

City Council  
Regular Meeting

October 3, 2022  
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 Brosman, Lester, Hubler, Stunkel, Barker, Hobler, and Rebbe were present. Lewey was absent.

APPROVAL OF CITY COUNCIL  
MEETING MINUTES DATED  
SEPTEMBER 19, 2022:

Motion was made by Hobler and seconded by Brosman to approve the minutes from the September 19, 2022 City Council meeting. Motion carried.

TREASURER'S REPORT:

Treasurer's report was reviewed as submitted. No action taken.

REGULAR BILLS:

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

SPECIAL BILLS:

Motion was made by Stunkel and seconded by Hobler to approve the Special Bills as presented:  
Timmermann and Company, Ltd. in the amount of \$32,250.00 for professional fees; Grubaugh Contracting in the amount of \$15,250.00 for demolition and removal of a structure; Land of Lincoln Credit Union in the amount of \$7,000.00 for sewer vac; Milano and Grunloh Engineers in the amount of \$52,665.37 for professional fees; Howell Asphalt Company in the amount of \$3,668.40 for hot mix; Ameren Illinois in the amount of \$2,629.24

for electric bill; SCIRP & DC in the amount of \$3,000.00 for professional services; Plan B, LLC in the amount of \$1,962.50 for ice skating rink rental; Beelman Logistics, LLC in the amount of \$20,714.86 for seal coat, supplies; Vandalia Asphalt Services in the amount of \$196,498.77 for oiling and chip mix; Roepke and Niemerg in the amount of \$3,367.50 for logging consultant contract; Hecht Chevrolet of Vandalia in the amount of \$2,508.88 for parts; Vandalia Country Club in the amount of \$5,611.86 for tower lease; Core & Main in the amount of \$3,614.80 for materials; Vandevanter Engineer, Inc., in the amount of \$13,783.00 for SCADA; Brenntag Mid-South, Inc., in the amount of \$13,168.00 for supplies.

**ANNUAL AUDIT  
PRESENTATION:**

Tricia Elam, CPA, from Timmermann and Company, Ltd., reviewed the annual audit for the City. Total revenues for 2022 were \$4,681,209 compared to \$4,332,745 in 2021. Expenditures were \$3,670,657 in 2022 compared to \$3,334,043 in 2021. The City had a surplus of \$1,010,000. Breakdown by departments were also reviewed. The Special Revenue fund (the payroll tax fund) did have a loss of \$5,075 compared to \$23,828 in 2021. Water and Sewer Fund was reviewed. Total Assets for 2022 were \$12,082,366 compared to \$11,884,949 in 2021. Net position of the fund is \$10,562,902 compared to \$10,562,489 in 2021. The Garage Revolving Fund had a net loss of \$118,731 this year compared to \$47,321 in 2021 due to allocating a new employee but Elam advised that the City watch that fund as there is only so much money in that fund and the City needs to make sure it is getting reimbursed from other departments so expenses

can be allocated appropriately. Net position of the Police Pension Trust Fund is \$5,904,388 in 2022 compared to \$6,153,454 in 2021 due to primarily how the market was on April 30. She stated the fund is still moving in the right direction. In 2022, the City pumped 221,798,931 gallons of water and the City billed for 205,723,048 gallons of water for a billing percentage of 92.75. Elam noted the City will be undergoing a special audit next year due to the amount of money the City is receiving from the Federal government. The City is staying well below the appropriations and the City is managing funds very well. Motion was made by Barker and seconded by Stunkel to accept the audit as presented. There were no objections. Motion carried.

DISCUSSION OF DOWNTOWN  
BUILDING (OLD HOTEL):

