

City Council
Regular Meeting

February 20, 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 Brosman, Lester, Bowen, Barker, Stunkel and Hubler were present. Hobler and Lewey were absent.

MOMENT OF SILENCE:

A moment of silence was held for John McClarey, sculptor of the Lincoln Statue in Lincoln Park; Joe Keppler, a longtime local business man and owner of Joe's Auto Repair; and Morris Keeling, a former City police officer.

**APPROVAL OF CITY COUNCIL
MEETING MINUTES DATED
FEBRUARY 5, 2024:**

Motion was made by Stunkel and seconded by Barker to approve City Council meeting minutes dated February 5, 2024. Motion carried.

TREASURER'S REPORT:

Treasurer's report for period ending January 31, 2024 was reviewed. Motion was made by Stunkel and seconded by Brosman to file the Treasurer's report for audit. Motion carried.

REGULAR BILLS:

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

SPECIAL BILLS:

Gottman stated he would like to add a bill in the amount of \$72,585.00 to Old Capitol Monument Works for

the Memorial Park wall that will be paid for with American Legion funds. Motion was made by Stunkel and seconded by Barker to approve the special bills as presented with the addition of the bill to Old Capitol Monument Works: Flock Safety, Inc., in the amount of \$7,834.93 for equipment; Ameren Illinois in the amount of \$1,557.08 for electric bill; Robert Simmons, LLC in the amount of \$6,800.00 for demolition; South Central FS in the amount of \$4,334.14 for gas; Brenntag Mid-South, Inc., in the amount of \$6,843.53 for supplies; Old Capitol Monument Works in the amount of \$36,292.50 for Memorial Park stones. Motion carried.

ORDINANCE 2024-2-20-A:
AN ORDINANCE AMENDING
THE VANDALIA MUNICIPAL
CODE AT TITLE V BUSINESS
LICENSES AND REGULATIONS
AT SECTION 5.08.070
NUMBER OF LICENSES -
(CLASS J INCREASE TO 5):
(TABLED) :

The owner was not able to attend due to sickness; therefore the Ordinance was tabled.

FIRST READING OF LIQUOR
LICENSE APPLICATION FROM
DUFFY AND ASSOCIATES
D/B/A DISCOUNT TOBACCO -
SEEKING CLASS D LICENSE
- PACKAGE LIQUOR:

Austin Parks, General Manager of Discount Tobacco, shared the plan the business has for the former Family Video building. They are shifting their focus toward convenience stores. First reading of the Liquor License request from Duffy and Associates D/B/A Discount Tobacco was done. Action will be taken at the March 4 Council meeting.

FIRST READING OF LIQUOR
LICENSE APPLICATION FROM
WAL-MART - SEEKING CLASS
D LICENSE - PACKAGE
LIQUOR:

Ken Wamble, Manager at Wal-Mart, stated that all liquor would be located in one section at the front of the store where the former hair salon was. It will be secured at night. Liquor will only be sold at

that location in the store. First reading of the Liquor License request from Wal-Mart was done. Action will be taken at the March 4 Council meeting.

FIRST READING OF LIQUOR LICENSE APPLICATION FROM MEYER OIL COMPANY D/B/A MACH 1 (701 VETERANS AVENUE) - SEEKING LIQUOR LICENSE FOR CONVENIENCE STORE:

First reading of the Liquor License request from Meyer Oil Company D/B/A Mach 1 (701 Veterans Avenue) was done. Action will be taken at the March 4 Council meeting.

FIRST READING OF LIQUOR LICENSE APPLICATION FROM WORTMAN HOLDINGS, LLC D/B/A JACK FLASH VANDALIA - SEEKING LIQUOR LICENSE FOR CONVENIENCE STORE:

John Wortman, representing Wortman Holdings, LLC, stated that he is concerned about the Wal-Mart request to sell liquor. He stated his liquor store (Mach 1) will not be able to sustain itself if liquor is sold at Wal-Mart and gas stations. He asked the Council to consider if there is anything wrong with the way alcohol is sold in Vandalia right now. First reading of the Liquor License request from Wortman Holdings, LLC, D/B/A Jack Flash Vandalia was done. Action will be taken at the March 4 Council meeting.

FIRST READING OF LIQUOR LICENSE FROM SDS STORES, INC., D/B/A EDDIE'S RISE N'DINE - SEEKING CLASS E LIQUOR LICENSE:

Don Schomaker, owner of Eddie's Rise N' Dine in Breese, spoke regarding his plans for purchasing the building that formerly housed Huddle House and Embers. He is interested in opening two restaurants at those sites. First reading of the Liquor License request from SDS Stores, Inc., D/B/A Eddie's Rise N' Dine was done. Action will be taken at the March 4 Council meeting.

FIRST READING OF VIDEO GAMING LICENSE APPLICATION FROM SDS STORES, INC., D/B/A EDDIE'S RISE N' DINE:

First reading of the Gaming License application from SDS Stores, Inc., D/B/A Eddie's Rise N' Dine was done. Action will be taken at the March 4 Council meeting.

