of that had to do with neighboring properties and how this project interacts with the neighboring parcel owned by the Ledbetter's. A copy of a letter from

Pike Solar and the Ledbetter's was read, stating the Ledbetter's do not oppose the project and do not oppose the City granting Pike Solar a special use permit or a text amendment. Scott Novack, a developer for Pike Solar, stated this project has been under development for a couple of years. As solar developers, they need to understand what permitting efforts need to be done and what land use permits are needed. He stated they worked within the County framework. At the same time, Pike Solar was told there was no permitting needed by the City, and on the basis of that, Pike Solar proceeded with development of the project. He also discussed the benefits of a solar project that the community will receive, namely the tax revenue.

Motion was made by Bowen and seconded by Hobler to approve Ordinance 2024-8-19-A: An Ordinance Directing the Planning Commission to Consider Modification of Section 17.10.010 - Agriculture.

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

**ACCEPTANCE OF LAKE  
COMMITTEE MEETING  
MINUTES - AUGUST 5,  
2024:**

Motion was made by Hobler and seconded by Stunkel to accept the Lake Committee Meeting minutes dated August 5, 2024. Motion carried.

**ACCEPTANCE OF PLANNING  
COMMISSION MEETING  
MINUTES - AUGUST 13,  
2024:**

Motion was made by Stunkel and seconded by Hobler to accept the Planning Commission Meeting minutes dated August 13, 2024. Motion carried.

**ACCEPTANCE OF ZONING  
BOARD OF APPEALS PUBLIC  
HEARING MINUTES - AUGUST  
7, 2024:**

Motion was made by Barker and seconded by Lewey to accept the Zoning Board of Appeals Public Hearing minutes dated August 7, 2024. Motion carried.

**ORDINANCE 2024-8-19-B:  
AN ORDINANCE AMENDING  
THE VANDALIA MUNICIPAL  
CODE AT TITLE V BUSINESS  
LICENSES AND REGULATIONS  
AT SECTION 5.08  
ALCOHOLIC BEVERAGE  
SALES:**

Motion was made by Barker and seconded by Lewey to approve Ordinance 2024-8-19-B: An Ordinance Amending the Vandalia Municipal Code at Title V Business Licenses and Regulations at Section 5.08 Alcoholic Beverage Sales (Circle K).

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

**ORDINANCE 2024-8-19-C:  
AN ORDINANCE REGULATING  
PUBLIC CAMPING WITHIN  
CORPORATE BOUNDARIES AND  
OTHER ACTIONS IN  
CONNECTION THEREWITH FOR  
THE CITY OF VANDALIA,  
ILLINOIS:**

Motion was made by Bowen and seconded by Lester to approve Ordinance 2024-8-19-C: An Ordinance Regulating Public Camping Within Corporate Boundaries and Other Actions in Connection Therewith for the City of Vandalia, Illinois.

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

**SALES TAX OVERRIDE  
REQUEST (MIKE WEHRLE):**

Mike Wehrle stated a business has expressed interest in coming to Vandalia. Wehrle is requesting from the City a 1% sales tax override to be paid to him annually on the gross sales of the initial tenant for 23 years. The prospective business would be located between Los Amigos and O'Reilly Auto Parts. The building would house 2 separate businesses. The company that approached Wehrle would be buying the property from him. Wehrle is asking for the rebate based on their sales in order to complete the deal. After much discussion, motion was

made by Barker and seconded by Lewey to authorize Connor to draw up an Ordinance and Agreement for consideration by the Council at the next Council meeting.

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

**APPROVE OR REJECT BIDS  
FOR BOOM MOWER TRACTOR  
(BIDS TO BE OPENED  
DURING MEETING):**

Motion was made by Barker and seconded by Stunkel to approve bid submitted by Sloan Implement in the amount of \$190,954.78 for a boom mower tractor.

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

**APPROVE OR REJECT BIDS  
FOR PAINTING LOWER LEVEL  
OF CITY HALL (BIDS TO BE  
OPENED DURING MEETING):**

Motion was made by Barker and seconded by Bowen to approve bid submitted by Ritchey Painting in the amount of \$21,600.00 for painting the lower level of City Hall. Motion carried.

**ORDINANCE 2024-8-19-D:  
AN ORDINANCE AMENDING  
TITLE 2, ADMINISTRATION  
AND PERSONNEL OF THE  
MUNICIPAL CODE OF  
VANDALIA:**

Bowen stated that the Personnel Committee met prior to the Council meeting to discuss compensation for Mayor, City Clerk and Aldermen. Personnel Committee recommended, effective May 1, 2025, increasing the Mayor's salary to \$10,000 a year. The Clerk will receive a 4% yearly cost of living increase in accordance with the Union contract. The Aldermen's yearly salary will remain the same. The Ordinance will be amended to reflect those changes.

Motion was made by Stunkel and seconded by Bowen to approve the amended Ordinance 2024-8-19-D: An Ordinance Amending Title 2,

Administration and Personnel of the Municipal Code of Vandalia.

