

City Council  
Regular Meeting

October 7, 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, Lester, Hubler, Brosman and Bowen were present. Hobler and Lewey were absent.
- MOMENT OF SILENCE:** A moment of silence was held for Randy Bone, a former City employee. A moment of silence was also held for the victims of Hurricane Helene.
- APPROVAL OF CITY COUNCIL MEETING MINUTES DATED SEPTEMBER 16, 2024:** Motion was made by Stunkel and seconded by Barker to approve City Council meeting minutes dated September 16, 2024. Motion carried.
- APPROVAL OF CITY COUNCIL SPECIAL MEETING MINUTES DATED SEPTEMBER 23, 2024:** Motion was made by Stunkel and seconded by Barker to approve City Council Special Meeting minutes dated September 23, 2024. Motion carried.
- TREASURER'S REPORT:** The Treasurer's report for period ending September 30, 2024 was reviewed. No action was taken.
- REGULAR BILLS:** Motion was made by Stunkel and seconded by Brosman to approve the regular bills. Motion carried.
- SPECIAL BILLS:** Motion was made by Stunkel and seconded by Barker to approve the special bills as presented: Pitney Bowes Purchase Power in the amount of \$1,821.75 for postage; Sandberg

Phoenix in the amount of \$2,619.00 for legal fees; Timmermann and Company, LTD in the amount of \$33,750.00 for auditing fees; Durbin Redirect Services in the amount of \$3,256.00 for remodeling of Public Safety building; Laack Flooring Innovation in the amount of \$3,682.90 for flooring materials for Public Safety building; McDowell's Service in the amount of \$2,142.80 for fuel pump replacement; Hecht Chevrolet of Vandalia in the amount of \$8,139.46 for transmission replacement; Fayette County Treasurer's office in the amount of \$6,500.00 for animal control; Land of Lincoln Credit Union in the amount of \$7,000.00 for sewer vac; Ameren Illinois in the amount of \$2,396.39 for electric bill; Vandalia Asphalt Service in the amount of \$133,120.99 for oiling and chipping roads; Nyhart in the amount of \$5,000.00 for actuarial services; Vandalia Asphalt Services in the amount of \$1,713.00 for culvert at lake; FNB Community Bank in the amount of \$93,600.76 for 120 acres loan payoff; Vandalia Country Club in the amount of \$6,059.43 for tower lease; Brenntag Mid South, Inc., in the amount of \$15,797.62 for supplies; Hawkins, Inc., in the amount of \$2,420.50 for supplies. Motion carried.

**PRESENTATION OF FISCAL  
YEAR 2024 AUDIT - TRICIA  
ELAM WITH TIMMERMANN AND  
ASSOCIATES, LTD.:**

Tricia Elam, CPA and Auditor for the City of Vandalia, presented the audit report for FY 2024. She reviewed the General Fund. She stated total revenue was \$5,317,246 and total expenditures were \$5,203,601 which equals a surplus of \$113,000. Itemized expenditures were also reviewed. Elam stated the General Fund is still very healthy. The balance sheet for the water and

sewer fund was also reviewed. Total assets are \$12,210,313. She stated IMRF has been doing very well investing their funds. The net position of the water and sewer fund is \$11,865,082, which is up by \$260,000. Elam stated overall the City is in very good financial shape. Motion was made by Stunkel and seconded by Barker to accept the 2024 audit as presented.

**TRANSFER OF LAKE LOT 154  
FROM ROB AND VICKY  
BLACKERBY, VANDALIA,  
ILLINOIS, TO KAITLYN  
MILLS, VANDALIA,  
ILLINOIS:**

Motion was made by Stunkel and seconded by Barker to approve the transfer of Lake Lot 154 from Rob and Vicky Blackerby, Vandalia, Illinois, to Kaitlyn Mills, Vandalia, Illinois. Motion carried.

