

City Council
Regular Meeting

April 4, 2022

6:30 pm

Family YMCA of Fayette County

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, Rebbe, Hobler, Brosman, Lewey and Hubler were present. Lester was absent.

APPROVAL OF CITY COUNCIL
MEETING MINUTES DATED
MARCH 21, 2022:

A motion was made by Stunkel and seconded by Hobler approving the minutes from the March 21, 2022 meeting as presented. Motion carried.

TREASURER'S REPORT:

General Sales Tax Revenues, Infrastructure Sales Tax Revenues, Gaming Revenues, Telecommunications Tax Revenues, Cannabis Use Tax, Income Tax Revenues, Use Tax Revenues, Motor Fuel Tax Revenues, and Hotel/Motel Tax and Detail reports as of March 31, 2022 were reviewed. Motion was made by Stunkel and seconded by Lewey to accept the Treasurer's report as presented. Motion carried.

REGULAR BILLS:

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

SPECIAL BILLS:

A motion was made by Stunkel and seconded by Brosman to approve the special bills as presented: Land of Lincoln Credit Union in the amount of \$7,000.00 for sewer vac; Ameren

Illinois in the amount of \$2,271.21 for street lights; Mac's Fire and Safety, Inc., in the amount of \$2,629.00 for parts; Birkey's in the amount of \$2,975.78 for a lift cylinder; Old Dominion Brush in the amount of \$1,868.62 for parts; Chandler Brothers Construction in the amount of \$16,860.64 for sidewalks; Centraz Industries, Inv., for sewer solvent; Core & Main in the amount of \$1,591.29 for parts; Brenntag Mid South, Inc., in the amount of \$4,954.90 for Robinfloc; Hawkins, Inc., in the amount of \$8,065.60 for chlorine. Motion carried.

**SWEARING IN OF POLICE
OFFICER ZANE STEELE:**

City Clerk Carla Huhn swore in City of Vandalia Police Officer Zane Steele.

**RESOLUTION 2022-4-4-A: A
RESOLUTION IN SUPPORT OF
THE FAMILY YMCA OF
FAYETTE COUNTY:**

Ben Frazier, CEO of Family YMCA of Fayette County, thanked all of those who came to the meeting in a show of support for the Y. A motion was made by Brosman and seconded by Barker to approve Resolution 2022-4-4-A: A Resolution in Support of the Family YMCA OF Fayette County.

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

**APPROVE OR REJECT
APPOINTMENT OF LEO
KRUEGER TO THE TOURISM
COMMISSION:**

Gottman reported that Leo Krueger had contacted him and let him know that he would like to withdraw his nomination from the Tourism Commission, citing his workload/school at this time. Gottman stated he is looking for youth to serve on the Tourism Commission to get them involved in the community.

APPROVAL OF TIF ADVISORY
COMMITTEE MEETING
MINUTES MARCH 30, 2022:

A motion was made by Stunkel and seconded by Brosman to approve the TIF Advisory Committee Meeting minutes from March 30, 2022. Motion carried.

ORDINANCE 2022-4-4-B: AN
ORDINANCE OF THE CITY OF
VANDALIA, FAYETTE
COUNTY, ILLINOIS,
AUTHORIZING TAX
INCREMENT FINANCING
ASSISTANCE IN CONNECTION
WITH A REDEVELOPMENT
PROJECT - HOHLT AND FILE
FUNERAL HOME - \$15,090
(25%):

Sue Kistler, owner of Hohlt and File Funeral Home, reviewed her TIF request. TIF Advisory Committee recommended 25% approval of the total project cost (\$60,360.00) which would be \$15,090.00. She did state the ordinance read "building purchase and renovation" but the request is for improvements only as she owns the building. Paslay will make that change. Brosman stated referring to the best practices agreement and the goal of TIF, he looks for an increase in EAV and an increase in jobs, which he did not see in this request. He did not think TIF would be the appropriate mechanism. He stated the City has an annual sidewalk replacement program that might better suit this project.

Motion was made by Stunkel and seconded by Hobler to approve Ordinance 2022-4-4-B: An Ordinance of the City of Vandalia, Illinois, Fayette County, Illinois, Authorizing Tax Increment Financing Assistance in Connection with a Redevelopment Project - Hohlt and File Funeral Home - \$15,090 (25%).