Dennis Grubaugh addressed the Council on behalf of Chris and Ryan Kaiser, owners of the downtown hotel building that collapsed in June. Grubaugh said one way to make it safe is to extend the boundary out another 8 feet which would keep pedestrian traffic to basically zero during the Halloween parade. He stated the second option would be to enter a contract with the City where the City would put up the money to take the façade off and that would be repaid back within 180 days of completion of project. Estimated cost is \$135,275. Connor said public safety is the number one concern of the City. Grubaugh stated the wall would be down before the parade. Connor stated a temporary restraining order was filed which requires the owners of the building to place the building in a safe condition and certify to the City that it has in fact been placed in a

safe condition. Connor said those bricks are in the air and the people are on the ground and as long as those two things are occurring and gravity is still a force, this body has to consider what the potential impact is. The fact is the bricks have been on the ground for quite a while. Connor said the City would be allowed, from a legal standpoint, to remediate the building. The City would then pay a contractor, a lien would be placed on the building and either that money gets repaid to the City and the City releases the lien or it never gets repaid because the funding doesn't come through and then the lien would be foreclosed. Grubaugh asked if the City was to front the money to get the building safe, could that not be done similar to a revolving loan on an expedited basis? Stunkel asked how long it will take. Grubaugh said once approved, they will begin as quickly as they can. The building does not qualify under state statute for TIF funds. Kaiser said the building would contain 32 dorms which houses people who are post incarcerated or have medical issues. Question was raised regarding zoning. If the City is going to front any money on this building, then Connor recommends a statutory lien be placed on the building. Lester asked Kaiser if he pursued any local financing and Kaiser said he had not. Brosman stated the concern is the safety of the public. Lester said he didn't want to put money into the project with promise to pay. Brosman agreed with Lester. Lester said personally if the City is going to be responsible for paying for this, he would like another opinion on costs to make the building safe. Barker said he felt there would be better

locations for this type of business other than downtown Vandalia. Connor said fencing is an absolute minimum and needs to happen no matter what. He said it is a public nuisance and violates the City ordinances as it sits. After further discussion, Grubaugh stated he will work out an agreement between Chris and Ryan Kaiser and himself. Grubaugh will also pull permits.

ORDINANCE 2022-10-3-A:  
AN ORDINANCE AMENDING A  
FINAL PLAT FOR EAST VIEW  
ESTATES PHASE I  
SUBDIVISION:

Motion was made by Hobler and seconded by Barker to approve Ordinance 2022-10-3-A: An Ordinance Amending a Final Plat for East View Estates Phase I Subdivision.

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

RESOLUTION 2022-10-3-B:  
A RESOLUTION APPROVING A  
SOFTWARE PURCHASE  
AGREEMENT BETWEEN THE  
CITY OF VANDALIA,  
ILLINOIS AND CIVIC  
SYSTEMS, LLC.

City Clerk Huhn stated that the current computer system no longer supports updated modules. The upgrade will have updated modules quarterly and will enable the Clerk's office to accept credit and debit cards for reconnection fees, building permits, boat stickers, etc. Motion was made by Barker and seconded by Stunkel to approve Resolution 2022-10-3-B: A Resolution Approving a Software Purchase Agreement Between the City of Vandalia, Illinois and Civic Systems, LLC.

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

ACCEPTANCE OF  
WATER/SEWER COMMITTEE  
MEETING MINUTES -  
SEPTEMBER 19, 2022:

Motion was made by Hobler and seconded by Barker to accept the Water/Sewer Committee meeting

minutes dated September 19, 2022.  
Motion carried.

ACCEPTANCE OF PLANNING  
COMMISSION MEETING  
MINUTES - SEPTEMBER 20,  
2022:

Motion was made by Stunkel and seconded by Hobler to accept the Planning Commission meeting minutes dated September 20, 2022. Motion carried.

ACCEPTANCE OF THE ZONING  
BOARD OF ADJUSTMENTS  
MEETING MINUTES -  
SEPTEMBER 20, 2022:

Motion was made by Stunkel and seconded by Brosman to accept the Zoning Board of Adjustments meeting minutes dated September 20, 2022. Motion carried.

UNFINISHED BUSINESS:

Paslay provided an update on the various projects that are going on within the City. Octochem Watermain project is complete. The Octochem Street Project is moving along. Main Street lift station project will be ready to bid soon. Safe Routes to Schools - Milano and Grunloh Engineers are reviewing the files completed by Paslay to make sure they are ready for certification by IDOT.