**FIRST READING OF CLASS M  
(PACKAGE/POUR) LIQUOR  
LICENSE APPLICATION -  
B2S GROUP, LLC D/B/A  
MAC'S LIQUOR STORE:**

Since this is a first reading of the Class M liquor license application submitted by B2S Group, LLC D/B/A Mac's Liquor Store, action will be taken at the next meeting.

**SURPLUS PROPERTY BID  
OPENING (FOURTH AND  
JEFFERSON STREETS):**

Motion was made by Brosman and seconded by Stunkel to accept surplus property bid (4<sup>th</sup> and Jefferson Streets) submitted by Mark Ambuehl in the amount of \$800.00. Motion carried.

**SURPLUS PROPERTY BID  
OPENING (SOUTH FIRST  
STREET: PARCEL 18-14-16-  
412-05); SOUTH FIRST  
STREET: PARCEL 18-14-16-  
412-06; SOUTH FIRST  
STREET: PARCEL 18-14-16-  
412-007; EDWARDS STREET:  
PARCEL 18-14-16-412-  
008):**

Motion was made by Brosman and seconded by Barker to accept the bid submitted by Danny and Tami Kellow in the amount of \$1,200.00 for the parcel on South First Street (18-14-16-412-005); bid submitted by Stombaugh's Heating and Air Conditioning, Inc., in the amount of \$1,255.00 for the parcel on South First Street (18-14-16-412-006); Stombaugh's Heating and Air Conditioning, Inc., in the amount of \$1,255.00 for the parcel on South First Street (18-14-16-412-007); and bid submitted by Danny and Tami Kellow in the amount of \$1,025.00

for the parcel on Edwards Street (18-14-16-412-08). Motion carried.

**ACCEPTANCE OF WATER AND SEWER COMMITTEE MEETING MINUTES DATED SEPTEMBER 16, 2024:**

Motion was made by Stunkel and seconded by Brosman to accept the Water and Sewer Committee meeting minutes dated September 16, 2024. Motion carried.

**ACCEPTANCE OF BUILDING AND GROUNDS COMMITTEE MEETING MINUTES DATED SEPTEMBER 16, 2024:**

Motion was made by Stunkel and seconded by Lester to accept the Building and Grounds Committee meeting minutes dated September 16, 2024. Motion carried.

**RESOLUTION 2024-10-07-A: A RESOLUTION APPROVING AN AGREEMENT BETWEEN THE CITY OF VANDALIA, ILLINOIS, AND HACH:**

Paslay stated that this agreement would be for lab equipment maintenance at the water plant. Motion was made by Stunkel and seconded by Hubler to approve Resolution 2024-10-07-A: A Resolution Approving an Agreement Between the City of Vandalia, Illinois, and Hach.

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

**RESOLUTION 2024-10-07-B: A RESOLUTION APPROVING A RECIPROCAL AGREEMENT FOR INFORMATION BETWEEN THE CITY OF VANDALIA, ILLINOIS, AND THE ILLINOIS DEPARTMENT OF REVENUE:**

Gottman stated this agreement would authorize the City Treasurer (Danielle Caruso) access to sales tax numbers. Motion was made by Stunkel and seconded by Barker to approve Resolution 2024-10-07-B: A Resolution Approving a Reciprocal Agreement for Information Between the City of Vandalia, Illinois and the Illinois Department of Revenue.

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

**ORDINANCE 2024-10-07-C:**  
**ORDINANCE APPROVING THE**  
**SE OF NON-HIGHWAY**  
**VEHICLES ON CITY**  
**STREETS, ROADS AND**  
**HIGHWAYS:**

Gottman stated this was a revised Ordinance, eliminating the crossings at Elm and St. Louis Avenue, Cypress and St. Louis Avenue, and Pine at St. Louis Avenue.

Roll call: Hubler, yea; Brosman, nay; Stunkel, yea; Bowen, yea; Barker, yea; Lester, yea. Hobler and Lewey were absent. Motion carried 5-1.