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

**ORDINANCE 2024-8-19-E:**  
**AN ORDINANCE AMENDING**  
**TAX INCREMENT FINANCING**  
**REDEVELOPMENT AGREEMENT**  
**ORDINANCE NO. 2024-6-17-**  
**B; BRYAN HOSICK - HOSICK**  
**MOTORS:**

Paslay requested amending the Ordinance as presented, reflecting the change in name from Bryan Hosick, Hosick Motors, Inc., or Successors, to Bryan Hosick, Hosick Motors, Inc., Assignees or Successors.

Motion was made by Lewey and seconded by Stunkel to approve amended Ordinance 2024-8-19-E: An Ordinance Amending Tax Increment Financing Redevelopment Agreement Ordinance 2024-6-17-B; Bryan Hosick - Hosick Motors.

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

**ORDINANCE 2024-8-19-F:**  
**AN ORDINANCE AMENDING**  
**ORDINANCE 2019-10-17-C**  
**WITH REGARD TO OCTOCHEM,**  
**INC., REDEVELOPMENT**  
**AGREEMENT:**

Motion was made by Lewey and seconded by Stunkel to approve Ordinance 2024-8-19-F: An Ordinance Amending Ordinance 2019-10-17-C with Regard to OctoChem, Inc., Redevelopment Agreement.

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

**UNFINISHED BUSINESS:**

Lee Beckman updated the Council on ongoing/pending projects. Randolph Street project has been at IDOT for several months. Construction scheduled for possibly Spring 2025. Beckman will get quotes on sealing the Lake Dam. Safe Routes to School

- Phase I has been scheduled for a September letting. Permit from the IEPA should be here this week for the new water treatment plant. Beckman stated the City made the final intended use plan list for the EPA available funding. Motion was made by Barker and seconded by Lewey to advertise the project for approximately 60 days before the City's October Council meeting. There were no objections. Lester asked if solar panels could be considered for the new water plant. Beckman said if the City does choose solar, he would do it by a separate contract. The ITEP sidewalk project is at IDOT. Paslay and Beckman are working with 4 residents regarding easements for the project. Lester will reach out to those residents also. It was decided to submit to IDOT and put it on the right-of-way. Beckman reported that the City is working with SCIRP&DC on a grant for the 120 acres that the City owns. The application will be submitted before October 21. This is an 80/20 grant. The plan is to apply for \$3,000,000.00 which requires leverage of \$750,000.00. He said this would go a long way to making all of that property developable. Paslay is working with Lee and SCIRP&DC on this.

**MAYOR'S REPORT:**

Gottman reported a liquor establishment in town is in the process of being sold. They are requesting their liquor license be transferred to the new owners. There were no objections. Steve Kerber with Discount Tobacco met with Gottman and Paslay today. Discount Tobacco purchased the former Family Video building. Due to design issues, they are considering 2 options: Tearing the existing

building down or renovating it. The cost either way they proceed would be approximately the same. They are interested in requesting TIF monies, but would need more than 25%. The Council is open to looking at granting more than 25% in TIF monies, but there was no guarantee. The car cruise over the weekend was very well attended. Gottman and Ray received a letter from the Dispatcher's Union. Their contract expires in 2026. Grand opening of the Evans Public Library was held today.

**CITY ADMINISTRATOR'S REPORT:**

Paslay stated over 20 vendors have participated in the past 2 Farmer's Markets. She is looking for a second location to have vendors in the downtown location for the OTC vendor show. She will be on vacation beginning Friday until September 3.

**CITY CLERK'S REPORT:**

Candidate packets for the April 1, 2025 Consolidated Election will be available for pick up beginning Tuesday, August 20 at the City Clerk's office. Positions in all 4 Wards along with the Mayor and City Clerk will be on this ballot. Packets will need to be turned in to the Clerk's office between November 12 and November 18 during normal office hours.

**CITY ATTORNEY'S REPORT:**

Nothing to report.

**SAFETY CODE OFFICIAL'S REPORT:**

Report provided in Council packet.

**STANDING COMMITTEE REPORTS:**

Jackson reported that all of the street painting has been done other than streets that are going to get oiled. They have been picking up brush as time allows. Ray reported that on Friday he received an email from the traffic engineer at IDOT



regarding golf cart and side by side crossings on St. Louis Avenue. The engineer stated not all of the signs on St. Louis Avenue were permitted.

Motion was made by Stunkel and seconded by Lester to revise the current Ordinance reflecting removal of golf cart and side by side crossings at Pine, Elm and Cypress at St. Louis Avenue.

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

**ANNOUNCEMENTS AND CONCERNS:**

Discussion was held regarding a street light on Cypress Street. Stunkel said that particular street light produces suboptimal lighting. Paslay will reach out to Ameren.

Motion was made by Stunkel and seconded by Lewey to combine Lake Lots 605 and 606 into 1 lot, designating it Lake Lot 605. There were no objections.

Stunkel reported discussion was held at a Lake Committee regarding the current Lake lot list process. Discussion was held to begin posting lake lot openings on the City website and notify those interested by email. Motion was made by Stunkel and seconded by Lewey to begin posting available Lake lots on the City website on January 1, 2025. This will be worked on this Fall. There were no objections.

Discussion was held on continuing to require stickers for kayaks, paddleboards and canoes.

Motion was made by Lewey and seconded by Hubler to decrease the