

City Council
Regular Meeting

March 21, 2022
6:30 pm

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, Lester, Stunkel, Rebbe, Hobler, Brosman, Lewey and Hubler were present.

MOMENT OF SILENCE:

A moment of silence was observed for Lois Tomlin, grandmother of Vandalia Police Officer Jake Bowling.

APPROVAL OF CITY COUNCIL
MEETING MINUTES DATED
MARCH 7, 2022:

A motion was made by Lewey and seconded by Barker approving the minutes from the March 7, 2022 meeting as presented. Motion carried.

APPROVAL OF WORK SESSION
MEETING MINUTES MARCH
10, 2022:

A motion was made by Stunkel and seconded by Hobler approving the minutes from the Work Session meeting on March 10, 2022 as presented. Motion carried.

TREASURER'S REPORT:

Nothing to report.

REGULAR BILLS:

A motion was made by Stunkel and seconded by Brosman to approve the regular bills as submitted. Motion carried.

SPECIAL BILLS:

A motion was made by Stunkel and seconded by Hobler to approve the special bills as presented: Dinges Fire Company in the amount of \$3,459.95 for supplies; Illinois South Tourism in the amount of \$2,200.00 for advertising; South

Central FS in the amount of \$5,136.44 for gasoline; Brenntag Mid South, Inc., in the amount of \$7,149.70 for Robinfloc; Hawkins, Inc., in the amount of \$8,317.20 for activated carbon; Homefield Energy in the amount of \$14,548.55 for electric bill; Sidener Environmental Services in the amount of \$3,504.14 for annual maintenance; Certified Balance and Scale in the amount of \$1,602.00 for supplies. Motion carried.

TRANSFER OF LAKE LOT #142 FROM TRACY HAYS, SHOBNIER, TO JAICOB ARNDT, VANDALIA:

A motion was made by Stunkel and seconded by Hobler to approve the transfer of Lake Lot #142 from Tracy Hays, Shobonier to Jaicob Arndt, Vandalia. Motion carried.

ORDINANCE 2022-3-21-A: AN ORDINANCE AMENDING THE REDEVELOPMENT PLAN AND PROJECT AND THE BOUNDARY OF TAX INCREMENT FINANCE (TIF) REDEVELOPMENT PROJECT AREA NO. 1 BY REMOVING PROPERTY FROM SAID AREA:

A motion was made by Brosman and seconded by Hobler to approve Ordinance 2022-3-21-A: An Ordinance Amending the Redevelopment Plan and Project and the Boundary of Tax Increment Finance (TIF) Redevelopment Project Area No. 1 by Removing Property from Said Area.

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

RESOLUTION 2022-3-21-B: A RESOLUTION DECLARING THE PROPERTY LOCATED AT 1025 WEST EDWARDS STREET WITHIN THE CITY OF VANDALIA, ILLINOIS, A PUBLIC NUISANCE:

Question was asked about declaring a property a nuisance. Connor said he feels this is the better procedure to use. Declaring the property a nuisance invokes the City's police power which is the authority under which the City has to tear the house down. Declaring the property a nuisance at the very first step will allow Connor later to stand on the verified petition and the fact that the Council has determined the house to be a nuisance. Connor stated the property is behind on taxes also.

Once the City becomes the primary lienholder, the lienholder in the perfected position can buy it for 1 year's back taxes or foreclose the lien. A motion was made by Brosman and seconded by Lewey to approve Resolution 2022-3-21-B: A Resolution Declaring the Property Located at 1025 West Edwards Street Within the City of Vandalia, Illinois, a Public Nuisance.

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

REQUEST FOR TIME
EXTENSION FROM JAY
LESKERA FOR TIF PROJECT
AT 322 W. GALLATIN
STREET (ORDINANCE 2021-
4-5-A):

Hobler asked if this was the second sixth month extension. Paslay stated yes. A motion was made by Stunkel and seconded by Barker to approve the request for time extension from Jay Leskera for TIF Project at 322 W. Gallatin Street (Ordinance 2021-4-5-A). Motion carried.

