

**City Council**  
Regular Meeting

December 16, 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, Hobler, Lewey and Bowen were present.

**MOMENT OF SILENCE:**

A moment of silence was held for Dana Smith, former owner of Day's Inn and America's Best Value Inn.

**NEW BUSINESS:**

Mayor Gottman announced that the Small Business Awards presentation would be moved to the beginning of the agenda.

**PRESENTATION OF SMALL BUSINESS AWARDS:**

Small business awards presentation was made by Gottman and Paslay. American Legion Post 95 was the winner of the Non-Profit Club, Agency, or Group of the Year. Sandy Meyers, owner of Mix It Up Boutique was the winner of the Female Owned Business of the Year. Dennis Grubaugh, owner of Grubaugh Contracting, was the winner of the Veteran Owned Business of the Year. Community Involvement Business of the Year was Land of Lincoln Credit Union. Winner of the Small Business of the Year is Sisters' Consignment Shoppe. Winner of the Economic Impact Business of the Year is Mike Wehrle, owner of Wehrle Properties.

APPROVAL OF CITY COUNCIL  
MEETING MINUTES DATED  
DECEMBER 2, 2024:

Motion was made by Stunkel and seconded by Brosman to approve City Council meeting minutes dated December 2, 2024. Motion carried.

APPROVAL OF COUNCIL WORK  
SESSION MINUTES -  
NOVEMBER 18, 2024:

Motion was made by Stunkel and seconded by Hobler to approve Council Work Session minutes dated November 18, 2024. Motion carried.

TREASURER'S REPORT:

The Treasurer's report for period ending November 30, 2024 was reviewed. Motion was made by Stunkel and seconded by Barker to file report for audit.

REGULAR BILLS:

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

SPECIAL BILLS:

Motion was made by Stunkel and seconded by Barker to approve the special bills as presented: Sandberg Phoenix in the amount of \$2,022.14 for legal fees; Richland Excavating, Inc., in the amount of \$7,850.00 for demolition; Kiesler's Police Supply in the amount of \$12,259.00 for police equipment accessories; Flock Safety, Inc., in the amount of \$10,000.00 for police cameras; Mid-Illinois Concrete, Inc., in the amount of \$4,712.50 for supplies; Braun Plumbing, Inc., in the amount of \$2,489.07 for repair; Discover Downstate Illinois in the amount of \$7,065.00 for advertising; Historical Vandalia, Inc., in the amount of \$4,749.57 for reimbursement; Milano and Grunloh Engineers in the amount of \$2,305.00 for Randolph Street project fees; Milano and Grunloh Engineers in the amount of \$7,761.25 for OSLAD grant fees; Johannes Construction, Inc., in the amount of \$58,886.00 for installation of concrete walls at

former Clymer property; Milano and Grunloh Engineers in the amount of \$87,200.00 for engineering fees; Core and Main in the amount of \$6,952.00 for supplies; Brenntag Mid-South, Inc., in the amount of \$20,090.60 for supplies; Kaskaskia Springs Water Supply in the amount of \$1,902.07 for 2.748 million gallons of water. Motion carried.

**ENGINEER'S REPORT:**

Lee Beckman provided a status update of ongoing and pending City projects. Randolph Street project is at IDOT with bid letting set for March 7, 2025. Construction tentatively set for next Summer. Bids were sent out to 2 contractors for Lake Dam upgrades. One bid was received back at an hourly rate. The estimated number of days is not known at this time. It was decided to schedule a Lake Committee meeting to decide on how to proceed. Post cards are being received back for Lead Service Line Replacement. Beckman suggested possibly applying for another \$40,000 in funding for this. Plan is to begin construction in the spring for the Safe Routes to School project. Bid opening for new water treatment plant is January 15, 2025 at 2 p.m. Water/Sewer Committee has been asked to attend that bid opening. The ITEP sidewalk project is at IDOT. Letting is scheduled for late first quarter of 2025. Notice of Funding Opportunity has been sent out for the Unsewered IEPA Grant. This could be a 100% grant funded project, up to \$5,000,000. A 2" water main was located that feeds the shower house at the Lake. Barker suggested using the water tap at the new entrance/exit at the Lake and run it to the shower house. Workman will call Fayette County Water.

FAYETTE COUNTY CEO  
PRESENTATION:

Doug Knebel spoke on the history of the Fayette County CEO program. CEO students Kennedy Schaal, Patrick Click III, Jayden Rosetto, and Ian Whitehead spoke about the CEO program and what their CEO personal businesses were going to be.