**RESOLUTION 2024-10-07-D:**  
**COUNCIL RESOLUTION OF**  
**SUPPORT AND COMMITMENT**  
**OF LOCAL FUNDS:**

Gottman said City support was needed to commit funds from the capital improvement fund and available TIF funds in the amount of \$750,000 for use in conjunction with a Regional Site Readiness Program for the 120 acres. Motion was made by Brosman and seconded by Barker to approve Resolution 2024-10-07-D: Council Resolution of Support and Commitment of Local Funds.

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

**RESOLUTION 2024-10-07-E:**  
**RESOLUTION APPROVING A**  
**GRANT WRITING SERVICE**  
**AGREEMENT BETWEEN THE**  
**CITY OF VANDALIA,**  
**ILLINOIS, AND SOUTH**  
**CENTRAL ILLINOIS**  
**REGIONAL PLANNING AND**  
**DEVELOPMENT COMMISSION:**

Motion was made by Stunkel and seconded by Barker to approve Resolution 2024-10-07-E: A Resolution Approving a Grant Writing Service Between the City of Vandalia, Illinois, and South Central Illinois Regional Planning and Development Commission.

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

**AUTHORIZATION TO SEND**  
**ORDINANCE AMENDING THE**  
**VANDALIA ZONING CODE AT**  
**SECTION 17.06.140:**

Motion was made by Stunkel and seconded by Hubler to send Ordinance Amending the Vandalia Zoning Code at Section 17.06.140 (solar) to the Planning Commission.

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

**ORDINANCE 2024-10-7-F:**  
**AN ORDINANCE AUTHORIZING**  
**RETAILER'S OCCUPATIONAL**  
**SALES TAX SHARING**  
**AGREEMENT WITH HOSICK**  
**MOTORS:**

Motion was made by Stunkel and seconded by Barker to approve Ordinance 2024-10-7-F: An Ordinance Authorizing Retailer's Occupational Sales Tax Sharing Agreement with Hosick Motors.

Roll call: Hubler, yea; Brosman, nay; Stunkel, yea; Bowen, yea; Barker, yea; Lester, yea. Hobler and Lewey were absent. Motion carried 5-1.

**ORDINANCE 2024-10-7-G:**  
**AN ORDINANCE AUTHORIZING**  
**REDEVELOPMENT AND**  
**INCENTIVE AGREEMENT WITH**  
**HOSICK MOTORS:**

Motion was made by Stunkel and seconded by Lester to approve Ordinance 2024-10-7-G: An Ordinance Authorizing Redevelopment and Incentive Agreement with Hosick Motors.

Roll call: Hubler, yea; Brosman, nay; Stunkel, yea; Bowen, yea; Barker, yea; Lester, yea. Hobler and Lewey were absent. Motion carried 5-1.

**ORDINANCE 2024-10-7-H:**  
**AN ORDINANCE AUTHORIZING**  
**PURCHASE OF REAL ESTATE**  
**(EVANS PUBLIC LIBRARY**  
**DISTRICT):**

Gottman said the purchase price for the former Evans Public Library building is \$225,000. He stated that 911 will pay for all environmental issues and ongoing maintenance to the building. Motion was made by Brosman and seconded by Lester to approve Ordinance 2024-10-7-H: An Ordinance Authorizing Purchase of Real Estate (Evans Public Library District).

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

**ADOPTION OF  
INTERGOVERNMENTAL  
AGREEMENT, LEASE  
AGREEMENT AND MEMORANDUM  
OF UNDERSTANDING WITH  
FAYETTE COUNTY:**

Gottman noted that one change needed to be made on the Lease Agreement. The lease should state the lease term is for 20 years with an option for 2, 5 year extensions. At the end of the agreement, the County would have the opportunity to purchase the property. Connor stated the base rent would be for the recovery of the purchase price and an additional 10% that is built into the cost for any ongoing issues the City may face in the future. Motion was made by Stunkel and seconded by Brosman to adopt the Intergovernmental Agreement with Fayette County with changes to the length of term.

