

City Council
Regular Meeting

December 2, 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 and Bowen were present. Lewey was absent.

MOMENT OF SILENCE:

A moment of silence was held for Lisa Wagner, former Police Dispatcher for the City of Vandalia Police Department. A moment of silence was also held for Karen Stout, sister of Alderman Kenny Lewey.

**APPROVAL OF CITY COUNCIL
MEETING MINUTES DATED
NOVEMBER 18, 2024:**

Motion was made by Stunkel and seconded by Barker to approve City Council meeting minutes dated November 18, 2024. Motion carried.

TREASURER'S REPORT:

The Treasurer's report for period ending November 30, 2024 was reviewed. No action needed.

REGULAR BILLS:

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

SPECIAL BILLS:

Paslay requested approval to add an invoice for payment on the revolving loan for 1-70 Media and Todd Stapleton in the amount of \$183,183.00. Motion was made by Stunkel and seconded by Barker to approve the amended special bills as

presented: Land of Lincoln Credit Union in the amount of \$7,000.00 for sewer vac; Land of Lincoln Credit Union in the amount of \$7,615.00 for street sweeper; Beelman Logistics, LLC in the amount of \$2,223.01 for supplies; Vandalia Asphalt Services in the amount of \$2,178.52 for patch mix; Ameren Illinois in the amount of \$2,512.99 for electric bill; Land of Lincoln Credit Union in the amount of \$10,285.00 for fire truck; Mac's Fire and Safety, Inc., in the amount of \$13,007.00 for maintenance to fire equipment; OctoChem, Inc., in the amount of \$137,631.70 for TIF reimbursement; Brenntag Mid-South, Inc., in the amount of \$15,153.47 for supplies; USA BlueBook in the amount of \$1,752.04 for supplies. Motion carried.

NEW BUSINESS:

Mayor Gottman stated that the presentation by Rochelle Addison would be moved to the end of the meeting.

ENGINEER'S REPORT:

Lee Beckman will be at the next meeting.

**ACCEPTANCE OF PLANNING
COMMISSION MEETING
MINUTES DATED NOVEMBER
18, 2024:**

Motion was made by Brosman and seconded by Barker to accept the Planning Commission Meeting minutes dated November 18, 2024. Motion carried.

**ORDINANCE 2024-12-2-A:
AN ORDINANCE AMENDING
THE CITY OF VANDALIA
ZONING DISTRICT MAP:
(Failed)**

Shane Bowen introduced himself to the Council. He is seeking to have the property located at 110 S. Remann Street (currently zoned Two-Family Residential) rezoned back to its original zoning of IL Light Industrial. It had been zoned Light Industrial in the 1980s and was subsequently rezoned back to Two-Family Residential. He outlined his plans for the property. Bob Bowen said the west end of Vandalia has

issues with managing things such as junk vehicles, junk, etc., and the City has cleaned up the west end quite a bit. He stated a lot of derelict houses have been demolished and properties are starting to be cleaned up. He requested a plan from Shane Bowen outlining his plan. Hobler said the City has been working diligently to clean up properties. Shane Bowen said there will not be any items stored outside of the shed. He said his business would be open on the weekends only. Brosman said the Planning Commission recommended the request for Council approval and therefore he would follow that recommendation. Grubaugh spoke on behalf of the Planning Commission, explaining their reasoning for their recommendation to approve the request. Bob Bowen said at the Planning Commission meeting not a single question was raised or conversation held regarding what Shane Bowen proposed. Connor said it was his understanding that the applicant was requesting to simply rezone the property to Light Industrial from Residential. He said this is not in any way antagonistic to the comprehensive plan. Bob Bowen stated Shane Bowen is more than welcome to come up with a drawing and business plan to be presented at the next Council meeting for consideration.

Motion was made by Brosman and seconded by Hubler to approve Ordinance 2024-12-2-A: An Ordinance Amending the City of Vandalia Zoning District Map.

Roll call: Brosman, yea; Barker, nay; Stunkel, yea; Hobler, nay; Bowen, nay; Lester, nay; Hubler,

Yea. Lewey was absent. Motion failed 3-4.

