

**City Council**  
Regular Meeting

November 4, 2024  
6:30 p.m.

- CALL TO ORDER:** Mayor Gottman called the regularly scheduled meeting of the Vandalia City Council to order at 6:30 pm.
- PLEDGE OF ALLEGIANCE:** The Pledge of Allegiance to the American Flag was given by all that were present.
- ROLL CALL:** Aldermen Barker, Stunkel, Lester, Hubler, Brosman, Hobler, Lewey and Bowen were present.
- MOMENT OF SILENCE:** A moment of silence was held for Ann Elaine Bigham Sumner, daughter of volunteer Joyce Mueller. A moment of silence was held for Lela Themig, former co-owner of Vandalia Sand and Gravel.
- APPROVAL OF CITY COUNCIL MEETING MINUTES DATED OCTOBER 21, 2024:** Motion was made by Stunkel and seconded by Hobler to approve City Council meeting minutes dated October 21, 2024. Motion carried.
- TREASURER'S REPORT:** The Treasurer's report for period ending October 31, 2024 was reviewed. No action needed.
- REGULAR BILLS:** Motion was made by Stunkel and seconded by Brosman to approve the regular bills as presented. Motion carried.
- SPECIAL BILLS:** Motion was made by Stunkel and seconded by Hobler to approve the special bills as presented: Ritchey Painting in the amount of \$22,220.00 to remove wallpaper and paint on lower level of City Hall; Burtschi Brothers and Company in the amount of \$225,249.00 for land acquisition

(former Evans Public Library building); Homefield Energy in the amount of \$3,773.32 for electric bill for City Hall; Civic Plus, LLC, in the amount of \$1,625.40 for Municode renewal; CSL Studio in the amount of \$2,500.00 for down payment for mural painting; Global Tech Systems, Inc., in the amount of \$15,295.07 for police car equipment; Key Equipment and Supply Company in the amount of \$256,823.75 for street sweeper; Land of Lincoln Credit Union in the amount of \$7,615.00 for street sweeper loan; Land of Lincoln Credit Union in the amount of \$7,000.00 for sewer vac; Ameren Illinois in the amount of \$2,442.03 for utility bill; Land of Lincoln Credit Union in the amount of \$10,285.00 for fire truck; Banner Fire Equipment in the amount of \$2,239.00 for fire equipment; Beelman Logistics, LLC in the amount of \$7,205.32 for supplies; Homefield Energy in the amount of \$10,784.59 for utility bills at Lake for periods May - August, 2024; South Central FS in the amount of \$43,810.91 for TIF reimbursement; Milano and Grunloh Engineers in the amount of \$3,986.25 for engineering fees for water plant; Imco Utility Supply in the amount of \$1,892.00 for supplies; Brenntag Mid-South, Inc., in the amount of \$16,582.15 for supplies; Hawkins, Inc., in the amount of \$1,631.00 for supplies; All Service Contracting in the amount of \$4,062.00 for supplies; Homefield Energy in the amount of \$20,948.32 for electric bills at the water plant for period May - August 2024; Homefield Energy in the amount of \$26,942.92 for electric bill at the sewer plant for period May - August, 2024. Motion carried.

CITY ENGINEER'S REPORT:

Lee Beckman will be at the next meeting.

APPROVE OR REJECT  
TRANSFER OF LAKE LOT NO.  
605 FROM HAROLD DIVELEY,  
RAMSEY, ILLINOIS, TO  
WILLIAM AND NANCY  
TSCHIGGFRIE, ST. ELMO,  
ILLINOIS:

Motion was made by Stunkel and seconded by Hobler to approve transfer of Lake Lot No. 605 from Harold Diveley, Ramsey, Illinois, to William and Nancy Tschiggfrie, St. Elmo, Illinois. Motion carried.

ACCEPTANCE OF LAKE  
COMMITTEE MEETING  
MINUTES DATED OCTOBER  
21, 2024:

Motion was made by Stunkel and seconded by Barker to accept the Lake Committee Meeting minutes dated October 21, 2024. Motion carried.

