

CITY COUNCIL  
Regular Meeting

May 20, 2019  
6:30 P.M.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance to the American Flag was given by all present.

CALL TO ORDER:

Mayor Gottman called the regularly scheduled meeting of the Vandalia City Council to order at 6:30 P.M.

ROLL CALL:

Aldermen present were: Barker, Stunkel, Lester, Hubler, Brosman and Hobler. Crawford and Rebbe were absent.

MOMENT OF SILENCE:

A moment of silence was observed for the Chief of Police of Raymond, IL

MINUTES:

A motion was made by Stunkel and seconded by Barker approving the minutes from the May 6, 2019 meeting as presented. Motion carried.

REGULAR BILLS:

A motion was made by Stunkel and seconded by Hobler approving the regular bills as presented. Motion carried.

SPECIAL BILLS:

A motion was made by Stunkel and seconded by Brosman to approve all special bills as submitted:

Fayette County Treasurer in the amount of

\$2,640.75 for 1<sup>st</sup> Quarter cost of maintaining local animal control; Global Technical Systems Inc. in the amount of \$2,045.00 for Kenwood Mobile Radios; Woolsey Bros Farm Supply in the amount of \$1,960.00 for Mojave, Cheetah Glufonsinate and weedmaster; Land of Lincoln Credit Union in the amount of \$7,982.99 for Fire Truck payment; Illinois South Tourism in the amount of \$2,970.20 for 4<sup>th</sup> Quarter Commitment; Cargill Inc. in the amount of \$18,764.87 for Deicer Salt; Metal Culverts Inc. in the amount of \$2,732.40 for Culverts and Rivets; South Central FS in the amount of \$6,447.39 for Gasoline; Dennis Grubaugh in the amount of \$100,000.00 for TIF Reimbursement; Vandalia City Garage in the amount of \$2,306.00 for maintenance to vehicles and equipment; Milano & Grunloh Engineer in the amount of \$2,500.00 for the New Water Treatment Plant; Brenntag Mid South Inc. in the amount of \$3,962.68 for chemicals; Hawkins Inc. in the amount of \$2,971.60 for Activated Carbon; Water Solutions Unlimited in the amount of \$1,595.00 for 30 Gallon Drum; Municipal Equipment Company in the amount of \$3,270.00 for mixer and air hose with air unit. Motion carried.

Mayor Gottman wanted to point out that there was a bill in the Special Bills for Dennis Grubaugh that there is no labor for his time spent working on the wall.

Mayor Gottman introduced Matt Hortenstine to talk about the Enterprise. Hortenstine represents a Company called Ranger Power, a Solar Energy Developer. He stated that they want to build 3 Utility Grade Solar Projects in the State, one in Ramsey, one in Pinckneyville and one in Carmi. They are all 99 MW Solar Field Projects, that's about a 100 million dollar investment. And it covers about 700 acres of land to that many solar panels for a solar utility grade. This project has been awarded the state contracts for the renewable energy credits and it's likely that one or more of these projects will go forward in 2020. In that connection, they have asked for an Enterprise zone extension to the project site. Normally, many of the companies also ask for an Enterprise zone Real Estate tax abatement that is connected to that, but this company is not asking for that. The Real Estate tax generation is about \$300,000.00 annually. They are interested in the Retail Sales tax exemption on the building materials. In addition to that, the company is willing to relinquish the zone back to the community after the construction period for other projects. It should create 300-400 jobs during construction and 5 long term jobs following. The Enterprise zone requires the consent of the County, the Villages of St. Elmo, Brownstown and Ramsey, and the City of Vandalia. The process to move forward, they would go to a public hearing

and file an application with the Illinois Department of Commerce and there would be an Ordinance that the City would pass that extends the zone from the Geographic area out to the project site. And there would be a letter of commitment to waive the real estate taxes and relinquish the zone back after the construction period. They have met with all of the Mayors of the other communities and with the County Board and they are all subject to move forward. Hortenstine was asking if we were willing to allow them to move forward. Mayor Gottman asked who would pick up the cost of extending the Enterprise zone. Hortenstine replied that they are paying for all the costs from the surveying cost, legal description, public hearing cost, etc. They would purchase the gravel locally but most things would be purchased out of the country. Hortenstine also stated that specialized laborers and electricians could come from the Metro East area and Decatur area but the Welders and Civil works would be primarily local. The biggest short term benefit would be the spike in Hotels and Restaurant industry. The Construction period would be about 4-8 months long. A motion was made to move forward with a public hearing and get an Ordinance to move forward by Brosman and seconded by Hobler. Motion carried.

RESOLUTION 2019-5-20-A  
TO INCLUDE COMPENSATION  
PAID UNDER INTERNAL  
REVENUE CODE SECTION 125  
PLAN AS IMRF EARNINGS

A motion was made by Barker and seconded by Stunkel for the Resolution to include compensation paid under an Internal Revenue Code Section 125 Plan as IMRF earnings. Motion carried.

City Administrator Paslay read a letter stating that we underwent an IMRF audit on May 7, 2019 and it went good. We are working with IMRF to resolve their recommendations and have since updated our payroll to reflect their recommendations. For the City to continue to have IRS Code Section 125 deductions treated as IMRF wages, it is necessary to pass Resolution 6.72 (Suggested Resolution to include Compensation Paid Under as IRS Code 125 Plan as IMRF Earnings)

TRANSFERRING OF LAKE LOT  
#20 BRYAN HARTWICK  
TO FERON & MELISSA ICE

A motion was made by Hobler and seconded by Stunkel approving the transfer of Lake Lot #20 from Bryan Hartwick, Granite City to Feron & Melissa Ice, Salem. All necessary fees have been paid. Motion carried.