ORDINANCE 2022-3-21-C:
AN ORDINANCE PERTAINING
TO THE REGULATION OF
VIDEO GAMING FOR THE
CITY OF VANDALIA,
ILLINOIS:

Connor reviewed some of the changes regarding increasing fees for video gaming terminals. Current fee is \$25.00 per terminal and the potential increase suggested is \$250.00 per terminal. Connor stated the City's current video gaming ordinance is out of date so this ordinance will catch the City up. He pointed out the differences in large truck stop establishments and small truck stop establishments. The proposed ordinance is modeled after the IML ordinance. The benefit of this ordinance is that the City will not have to go after the liquor license in order to impact the gaming license if for some reason the violation is unrelated to liquor. Right now everything is tied to the liquor license. Stunkel thought the increase was too much

and would like to see a progressive increase. Connor recommended going to the maximum as this is what the City got in lieu of a push tax. He stated the push tax would have hit the establishments significantly harder than the registration terminal fee increase of \$250.00. Connor said as a municipality, we are always looking for alternative revenue sources that are not raising taxes on the residents to bring in revenue. The original ordinance was set in 2012. Barker said he would like to see progressive increases. Home rule communities can set their fees above and beyond what the State allows. Vandalia is a nonhome rule municipality. Lester stated the City needs to look at any revenue source, and does not have a problem with the increase. He stated he was not in favor of raising taxes. Brosman stated he feels the machines are profitable for the establishments. If he thought there was an establishment that wasn't going to have the machines due to a \$225.00 a year fee increase, he would be concerned, and the only concern he would have would be for fraternal organizations and not-for-profit organizations. He is in favor of the increase. Lester said the Commission allows the gaming machine vendor to pay 50% of the cost and that the increase is not 1000% on the establishment. Connor stated the statute does allow the gaming terminal owners to share fees among each other. Hubler stated he was in favor of the increase. A motion was made by Brosman and seconded by Hubler to approve Ordinance 2022-3-21-C: An Ordinance Pertaining to the Regulations of Video Gaming for the City of Vandalia, Illinois.

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

RESOLUTION 2022-3-21-D:
A RESOLUTION APPROVING A
CASH RENT FARM LEASE
BETWEEN THE CITY OF
VANDALIA AS LESSOR AND
MEYER FARMS, AS LESSEE:

Stunkel asked if this had been put out for bids. Paslay stated the current renters have the right in their contract to ask to extend it. Lester asked how it was determined to be \$32,000.00 which is \$266.00 an acre which Brosman stated that was market. Motion was made by Hobler and seconded by Lester to approve Resolution 2022-3-21-D: A Resolution Approving a Cash Rent Farm Lease Between the City of Vandalia as Lessor and Meyer Farms, as Lessee.

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

APPROVE OR REJECT BIDS
FOR ROOF REPLACEMENT OF
TWO BUILDINGS AT SEWER
PLANT:

Two bids were presented for replacing 2 roofs at the sewer plant: Westendorf Construction in the amount of \$6,810.00 and one from GPI in the amount of \$6,6767.00. GPI was the lowest bidder. Paslay reported on the bid submitted by GPI, the City is required to put half down before materials are ordered so that most likely will be on the next Council packet for payment, or a motion could be made to go ahead and accept the bid as presented and pay the half down. Lester stated he didn't think the City should prepay anything. Hobler said he felt the City should reject that bid based on those circumstances and go with the other bid. Connor said, so we are calling that bid not responsive? He said the City has an obligation to consider the lowest responsive and

responsible bidder. The City needs not accept the lowest if there are reasons not to accept that bid. The City needs to identify whether the bid is responsive to the request and whether that is a responsible bid. Lester suggested the City confer with the low bidder but that the City will not pay half down. Hobler asked if there was a time limit on completing the work. Paslay replied the materials will be ordered once the half down is paid.

Motion was made by Brosman and seconded by Stunkel to approve the lowest bidder as presented.

Roll call: Barker, yea; Lester, nay; Stunkel, yea; Rebbe, nay; Hobler, nay; Brosman, yea; Lewey, nay; Hubler, nay. Motion did not carry.

Motion was made by Lester and seconded by Rebbe to accept the lowest bid but if the bidder will not waive the payment of half down, then the Council will move on to the next bidder. Paslay will reach out to GPI tomorrow.

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

UNFINISHED BUSINESS:

None.