FIRST READING OF CLASS D  
LIQUOR APPLICATION  
SUBMITTED BY GURU KRUPA,  
II:

Urvish Amin outlined his plans for construction of a new liquor store. His family has purchased the property next to Sonic on 8<sup>th</sup> Street. They would like to open a liquor store and have a tap system type bar. He said they would like to offer finger foods as well. He said the building would be between 6,000 and 8,000 square feet. Pending approval from the Council, they would begin working with an architect since this is new construction. First reading of Class D Liquor Application submitted by Guru Krupa, II was done. Action will be taken at the next Council meeting.

FIRST READING OF CLASS G  
LIQUOR APPLICATION  
SUBMITTED BY GURU KRUPA,  
III:

First reading of Class G Liquor Application submitted by Guru Krupa, III, was done. Action will be taken at the next Council meeting.

FIRST READING OF GAMING  
APPLICATION SUBMITTED BY  
GURU KRUPA, III:

First reading of video gaming application submitted by Guru Krupa, III was done. Action will be taken at the next Council meeting.

**ACCEPTANCE OF TIF  
COMMITTEE ADVISORY  
COMMITTEE MEETING  
MINUTES - NOVEMBER 1,  
2024:**

Motion was made by Stunkel and seconded by Hobler to accept the TIF Advisory Committee meeting minutes dated November 1, 2024. Motion carried.

**ORDINANCE 2024-11-4-A:  
AN ORDINANCE OF THE CITY  
OF VANDALIA, FAYETTE  
COUNTY, ILLINOIS,  
AUTHORIZING TAX  
INCREMENT FINANCING  
ASSISTANCE IN CONNECTION  
WITH A REDEVELOPMENT  
PROJECT (SMLE, LLC D/B/A  
DOMINO'S PIZZA):**

Mark Ratterman, a franchisee with Domino's, outlined his plans for the new Domino's that will be located on Veterans Avenue between Los Amigos and O'Reilly's Auto Parts. He said he would employ anywhere from 15 to 20 employees. Bill Drake, the developer, states that he has built many Domino's. He said it would take 4 or 5 months to construct. Paslay stated the TIF Committee recommended 25% of purchase price for the property, and that includes once they start paying taxes on that building, a 5 year abatement on what is paid into the TIF portion of their property tax.

Motion was made by Stunkel and seconded by Hubler to accept the TIF Committee recommendation of 25% of purchase price for the property and 5 year 100% property tax reimbursement (what is paid into TIF).

Roll call: Stunkel, yea; Brosman, yea; Barker, yea; Hubler, yea; Bowen, yea; Hobler, nay; Lewey, yea; and Lester, yea. Motion carried 7-1.

**AUTHORIZATION TO HIRE  
PART-TIME  
TELECOMMUNICATOR FOR  
VANDALIA POLICE  
DEPARTMENT:**

Motion was made by Lewey and seconded by Barker to hire a part-time Telecommunicator for the Vandalia Police Department. Motion carried.

**APPROVAL OF LEASE  
AGREEMENT BETWEEN THE  
CITY OF VANDALIA AND  
FAYETTE COUNTY EMERGENCY**

Motion was made by Stunkel and seconded by Brosman to approve the Lease Agreement between the City of Vandalia and Fayette County

**TELEPHONE SYSTEM BOARD  
(FCETSB) :**

Emergency Telephone System Board  
(FCETSB) .

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

**APPROVAL OF  
INTERGOVERNMENTAL  
AGREEMENT BETWEEN THE  
CITY OF VANDALIA AND  
FAYETTE COUNTY EMERGENCY  
TELEPHONE SYSTEM BOARD  
(FCETSB) :**

Motion was made by Stunkel and  
seconded by Barker to approve the  
Intergovernmental Agreement between  
the City of Vandalia and Fayette  
County Emergency Telephone System  
Board (FCETSB).

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

**APPROVE OR REJECT BID  
SUBMITTED BY AXON  
ENTERPRISE, INC., FOR  
POLICE OFFICER SAFETY  
PLAN 10:**

Chief Ray stated that the Police  
Department received a grant from  
ILEAS in the amount of \$15,686.00  
which will help support the purchase  
of TASER 10 devices. He gave a  
demonstration on Axon Respond which  
is a new technology for body cams.  
Once done recording, it has the  
capability to transcribe and create  
a detailed AI generated report. He  
stated this would save several hours  
of report writing for the officer.