UNFINISHED BUSINESS:

Paslay will follow up with Lee Beckman regarding the Lake Dam upgrades. Connor stated that the State law allows low speed electric and gas powered bicycles anywhere bicycles are allowed to go. This is different than the statutory authority the City has regarding side by sides and golf carts. Barker asked about safety equipment on these types of bikes such as proper lighting. Connor said if a low speed electric or gas powered bicycle is violating a traffic law, it will be treated just like a car. Hobler thought it was a matter of enforcement. Straw poll was taken to determine if Connor should proceed with creating an Ordinance addressing electric and gas powered bicycles. It was unanimously decided that this will not be pursued any further. Paslay said she needed more time to draw up specifications for a new Tourism digital sign. She will reach out to Robinson Outdoor Digital Displays. The City's comprehensive Solar Ordinance will be voted on at the next Council meeting.

MAYOR'S REPORT:

Gottman reported that he will be attending an IML conference in Chicago beginning Thursday through the weekend. He stated asbestos removal will begin at the former Evans Public Library building. He stated there are a lot of items left in the building (book shelves, chairs, tables, etc.). Gottman will ask Vandalia Christian Academy if they are interested in any of those items.

CITY ATTORNEY'S REPORT:

Connor stated court will be held Tuesday, December 3, 2024 on the Keiser case. He said the City still has an outstanding attorney fee petition issue. He is waiting on an Engineer to certify that the work is concluded. The City will petition for the fees that have been incurred.

CITY CLERK'S REPORT:

Nothing to report.

CITY ADMINISTRATOR'S REPORT:

Paslay stated she is the local representative for Wreaths Across America. Wreaths will be placed on Veteran's graves on Saturday, December 14 at 9:00 a.m. Volunteers are to meet at Fairlawn Cemetery at 8:45 a.m. She said they will be placing around 800 wreaths.

SAFETY CODE OFFICIAL'S REPORT:

Report will be provided in next packet.

STANDING COMMITTEE REPORTS:

Lester said he has gathered costs on various projects at the Interpretive Center. He will compile the list and submit to Paslay. A meeting scheduled to discuss a potential Business District will be held on January 6, 2025 at 5 p.m. A Public Safety meeting to discuss ambulance services for Fayette County and the City of Vandalia is scheduled for December 16 at 5:00 p.m. The County Board will be invited. Bowling said Shop with a Cop will be held on December 9 at 5:45 p.m. at Wal-Mart. Bowen stated interviews were conducted with 3 Economic Development Director candidates earlier in the day. One more candidate will be interviewed in the next two weeks.

ANNOUNCEMENTS AND CONCERNS:

Lester said he has been in contact with Jody Osborne, who has the mural panels for Veterans Memorial Park.

He is gathering information and costs of getting the wall refinished. He will talk with Dennis Grubaugh regarding getting the mural installed. The bottom walls at the former Clymer property have been poured. It will then need to be backfilled. After that, masonry will fill in the holes where the beams went in to those buildings.

**PRESENTATION BY ROCHELLE
ADDISON - FORMER FIRST
BAPTIST CHURCH BUILDING:**

Rochelle Addison was not present for the meeting. Bob Culbertson, representing Unity Baptist Church, (who owns the building) discussed proposed plans for the building. He stated Addison was interested in putting a work release program in that building. He said they have been working with Connor to see if this was allowed through the City code. He said Addison needs to know if she can use the building for her intended purposes. Addison has one of these programs in Johnson City, Illinois. Barker said this would occur in his Ward, and he didn't think the business people in the downtown area would be in favor of this. Connor said the City's zoning code does not care what goes in the building. He said he has been asking Addison to submit her drawings and plans in writing for building modification to the existing building to him for some time. He said before he can offer a zoning opinion, he needs to know what her plans are to comply with the zoning code. He said the relevant consideration is whether or not it is zoned for what Addison wants to do. He is concerned about second floor residential, as this building is zoned Downtown Commercial. Residential uses are only allowed on the second floor and only under certain conditions. Culbertson will

invite Addison to the next Council meeting. Gottman said the City code states residential units on the first floor are not allowed if zoned Downtown Commercial, and asked what does the City need to do to those buildings that have housing units on the first floor. Connor encouraged the Council to review the packet of emails he had available between himself, Addison, her attorneys and realtors.

ADJOURNMENT:

With there being nothing further to discuss, motion was made by Hubler and seconded by Barker to adjourn the meeting at 7:55 p.m.

Carla Hubler

City Clerk