PUBLIC COMMENTS:

Urvish Amin, representing Harry's 66 Liquor, said he was concerned if the City approves 5 liquor licenses how will the smaller liquor stores survive. Jerry Swarm stated he was against any additional liquor licenses except for the liquor license that was being sought by Eddie's Dine N' Shine. Angela Tidwell, Manager at Mach 21, expressed concern over allowing Wal-Mart to sell liquor, stating her store would not be able to compete. Jennifer Ritchey stated if Wal-Mart was granted a liquor license, Wal-Mart would be the only one that would profit. Wortman stated that he will lose 30% of his business if the Wal-Mart liquor license is issued. Amin asked what would the City gain if Wal-Mart was granted a license. He said his business will also lose sales. He stated big chains such as Wal-Mart get different pricing compared to smaller businesses. Swarm said if the City gives out liquor licenses, then everybody is going to want one.

**APPROVE OR REJECT BID TO
CODIFY MUNICIPAL CODE:**

Motion was made by Brosman and seconded by Stunkel to approve the bid in the amount of \$4,124.60 submitted by Municode to codify the City's municipal code. Motion carried.

**APPROVE OR REJECT BID
FOR PAINTING AT PUBLIC
SAFETY BUILDING:**

Motion was made by Stunkel and seconded by Lester to approve the bid in the amount of \$5,860.00 submitted by Ritchey Painting for painting at the Public Safety building. Motion carried.

**TRANSFER OF LAKE LOT
#304 FROM REYAN RIKORIC,
CHAPMAN, KANSAS TO CORY
YOUNG, COLLINSVILLE,
ILLINOIS:**

Motion was made by Stunkel and seconded by Brosman to approve the transfer of Lake Lot #304 from Reyan Rikoric, Chapman, Kansas, to Cory Young, Collinsville, Illinois. Motion carried.

**TRANSFER OF LAKE LOT
#505 FROM RODNEY AND
MICHELLE SAMPSON,
GRANITE CITY, ILLINOIS,
TO MEGAN RIKORIC,
CHAPMAN, KANSAS:**

Motion was made by Stunkel and seconded by Barker to approve transfer of Lake Lot #505 from Rodney and Michelle Sampson, Granite City, Illinois, to Megan Rikoric, Chapman, Kansas. Motion carried.

**APPROVE OR REJECT PAY
ESTIMATE NO. 1 TO HAIER
PLUMBING AND HEATING,
INC. FOR MAIN STREET
LIFT STATION - \$180,000:**

Motion was made by Brosman and seconded by Barker to approve Pay Estimate No. 1 in the amount of \$180,000.00 to Haier Plumbing and Heating, Inc., for Main Street Lift Station. Motion carried.

**ORDINANCE 2024-2-20-A:
AN ORDINANCE AUTHORIZING
DISPOSAL OF PERSONAL
PROPERTY:**

Gottman stated he would like to add the Marathon sign at the Lake to the list. Barker stated he would like to get an appraisal on the Marathon sign. Barker will obtain the appraisal. Motion was made by Stunkel and seconded by Barker to approve Ordinance 2024-2-20-A: An Ordinance Authorizing Disposal of Personal Property with the addition of the Marathon sign.

Roll call: Barker, yea; Brosman, yea; Lester, yea; Bowen, yea; Stunkel, yea; Hubler, yea. Hobler and Lewey were absent. Motion carried.

**APPROVE OR REJECT BIDS
FOR LAKE MARINA ROOF:**

Motion was made by Stunkel and seconded by Brosman to approve bid submitted by CBT Construction in the amount of \$19,135.06 to replace roof at the Lake Marina. Motion carried.

**APPROVE OR REJECT BIDS
FOR CONCRETE REPLACEMENT
AT SENIOR CITIZENS
CENTER:**

Motion was made by Stunkel and seconded by Lester to approve the bid submitted by Precise Construction in the amount of \$8,340.00 for concrete replacement at the Senior Citizens Center. Motion carried.

**APPROVE OR REJECT BIDS
FOR LOT NUMBER SIGNS FOR
VANDALIA LAKE - NORTH
SIDE:
(TABLED) :**

After discussion, decision was made to table this matter and rebid it with more detailed specifications regarding the size of the signs. This was tabled.

**APPROVE OR REJECT
PROPOSALS FOR STRUCTURAL
ENGINEERING SERVICES:**

Motion was made by Brosman and seconded by Stunkel to approve proposal for structural engineering services submitted by BFW Engineering and Testing in the amount of \$9,400.00 for the Clymer building. Motion carried.

UNFINISHED BUSINESS:

None. Lee Beckman will be at the next Council meeting.

MAYOR'S REPORT

Gottman reported that he has called Hy-Vee in regard to the status of the County Market building. He has not received a return call. He reported he toured the former Long John Silver's building with an interested prospect. Kaskaskia College is still waiting on the supplier to obtain materials in regard to the Art program they are going to begin. The American Legion signed the documentation to begin construction on the Veterans Memorial Park. Justin and Amy Fry have purchased the former Mr. Lube building and plan to reopen it in March.