Motion was made by Hobler and  
seconded by Bowen to approve the bid  
submitted by Axon Enterprise, Inc.,  
in the amount of \$44,589.73 yearly  
for a period of 5 years.

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

**APPROVE OR REJECT**  
**DEMOLITION BIDS FOR 419**  
**S. CYPRESS STREET:**

Motion was made by Barker and seconded by Brosman to approve bid submitted by Richland Excavating in the amount of \$7,850.00 for demolition of 419 S. Cypress Street. Motion carried.

**APPROVE OR REJECT**  
**SIDEWALK BIDS:**

Motion was made by Barker and seconded by Stunkel to approve sidewalk bids submitted by Precise Construction in the amount of \$21,141.00 for the sidewalk replacement at 2<sup>nd</sup> Street from Main to Madison Streets; bid submitted by Chandler Bros. Construction in the amount of \$25,060.50 for sidewalk replacement at North Sixth from Garfield to Taylor Streets; and bid submitted by Chandler Bros. Construction in the amount of \$26,957.00 for sidewalk replacement at 5<sup>th</sup> Street from St. Clair to Jefferson Streets. The total for sidewalk replacements is \$73,157.50. Motion carried.

**AUTHORIZATION TO BID OUT**  
**LAWN MOWERS - LAKE:**

Motion was made by Stunkel and seconded by Barker to authorize specs to be drawn up for bid for lawn mowers at the Lake. Motion carried.

**AUTHORIZATION TO**  
**PURCHASE TRACTOR**  
**(MIDWEST TRACTOR SALES,**  
**INC.) - LAKE:**

Motion was made by Stunkel and seconded by Lester to authorize buyout of the contract of the tractor for the Lake from Midwest Tractor Sales, Inc., in the amount of \$22,785.00. Motion carried.

**UNFINISHED BUSINESS:**

Regarding Dam repair, it was decided that the City Garage laborers could clean the top off of the levy. The concrete work would be contracted out. Beckman will have specs drawn up for bid for the concrete work. Gottman will call Beckman on Tuesday. Connor will work with Ray on an Ordinance for electric and gas

powered bicycles. This will be on the agenda for the November 18 Council meeting. Paslay will draw up spec for bids for the Tourism Digital sign at the December 2 City Council meeting. Press Release regarding the Veterans Memorial Park was distributed. Dedication for the Veterans Memorial Park will be held on November 11 at 10:30 a.m. The goal to set the monuments is November 6, pending weather. Bowen asked for a breakdown of what was spent and what has been committed to the Park. Gottman will have that at the next Council meeting. Andy Gelsinger met with Walt Barenfanger and Andy Curry. They will begin integrating water back into our system.

**MAYOR'S REPORT:**

Gottman reported documentation has been received from IDOR that authorizes the City Treasurer access to the sales tax portal. A handout outlining area community salaries for Economic Development Directors was reviewed. A handout of new grants available and deadlines for those grants was reviewed. He announced Lucky Dogs has opened. Downtown Trick or Treat was a huge success. Gottman presented the KC Foundation with a check in the amount of \$50,000 from an anonymous donor for the Paramedic program at the Vandalia campus. Discussion was then held regarding the importance of having an ambulance service. Ray said the County put out RFPs for an ambulance service in the past but then did not proceed further. He would like to have a contracted service that kept the ambulance service in this area. Bowen said the City partners with the County on other issues, so he felt a conversation should be started

between the City and County regarding this. A PGAV representative will be here on Monday, November 18 at 3:30 p.m. to discuss a business district. This will be informational only. An invitation will be sent out to the property and business owners on the proposed draft map. The public is also invited to attend. Water plant bids will be opened on December 11, 2024 at 2:00 p.m. The repair work on the Keiser building is nearing completion. Grubaugh said the brickwork is finished but they are waiting on the capstone that goes around the top. Festival of Trees is Friday, November 8, 2024. It will be held at the Moose Lodge.