ORDINANCE 2019-5-20-C  
APPROVING AN AMENDMENT  
& RESTATEMENT OF A  
REDEVELOPMENT  
AGREEMENT

A motion was made by Barker and seconded by Hubler approving Ordinance 2019-5-20-C, the City of Vandalia, Fayette Co, Illinois approving an Amendment & Restatement of a Redevelopment Agreement (Octochem, Inc.)

Roll call: Hubler, yea; Barker, yea; Hobler, yea; Rebbe, absent; Crawford, absent; Stunkel, yea; Brosman, yea; Lester, yea. Motion carried.

APPROVE OR REJECT BIDS  
FOR ZERO TURN MOWER  
FOR CEMETERY

A motion was made by Stunkel and seconded by Hubler to approve a zero turn mower for the Cemetery. Motion carried.

Mayor Gottman stated that the Cemetery received partial funding from one of the Foundations for \$3500.00. The one Sam wanted was not the lowest bid, but it was the better mower and it throws the grass out of the back of the mower off of the tombstones. The price for the mower is \$5680.00.

FIRST READING-ALCOHOL  
SALES FOR BICENTENNIAL  
CELEBRATION ON SATURDAY,  
JUNE 15, 2019 – 4PM-11PM

The First Reading for the Alcohol Sales for Bicentennial Celebration on Saturday, June 15, 2019 – 4pm-11pm. Mayor Gottman stated that alcohol will be permitted only in the First National Bank parking lot, the City parking lot and Johnson Street. No alcohol will be carried beyond those points. They will take action at the next meeting to have opened containers. The Shriners are the ones who are doing the service.

MAYOR'S REPORTS:

Mayor Gottman stated that OSHA showed up last week because of a complaint where they were redoing one of the walls. While he was there, he checked out the

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other three sites. There was no deficiencies found and nothing reported.

STANDING COMMITTEE:

Mayor Gottman asked Chief Ray to get three bids for a new police car that's in the budget. Mayor Gottman stated that last week was Police Officer week and he treated the Police Officers with pizza and salad.

Mayor Gottman stated that Zac & Dan are going to be getting new body cams. This will protect both the City and whoever they are talking with.

Mayor Gottman stated that there will be a public hearing at 6pm on Monday, June 3, 2019 about the 2020 budget.

Hobler noted that he has been getting phone calls about the Girl Scout camp. Mayor Gottman said they will discuss it later.

Paslay stated that we finally got our stuff from the 911 coordinator so hopefully the maps will be done soon.

Mayor Gottman stated that there was a meeting at the Church by the Saddle Club on Saturday that he attended to listen only. It was in regards to the leased lots only. He said it was a very good meeting.

Lester pointed out that the walls being

redone by Grubaugh, Durbin and Leskera are looking very nice. He also said John Willms corner is coming along good too.

Mark Langston from Octochem said that the buildings that are being redone in the downtown area are looking really good. He appreciates all the hard work that they are doing.

Mayor Gottman stated that they was one more item to talk about. The Lake committee had met about the Wither's property. City Attorney Connor stated that there was a leased lot where the holder has violated the terms of the lease and part of the lake Ordinance. They have constructed a patio within an area of land that violates the Ordinance that requires where they build. The permit was secured to build the home. The construction had begun on the basement but as a part of the basement construction, the homeowner built a stone patio that went all the way down to the lakefront. He violated the Ordinance and Dan Barenfanger, Building and Zoning Official, ordered a stop work order. Dan made a recommendation to the council to issue a fine to Withers. The Lake Committee voted to allow Dan to supervise the ongoing construction. However, the violation is still pending. Later this summer, Connor stated that the council



will get a list of what people will be allowed to build within the 70 feet between the lake lot and the middle of the property. But until then, this is a violation of the Ordinances. The Council is being called upon to approve or disapprove of what the Lake Committee has recommended, which is the issuance of a fine allowing this to stand until some Ordinances can be drafted to allow or disallow this type of construction at the lake. Connor stated that the Lake Committee anticipates that this would have maybe been allowed by variance and also is something that maybe should be encouraged at the lake. The Committee voted to allow the construction under Dan's supervision so Dan is allowed to meet with the contractors to make sure that they are not doing anything else in violation to the ordinances. It had already been approved and they didn't want to hold up the construction of the basement any further. The homeowner said that he didn't know that he wasn't allowed to do that, but Dan said that was not the case, he knew he wasn't supposed to do it. The Council is asked to consider a fine. The fine range is from \$100-\$750. The Council could require Withers to remove all of the structure that has been put there, which was Dan's recommendation. It was not outlined on the building permit. There was no mention of any retaining wall on the permit. Connor stated that the issue is

whether Withers was allowed to build it. Connor stated that the answer was no. Lester stated that he couldn't see how Withers didn't know that he needed a permit for the structure. Lester said that Withers could've adding it to the drawing on the permit. And there should be a penalty.

A motion was made by Lester and seconded by Hubler to fine Withers \$750.00 for the violation of the Ordinance.

Roll call: Lester, yea; Stunkel, yea; Barker, nay; Hobler, nay; Hubler, yea; Brosman, nay; Crawford, absent and Rebbe, absent. With a 3-3 tie, Mayor Gottman voted yea. Motion carried.

MEETING ADJOURNED:

With no further action to bring to the Council, Stunkel moved and Hubler seconded to adjourn the meeting at 7:25 p.m. Motion carried.

  
DEPUTY CLERK