APPROVE OR REJECT  
TRANSFER OF LAKE LOT 155  
FROM MARK AND DIANE  
ZIMMERMAN, O'FALLON,  
ILLINOIS TO DAVID  
TOWNSEND, VANDALIA,  
ILLINOIS:

Motion was made by Stunkel and seconded by Lewey to approve transfer of Lake Lot 155 from Mark and Diane Zimmerman, O'Fallon, Illinois, to David Townsend, Vandalia, Illinois. Motion carried.

APPROVE OR REJECT  
TRANSFER OF LAKE LOT 131  
FROM MICHAEL NEUHAUS,  
COLLINSVILLE, ILLINOIS,  
TO STEPHANIE  
BLANKENSHIP, VANDALIA,  
ILLINOIS:

Motion was made by Hobler and seconded by Stunkel to approve transfer of Lake Lot 131 from Michael Neuhaus, Collinsville, Illinois, to Stephanie Blankenship, Vandalia, Illinois. Motion carried.

ORDINANCE 2024-12-16-A:  
AN ORDINANCE AMENDING  
AND ADDING THE VANDALIA  
ZONING CODE AT SECTION  
17.06.140 (SOLAR):

Motion was made by Hobler and seconded by Stunkel to approve Ordinance 2024-12-16-A: An Ordinance Amending and Adding the Vandalia Zoning Code at Section 17.06.140 (Solar).

Roll call: Hubler, yea; Brosman, yea; Stunkel, yea; Hobler, yea; Bowen, yea; Barker, nay; Lewey, nay; Lester, yea. Motion carried 2-6.

ORDINANCE 2024-12-16-B:  
AN ORDINANCE AMENDING  
CHAPTER 11 - LAKE  
ORDINANCE OF THE  
VANDALIA MUNICIPAL CODE  
(LAKE LOT SIGNS):

Motion was made by Stunkel and seconded by Barker to approve Ordinance 2024-12-16-B: An Ordinance Amending Chapter 11 - Lake Ordinance of the Vandalia Municipal Code (Lake Lot signs).

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

ORDINANCE 2024-12-16-C:  
AN ORDINANCE AMENDING  
THE CITY OF VANDALIA  
ZONING DISTRICT MAP  
(BOWEN VENTURES, LLC):

Shane Bowen distributed a written plan for the property located at 110 S. Remann Street. He plans to use the property for a resale business.

Motion was made by Hubler and seconded by Brosman to approve Ordinance 2024-12-16-C: An Ordinance Amending the City of Vandalia Zoning Map (Bowen Ventures, LLC).

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

RESOLUTION 2024-12-16-D:  
A RESOLUTION AUTHORIZING  
AN ECONOMIC DEVELOPMENT  
ELIGIBLE ACTIVITY LOAN  
TO TODD STAPLETON D/B/A  
I-70 MEDIA, LLC:

Pasley stated the start date of repayment by Stapleton in the original agreement was November. However, Stapleton just recently closed on the purchase, so the revised repayment start date would be March 2025, as reflected in the agreement presented in the packet.

Motion was made by Barker and seconded by Stunkel to approve Resolution 2024-12-16-D: A Resolution Authorizing an Economic Development Eligible Activity Loan to Todd Stapleton D/B/A I-70 Media, LLC.

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

ORDINANCE 2024-12-16-E:  
AN ORDINANCE MAKING THE  
ANNUAL TAX LEVY FOR THE  
FISCAL YEAR BEGINNING ON  
THE FIRST DAY OF MAY  
2024, AND ENDING ON THE  
THIRTIETH DAY OF APRIL  
2025:

Motion was made by Stunkel and seconded by Hubler to approve Ordinance 2024-12-16-E: An Ordinance Making the Annual Tax Levy for the Fiscal Year Beginning on the First Day of May, 2024 and Ending on the Thirtieth Day of April, 2025. Gottman stated that there has been no increase in property taxes for

the citizens of the City of Vandalia for the past 6 years.

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

PRESENTATION BY ROCHELLE ADDISON - FORMER FIRST BAPTIST CHURCH BUILDING:

Ms. Addison was not present at the meeting; therefore this was removed from the agenda and Gottman announced this will not be re-added.