CITY ATTORNEY'S REPORT:

Connor stated the City received a cease and desist letter from Anthony Donato regarding a parcel that houses a solar farm. This letter is related to the Ordinance passed last

meeting for purchase of property from Randy Edwards. The City has responded to the cease and desist letter. There are no current court rules restraining the City. CTI is looking at purchasing property on Jefferson Street, located between the building owned by Tom DePaolo and property owned by Andy Lester. CTI wants to erect a building on that property that will house all of their controls for the internet system. The Code indicates the facility must be small in order to go there. Connor would like to see a referral to Planning Commission be done to define within the zoning code what a small facility is.

CITY CLERK'S REPORT:

Nothing to report.

CITY ADMINISTRATOR'S REPORT:

Paslay reported that the digital sign at the Tourism Center is now working. City Wide Clean Up is set for May 13-17. Safe Routes to Schools is now in the hands of IDOT.

SAFETY CODE OFFICIAL REPORT:

Report provided in packet.

STANDING COMMITTEE REPORTS:

Streets will begin their portion of work on the sidewalk replacement in front of Michel's Feed Store. Brosman said work continues on the Main Street Lift Station. The City will be working with Rural Illinois Water to handle the City's water license temporarily while the Water Plant Superintendent position is vacant. Gottman reported for the month of November, the fire department completed 122 hours of training and answered 13 fire calls. In December, the fire department completed 132 hours of training and answered 7 calls. Brosman asked if the current Doty contract will be honored by LRS who purchased the

business, and Gottman stated the current contract is being honored. Lester asked when Vaughan will have the spec ready for the Interpretive Center. Paslay will talk with Vaughan on Wednesday. Paslay will contact IDOT to inquire about a second entrance to the Lake. Work will begin on closing off the basement door at City Hall in the next few days. Lake Committee meeting has been scheduled for Friday, February 23. Lot 139 is in good shape since it has been cleaned up. Stunkel wants to put a price on the lot so it can be listed. The Lake Committee will make recommendation at the Friday meeting. Hubler reported that Charters Patio has released the dates for bands this Summer. Bowen said the Economic Development Director candidate will be in Vandalia for an in person interview in March.

ANNOUNCEMENTS AND CONCERNS:

Steve Knebel updated the Council on the Y. He stated they are starting a new construction project in April. The Y Grand Raffle will be held on March 16. Council gave Gottman the authority to sponsor one of the auction items on behalf of the City.

Chase Alcorn and Bobby Brenneisen again addressed the Council regarding opening an indoor storage facility in the former Kroger building. Alcorn stated he would appreciate a referral to the Planning Commission for consideration. He said he would plan on painting the exterior of the building and replacing doors. The goal would be to revamp the building. He stated the roof needs to be replaced. He also said the parking lot is basically split in

half with Dollar General. There will not be any outside storage. Security cameras will be placed inside the building down the hallways.

Brenneisen stated the indoor storage facility in Centralia draws people from around a 25 mile radius.

Brosman said he supports this kind of investment in a building that has been vacant for 20 years. Motion was made by Brosman and seconded by Stunkel to refer this matter to the Planning Commission. Ty Bates stated he drives by the Centralia location weekly and said Alcorn and Brenneisen have done an outstanding job. Lester said he is not in favor of this project. He does not understand why the owners have not done a better job marketing the building for retail use. Bates said the building has been vacant for 20 years hoping for retail, and the City might get stuck with another building. Lester said Gottman has shown the building to 2 interested individuals. He stated that he appreciates what Alcorn and Brenneisen are trying to do. Alcorn asked how long are you willing to let that building deteriorate. Stunkel said he is tired of waiting and if somebody wants to renovate the building, he is in favor. Hubler said he would like to follow the Comprehensive plan.

Roll call: Barker, yea; Brosman, yea; Bowen, yea; Lester, nay; Stunkel, yea; Hubler, nay. Hobler and Lewey were absent. Motion carried.

Knebel said this needs to be put in perspective. He stated the competition is not what is allowing the City to attract businesses downtown. He said the focus downtown

is a moot point because he feels development is at the West interchange.

Bowen said he would like to ask Beckman to draw up more detailed specs for the 120 acres. He said the property needs to be named, branded and a sign placed on the property to designate it as an industrial park and not farm ground. Gottman said a cost estimate was done for the roadways, utilities, etc. Connor said the City will be getting first submissions and proposals in the near future. Lester and Barker agreed with Bowen. Gottman will have Beckman bring the specs to the next meeting.

Swarm stated one thing that has been brought up several times was when Wal-Mart comes to a town, businesses leave. He said as a former business owner, Wal-Mart did not run him out of business.

ADJOURNMENT :

Motion was made by Barker and seconded by Stunkel to adjourn meeting. Meeting adjourned at 8:41 p.m.

City Clerk