MAYOR'S REPORT:

Gottman stated he will be in Springfield for Lobby Day on March 23. Citywide Clean Up Week is May 9-13, 2022. Preconstruction meeting for Octochem was held last week. Once the materials have been received, construction will begin. The meeting was turned over to Sally Shields and Ben Frasier, representatives from the Family YMCA

of Fayette County. Shields read the mission statement of the YMCA. She reviewed the number of people that the Y serves within a 35 mile radius and in 2021, the Y served 10,000 to 12,000 people. The Y currently has 1600 participants and over 2200 members. The Y has begun a capital campaign for construction of an 1800 square foot addition to the current campus. Program participation has gone up 60% in the last year alone. She discussed how the pandemic affected the Y and how they adjusted to the changes that the pandemic brought (for example, partnered with the school district to create school at the Y for an entire semester). She asked for the City's voice of support for the YMCA and to express to the citizens of this community that the City believes the Y is vital to the community. Shields invited the Council to come to the YMCA and hold a City council meeting at the Y as a show of support. Gottman stated a resolution will be drawn up supporting the Y and will be presented at the next Council meeting. Next Council meeting on Monday, April 4 will be held at the Y. Lake committee will also be meeting on April 4 at 4:00 p.m. at the Y.

CITY CLERK REPORT:

Nothing to report.

**CITY ADMINISTRATOR
REPORT:**

Paslay noted that the second round of lake letters went out on March 11. She is still waiting to close on those from the first round. Chemical bids for the water plant and sewer plant will be going out next week. Career Fair will be held on Friday, April 29 from 11 a.m. until 2 p.m. at Kaskaskia College. Farmer's Market vendor applications are available. The first market is

Saturday, May 14. The City is accepting nominations for the 4th Annual Small Business Awards which are due by end of day April 8, 2022. Winners will be awarded on May 2, 2022 at the next Council meeting. Sam has lost a part time employee at the cemetery. Paslay asked for permission to advertise for that position. Motion was made by Stunkel and seconded by Barker to advertise for the position of part time seasonal employee at the cemetery. There were no objections. Regarding Safe Routes to School, Paslay is still waiting for a response from a few property owners. The car wash and the church would like to have an appraisal. She stated it is up to the City to pay for the appraisal. Once the appraisals are completed, discussion regarding compensation will then be held. She stated she is hoping to have these right of ways acquired and the IDOT certification completed by the June letting. One property owner is waiting on a letter of confirmation for tax purposes. Brosman asked how expensive and how long this would take as he would like to start the project as soon as possible. Paslay said one property owner was left off of the initial list and she will be sending a letter to him this week. Gottman asked Paslay to reach out to Cain Appraisal to see what it would cost to get these 2 right of ways appraised. Paslay said she will need to find out who are IDOT certified appraisers. Lester asked if he and Barker could lend support in assisting in getting signatures. Gottman asked Paslay to get a list of those properties the City is waiting on and he will meet with Lester and Barker. Paslay reported that work on the sink hole at the

Lake will begin within the next few weeks, weather permitting. She has meetings with 2 property owners to discuss TIF business district along the Veterans Avenue corridor. Hobler asked if there was any response on the most recent Lake letters that were sent out on the 11th. Paslay said the City has heard back from 2 or 3 and Connor stated that he received an inquiry from Mike Wolfe who stated he received an inquiry from a lake resident who was not aware of what was going on and referred them to the City.

SAFETY CODE OFFICIAL:

Included in packet.

STANDING COMMITTEES:

Barker reported a water leak was fixed that morning. Brosman stated he had 2 requests for adjustments. One adjustment was not eligible and the other adjustment request requires additional information. Gottman stated he received a letter from the Metropolitan St. Louis Police Department in regard to Officer Colin Ledbetter. Lester stated that he looked at a rear entry door at the police department at the request of Jeff Ray. Specs will need to be drawn up by Andy Vaughan. Paslay will work with Vaughan on that. Lake will open on April 1. Lake committee will meet on April 4 at the Y. Brosman asked about replacing the sign at the Marina that was blown down. Stunkel stated it will require new poles. Gottman will have a new appointment to the Tourism committee at the next Council meeting. On April 4 at 12 Noon, Lewey, Stunkel and Gottman will be meeting with labor union negotiators. Gottman announced beginning March 22, the Administrative Staff will meet with

the City Attorney weekly to discuss City related issues.

ANNOUNCEMENTS AND CONCERNS:

None.

ADJOURNMENT:

Motion to adjourn was made by Hobler and seconded by Barker. Meeting adjourned at 7:42 p.m.



City Clerk