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

**APPROVE OR REJECT BID  
SUBMITTED BY ARROW  
VALLEY LANDSCAPING FOR  
GRADING OF LOT AT 5<sup>TH</sup> AND  
GALLATIN (VETERANS  
MEMORIAL PARK:**

Motion was made by Hubler and seconded by Brosman to approve bid submitted by Arrow Valley Landscaping in the amount of \$4,845.67 for grading of Lot at 5<sup>th</sup> and Gallatin Streets (Veterans Memorial Park) with the amendment that invoice will not be paid up front. Invoice will be paid every 30 days or until work is complete.

Roll call: Brosman, yea; Lester, yea; Barker, nay; Hubler, yea; Bowen, nay; Stunkel, nay. Due to a 3-3 tie, Gottman voted yea. Hobler and Lewey were absent. Motion carried.

**UNFINISHED BUSINESS:**

Paslay noted that the concrete work on Waggoner Drive out by OctoChem has been completed. Postcards will be mailed out no later than November for lead service line replacement. Bid letting was held at IDOT for

Safe Routes to School with the lowest bid being \$587,112.30. Information will be provided in next Council packet.

**MAYOR'S REPORT:**

Gottman reported the County Board is interested in holding their meetings at City Hall. He also stated that the County is agreeable to splitting the cost of having Zoom installed so that the public can have remote access to meetings. There were no objections. He noted that Murray's Restaurant is open as well as Max's Family Diner. Lighthouse Pregnancy Center has moved to their new location on Veterans Avenue. The dedication for the Veterans Memorial Park is tentatively set for November 11, 2024. The American Legion has installed a flag disposal container at the new Evans Public Library building. Irons has added a new golfing simulator.

**CITY ATTORNEY'S REPORT:**

Connor reported the City is on the cusp of wrapping up issues that have been going on all year.

**CITY CLERK'S REPORT:**

Huhn reported that she and Paslay have begun Text My Gov training. Implementation of program is tentatively set for mid-November. She also reported that the following people have picked up packets for the 2025 Consolidated Election: For Mayor, Doug Knebel and Rickie Smith; for City Clerk, Carla Huhn; for Alderman Ward I, Steve Barker; for Alderman Ward II, Amber Daulbaugh and Kenny Lewey; for Alderman Ward III, Mike Hobler, and for Alderman Ward IV, Jeremy Curll, Sandy Michel and Andy Lester. Still waiting on 1 Alderman to review Economic Development Director applications.



**CITY ADMINISTRATOR'S  
REPORT:**

Paslay reported the phone lines at City Hall and the Police Department are not working. 911 is still working. Citizens can call the Sheriff's office for non-emergencies. Concrete work on Gallatin by City Hall and Fuller House is tentatively set to be done Monday and Tuesday, October 14 and 15. The last Farmer's Market is this Saturday, October 12. OTC vendor applications are posted online, and are also available at City Hall. She asked for approval to seek bids for a new truck for the Sewer Plant. This is a budgeted item. Motion was made by Brosman and seconded by Barker to seek bids for a new truck for the Sewer Plant. There were no objections. Motion carried. Gottman stated that a lot of the brick circles on the downtown streets are sinking. He said there is a tree grate by the State House that has popped up and needs to be fixed. Paslay will seek bids to get these areas repaired.

**SAFETY CODE OFFICIAL'S  
REPORT:**

Report provided in packet.

**STANDING COMMITTEE  
REPORTS:**

Barker stated the Streets Department has been working on water lines. He stated he has received inquiries on the road conditions of Kennedy Boulevard. He has reached out to Representative Wilhour who will find out a timeline for when Kennedy Boulevard is to be repaved. Paslay said she emailed IDOT regarding the road conditions at Veterans and Kennedy. Lester stated that Grubaugh has done a very good job in demolishing the former Clymer building. Gottman stated due to the two basement walls not being built for exterior, two walls are going to need to be built to support it. It

will then be backfilled. Paslay stated For Sale signs are being placed on the surplus properties once the City can legally sell them. Paslay stated she is waiting on an opinion from Lee Beckman regarding the Interpretive Center. Stunkel reported the last Lake Committee meeting of the year was held earlier in the day. The campground will close on October 31. Trick or Treat at the Campground has been set for October 25 from 5 until 8 p.m. The beach is officially closed for the season.