**CITY ATTORNEY'S REPORT:**

Connor reported closing issues regarding the City's custodial leases are being resolved. He is working on deeds for surplus properties that have been sold. The deeds will be ready for closing by November 15. Connor said the City has received numerous inquiries from an individual who wants to purchase the former First Baptist Church building downtown. He said an application with supporting documentation will be forthcoming. Connor stated for the most part it is a housing project in the sense that there will be residences on site but also some community services that will be offered on site. He will forward plans to the Council as they become available. The zoning in this area is Downtown Commercial. Barker said he would like for the Code Enforcer Official to do health and safety inspections on rental properties.



**CITY CLERK'S REPORT:**

Huhn reported that Bobby Pate has picked up a packet for Mayor. Charles "Chuck" Fitch has picked up a packet for Ward III. TextMyGov will go live at 5 p.m. on Tuesday, November 5. Gottman encouraged interested individuals to pick up candidate packets for the 2025 Consolidated Election. Positions open are Mayor, City Clerk and all 4 Wards. First day to file petitions is Tuesday, November 12. Gottman said he will not seek a 7th term in office.

**CITY ADMINISTRATOR'S REPORT:**

Paslay reported Olde Tyme Christmas is set for November 15 and 16. The Rotary Lighted Christmas Parade will kick off the festivities at 5:30 p.m. She outlined the events set for that weekend. Lighting of the Tree will happen immediately before the parade. Huhn reported that Rogier Park has been set up for Festival of Lights. The official opening night of FOL is set for Saturday, December 7. Lights will be turned on November 29 and will go through January 1. Christmas House Decorating Contest has been set for December 1 through December 15. Gottman said an idea has been discussed encouraging consumers to shop locally owned stores this holiday season. The City would award cash prizes to those who shop at participating businesses. There were no objections.

**SAFETY CODE OFFICIAL'S REPORT:**

Report will be provided in next Council packet.

**STANDING COMMITTEE REPORTS:**

Barker reported that the Streets Department has been working on several water leaks. Bowen said he would like for those who are here digging fiberoptic cables to have some kind of identification of who they work for and a contact number

on their trucks. A TextMyGov message will be sent out with contact information. Ray said there have been questions about hunting at the Lake. The Conservation Officer and the Fayette County Sheriff have recommended changing No Trespassing signs to No Hunting signs. This matter will be forwarded to the Public Safety Committee.

**ANNOUNCEMENTS AND CONCERNS:**

Lester stated he and Jerry Swarm will be submitting a project list for the Interpretive Center to Paslay. Stunkel would like the camp host lake lot to have a holding tank. Motion was made by Stunkel and seconded by Lester to draw up specs for bid for a holding tank for that particular lot. There were no objections. Workman will talk to DNR and Soil and Water regarding tree replacement. Bowen stated that interviews will be scheduled for the Economic Development Director position. Lester said there is a property in his Ward that has a lot of junk vehicles in their yard. Connor will meet with Lester. Status of the renovation of the caboose located on the South end of town was discussed. Brosman stated the renovation was a slow process, mostly due to the lack of funding. Lewey said the area between Eighth and Orchard is dimly lit, making it difficult to see pedestrians in the crosswalk. Ray will look at the area.

**CITY COUNCIL MOVES INTO EXECUTIVE SESSION AT 9:09 P.M.**

Gottman announced Council would be moving into Executive Session. Motion was made by Brosman and seconded by Stunkel to move into Executive Session at 9:09 p.m. under 5 ILCS 120/2 to discuss personnel matter.

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

**EXECUTIVE SESSION ENDS**  
**AT 9:33 P.M.:**

Executive Session ends at 9:33 p.m.

**REGULAR SESSION**  
**RECONVENED AT 9:35 P.M.**

Mayor Gottman reconvened the regular Council meeting at 9:35 p.m. with a roll call: Lester, yea; Bowen, yea; Brosman, yea; Barker, yea; Hobler, yea; Lewey, yea; Hubler, yea; Stunkel, yea.

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 9:36 p.m.

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City Clerk