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

ORDINANCE 2022-4-4-C: AN
ORDINANCE OF THE CITY OF
VANDALIA, FAYETTE
COUNTY, ILLINOIS,
AUTHORIZING TAX
INCREMENT FINANCING

Haley Tompkins and Ty Bates of Capitol View Properties, LLC, reviewed their TIF request with the council. The lower level of the building will house Tompkins' current business and possibly add

ASSISTANCE IN CONNECTION
WITH A REDEVELOPMENT
PROJECT - HALEY BOLEY
TOMPKINS AND TY BATES -
\$50,869.73 (25%):

another business. The current building that Tompkins rents for her business will not be left vacant as there are a couple of businesses who could possibly move into that space. The second and third levels will house Air BNBS. Taxes on the building are currently assessed at \$300.00 a year but estimated the building with the renovations will be reassessed at approximately \$4,500.00. Brosman stated using the best practices agreement, he is against using TIF funds for the acquisition of real estate. He does not consider this property derelict. He does not see a great increase in sales tax revenue. However, he is supportive of the increase in the EAV. TIF Advisory Committee recommended 25% approval of the total project cost including the acquisition which would total \$50,869.73. Motion was made by Hubler and seconded by Stunkel to approve Ordinance 2022-4-4-C: An Ordinance of the City of Vandalia, Fayette County, Illinois, Authorizing Tax Increment Financing Assistance in Connection with a Redevelopment Project - Haley Boley Tompkins and Ty Bates - \$50,869.73 (25%)

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

ORDINANCE 2022-4-4-D: AN
ORDINANCE PERTAINING TO
THE REGULATION OF VIDEO
GAMING FOR THE CITY OF
VANDALIA, ILLINOIS:

Ordinance that was passed at the March 21, 2022 meeting was revised. One provision was revised and one was eliminated. The City is no longer requiring information related to gross revenue and how it breaks down with gaming versus nongaming. Also, the City will no longer require computer generated images of

the entirety of the layout of the floor plan. The City will require floor plans of the designated gaming area only. Applicants will not have to submit a high resolution computer generated floor plan. A motion was made by Brosman and seconded by Hubler to approve Ordinance 2022-4-4-D: An Ordinance Pertaining to the Regulation of Video Gaming for the City of Vandalia, Illinois.

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

**RESOLUTION 2022-4-4-E: A
RESOLUTION AUTHORIZING
ROAD CLOSURE FOR THE
2022 VANDALIA LIONS CLUB
HALLOWEEN PARADE:**

A motion was made by Stunkel and seconded by Brosman to approve Ordinance 2022-4-4-E: A Resolution Authorizing Road Closure for the 2022 Vandalia Lions Club Halloween Parade.

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

**RESOLUTION 2022-4-4-F: A
RESOLUTION AUTHORIZING
ROAD CLOSURE FOR THE
2022 OLDE TYME CHRISTMAS
EVENT:**

A motion was made by Lewey and seconded by Hobler to approve Resolution 2022-4-4-F: A Resolution Authorizing Road Closure for the 2022 Olde Tyme Christmas Event.

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

UNFINISHED BUSINESS:

None.

MAYOR'S REPORT:

Gottman reviewed the Statement of Economic Interest forms that were handed out to the Council. Completed forms need to be turned in to the County Clerk no later than May 1, 2022. He reported that he met with

the Governor's staff at Lobby Day last week in Springfield. He stated he was not in favor of raising property taxes, and noted that the gaming revenue taxes help fund the Police Pension fund. He also stated that the tree on the corner of Coles and Randolph Streets will be removed for safety reasons as soon as possible at the direction of Gottman. The City has also asked the homeowner to clean up the property at Coles and Randolph Streets and the City will be monitoring that property.

CITY CLERK REPORT:

Nothing to report at this time.

CITY ADMINISTRATOR'S REPORT:

Nothing to report at this time.

SAFETY CODE OFFICIAL:

Report was provided in previous meeting packet.

STANDING COMMITTEES:

Brosman stated that in reading the IML magazine, he became aware the City has to perform an inventory of all buildings with a lead service pipe which is due before the next Council meeting. He talked to Marlin Filer today and Filer is aware of this. Stunkel reported the Lake opened on April 1. The Lake Committee met prior to the Council meeting. Ordinances will be brought to the Council for review and approval. Lewey reported a meeting with labor union negotiators was held today. Hopefully he will know something this week and have something ratified and brought to the governing body for vote.

ANNOUNCEMENTS AND CONCERNS:

Ben Frazier thanked the staff, board and volunteers who came to the meeting to show support of the Y.

ADJOURNMENT:

Motion to adjourn was made by Hubler
and seconded by Rebbe. Meeting
adjourned at 7:03 p.m.

Carla Hubler

City Clerk