UNFINISHED BUSINESS:

Gottman stated per the last Council meeting, no further discussion on gas and electric powered bicycle Ordinance will take place at this time since there are State laws already in place.

MAYOR'S REPORT:

Gottman reported the Christmas cash drawing will be held on Friday, December 20 at 4 p.m. at City Hall. He also stated that he, Paslay and Huhn will be delivering lunches to City employees on Tuesday. He also noted that Congresswoman Mary Miller honored him with a Certificate of Honor for 32 years of public service to the citizens of the City of Vandalia.

CITY ATTORNEY'S REPORT:

Connor stated that subdivision lake lot sales are set to expire on December 31. He is requesting a 6 month extension of that deadline. Gottman suggested a 3 month extension. Ordinance will be presented at the next Council meeting for vote.

CITY CLERK'S REPORT:

Nothing to report.

CITY ADMINISTRATOR'S REPORT:

Paslay stated Daylight Donuts has informed her that their construction cost was over what was estimated on the original TIF application, and are now requesting 25% reimbursement

for the increased amount. Their TIF request was previously approved for 25% of \$16,126.48 (\$4,031.62) and the actual cost of the renovation was \$22,034.77 (\$5,508.69). An amended Ordinance will be voted on at the next Council meeting.

**SAFETY CODE OFFICIAL'S REPORT:**

Report provided in packet.

**STANDING COMMITTEE REPORTS:**

James Jackson said the Street Department has been working on water leaks and picking up leaves and sticks. Gelsinger stated a new generator has been installed at the Lake. He also noted that he has been working with Kaskaskia Water Supply, and that is going well. A Public Safety meeting with the County Board and 911 will be rescheduled. Removal of asbestos at the new 911 Center will begin on Monday. Stunkel said he is waiting on specs for holding tank and a couple of lawn mowers. Meetings to discuss Summer Fest 2025 will be held after the first of the year. Hubler stated there is a meeting scheduled for January 6 to discuss the proposed business district. Paslay will place an ad for a part-time Tourism Director this week. Gottman said the Candlelight Tours at the Statehouse were held over the past weekend. Bowen said the final candidate has been interviewed for the Economic Development Director position. References will be checked.

**ANNOUNCEMENTS AND CONCERNS:**

Merrill Collins congratulated the Council on passing the Solar ordinance. He stated there is a company that is looking to put in a substantial solar farm that will be located within the 1.5 miles extraterritorial jurisdiction. Connor said the best possible



scenario for Fayette County and the City of Vandalia is an intergovernmental agreement as to who will handle the initial run at Special Use Permits and our handling of what happens subsequent to the application and issuance of permits.

Dennis Corridori addressed the Council with his concerns regarding EMS leaving the ambulance lights on when they pull up to the bay of the Emergency Room. He stated he has talked to the hospital Administrator. Lester asked about a fence barrier being installed.

Jason Edwards addressed the Council regarding 419 S. Cypress. The property was demolished after he purchased the property. He said he thought when he purchased the property, tax liens, etc., would be included in the purchase price. He said when he purchased it, he purchased it for no liens on the property. After further discussion, it was decided that Edwards will reach out to Connor.

Hailey Dalton addressed the Council. She is requesting approval to hold her wedding in September at the Lake where the fireworks are shot off. This will be discussed at the Lake Committee meeting.

**COUNCIL MOVES INTO  
EXECUTIVE SESSION AT  
7:58 P.M.:**

Gottman announced Council would be moving into Executive Session. Motion was made by Brosman and seconded by Barker to move into Executive Session at 7:58 p.m. under 5 ILCS 120/2 to discuss personnel matters.

Roll call: Hubler, yea; Hobler, yea; Lewey, yea; Bowen, yea; Brosman,



yea; Barker, yea; Stunkel, yea;  
Lester, yea. Motion carried.

EXECUTIVE SESSION ENDS  
AT 8:22 P.M.:

Executive Session ended at 8:22 p.m.

REGULAR SESSION  
RECONVENED AT 8:23 P.M.

Mayor Gottman reconvened the regular Council meeting at 8:23 p.m. with a roll call: Hobler, yea; Lewey, yea; Brosman, yea; Barker, yea; Bowen, yea; Lester, yea; Hubler, yea; Stunkel, yea.

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

ADJOURNMENT:

With there being nothing further to discuss, motion was made by Hubler and seconded by Lewey to adjourn the meeting at 8:24 p.m.

  
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City Clerk