**ANNOUNCEMENTS AND CONCERNS:**

Donald Tucker, the owner of Midwest Marine Construction, addressed the Council. He has done a lot of work on the lake. He is interested in building 24 covered boat slips and 24 uncovered boat slips near the marina, with the possibility of a restaurant. He stated the lake has a lot of potential and a project like this would bring many more people to the lake. Bowen stated an RFP would need to be developed so this project could be bid out. Connor will begin working on this. Hubler stated Paslay is working on a job posting for the Tourism Director position. Bowen stated a Personnel meeting will be held on Monday, October 21 at 5:30 p.m. to begin reviewing the Economic Development Director applications. Huhn said Festival of Lights committee will begin setting up Rogier Park on November 1.

Lester asked about collecting sales tax on food trucks. Huhn said one of the requirements of issuing a food truck license is verification that the vendor does pay sales tax. Barker asked about taxes for Air BnB's. Gottman said Air BnB is

collecting the taxes, but the City is not receiving those taxes.

Brosman handed out copies of tax rates in surrounding communities and a map of a proposed business district for the City. He said the current tax rate for the City of Vandalia is 7.75% (5% to the State; 1% to the City General Revenue Fund; .5% to infrastructure improvement; 1% to the school district and .25% to the County). He stated out of the 24 communities he researched, only 7 of those communities did not have a business district (which includes Vandalia). Brosman stated that the previous ED Director began working on gauging those business owners in the proposed business district; some owners were in favor of it and others were not. He stated the City does not need authority from business owners to create a business district. Paslay was not in favor of mandating business owners be a part of the business district. She noted that it didn't have to be a full 1% and that it could be any increment the Council chooses. Walt Barenfanger, owner of Kaskaskia Supply and Rental, addressed the Council, stating his opposition to the proposed business district. He did not think it was fair that this would not apply to Amazon. He said his business competes with people going to Glen Carbon where the tax rate is 7.1%. He said if the Council chooses to go to 8.75%, then it will put his business at a disadvantage. He asked why was Wal-Mart and Pilot Truck Stop not included in the proposed business district. Brosman said he was in favor of adding Wal-Mart and Pilot Truck Stop to the proposed business district. Connor said this will need to go to the

Economic Development committee for further exploration. Gottman said that Adam from PGAV will need to be present for the meeting. Gottman said he is not in favor of mandating business owners. Hubler said he does not see the benefit of a 1% increase. Motion was made by Stunkel and seconded by Hubler to forward this to the Economic Development Committee. Motion carried.

Stunkel asked if there was any movement on the motorized bicycles that was brought up at a past Council meeting. Ray stated he gave Connor the information. Connor said the Ordinance is under review.

**COUNCIL MOVES INTO  
EXECUTIVE SESSION AT  
8:30 P.M.:**

Gottman announced that the Council would be moving into Executive Session. Motion was made by Stunkel and seconded by Barker to move into Executive Session at 8:30 p.m. under 5 ILCS 120/2 to discuss the sale or purchase of land.

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

**EXECUTIVE SESSION ENDS  
AT 8:35 P.M.:**

Executive Session ended at 8:35 p.m.

**REGULAR SESSION  
RECONVENED AT 8:37 P.M.:**

Mayor Gottman reconvened the regular council meeting at 8:37 p.m. with a roll call: Stunkel, yea; Brosman, yea; Barker, yea; Hubler, yea; Lester, yea; Bowen, yea. Hobler and Lewey were absent.

Gottman stated there was nothing to report out of Executive Session.

**ADJOURNMENT:**

Motion was made by Hubler and seconded by Barker to adjourn the meeting at 8:38 p.m.

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City Clerk