MAYOR'S REPORT:

Gottman urged the Council to drive by the new lights that were installed on 4<sup>th</sup> Street. On Sunday, the churches held a Prayer Event at the High School football field. He said turnout was very good for the first time. First Pentecostal Church youth are painting the fire hydrants throughout the City. They are also going to look into other projects. Jean Stombaugh will no longer be in charge of Lincoln Park. He thanked Stombaugh for all she has done for the City of Vandalia. Gottman has talked to a person who is interested in taking the lead at Lincoln Park.

CITY CLERK REPORT:

Election packets are available in the Clerk's office for the consolidated election in April 2023.

Filing will be December 12 through December 19, 2022.

CITY ADMINISTRATOR  
REPORT:

Paslay reported that she completed and submitted OSLAD grant that had a deadline of September 30. Regarding Safe Routes to Schools project, she is waiting on Milano and Grunloh to review those files before having them certified by IDOT.

SAFETY CODE OFFICIAL  
REPORT:

Report provided in meeting packet at prior meeting.

STANDING COMMITTEES  
REPORTS:

Barker stated the Street Department started a new project on Third and Johnson Streets. He said the chipping and oiling of the streets looks great. Paslay stated the water treatment plant is fully staffed. Hobler reported he will be scheduling a Public Safety Committee meeting regarding golf carts. The online poll conducted by the radio station was overwhelmingly in favor of golf carts. Paslay is sending out specifications to 10 contractors this week for the Cemetery building. Lester said he has a quote for the painting of the north face of City hall exterior. Lester will get a quote for filling in the area that leads to the basement of City Hall. Stunkel said Lake Committee met earlier today. Gottman said Sam Kerr is doing a great job as interim Lake Manager. Stunkel said Kerr is easy to work with and said he is doing a great job. Hubler noted the Depot is looking great. Gottman said he talked to a developer in regard to a Tourist Information Center and the developer will submit a bid to Paslay and Gottman. He said Wine and Ale with Abe was well attended. Paslay noted the final Farmer's Market is this Saturday, October 8. Car show will be on the other side

of Fourth Street on that day. Downtown Trick or Treat will be on October 29. City wide Trick or Treat is that night from 6:00 p.m. until 8:00 p.m. Festival of Trees is November 3 at the Vandalia Moose Lodge. Gottman noted that the 7<sup>th</sup> and 8<sup>th</sup> grade football teams are undefeated. Conner McCall is the VCHS Regional Golf Champ. McCall also won Sectionals. Vandal Golfer Jonah Beesley placed in Regionals to advance to Sectionals. Brosman said he heard the Federal government approved the State of Illinois' plan for public electric car charging stations in Illinois. There is some interest in placing a charging station on the north side of town.

COUNCIL MOVES INTO  
EXECUTIVE SESSION AT  
8:07 P.M.

Gottman announced that Council would be moving into Executive Session. A motion was made by Brosman and seconded by Stunkel to move into Executive Session at 8:07 p.m. under SILCS120/2 for the sale of land.

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

EXECUTIVE SESSION ENDS  
AT 8:14 P.M.

Executive Session ended at 8:14 p.m.

REGULAR SESSION  
RECONVENED AT 8:15 P.M.

Mayor Gottman reconvened the regular Council meeting at 8:15 p.m. with a roll call: Lester, yea; Stunkel, yea; Rebbe, yea; Hubler, yea; Barker, yea; Hobler, yea; Brosman, yea. Lewey was absent.

Gottman announced a decision was made in Executive Session to vote on the sale of the City owned house and acreage that goes with it located at 119 E. Jackson Street. Total cost of




the sale will be \$240,000.00.  
\$2,000.00 will be paid in earnest  
money. Monthly payments will be  
\$1,322.22 for 15 years.

Motion was made by Stunkel and  
seconded by Hobler to sell the City  
owned property located at 119 E.  
Jackson Street for \$240,000.00, with  
monthly payments being \$1,322.22 for  
15 years and \$2,000.00 paid in  
earnest money.

Roll call: Brosman, yea; Hobler,  
yea; Barker, yea; Hubler, yea;  
Rebbe, yea; Stunkel, yea; Lester,  
yea. Lewey was absent. Motion  
carried. Gottman will contact Buyer  
to execute agreement.

**ADJOURNMENT:**

Motion was made by Hubler and  
seconded by Barker to adjourn at  
8:17 p.m.

  
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City Clerk