

City Council  
Special Meeting  
April 14, 2025  
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:

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

NEW BUSINESS:

Gottman noted there would be a change to the agenda as presented. Item B and Item C would be moved under Item D on the agenda. There were no objections.

DISCUSSION ON EMPLOYEE  
HEALTH INSURANCE:

Discussion was held regarding employee health insurance. Pat Click, from McKellar, Robertson, McCarty and Click Insurance Agency, reviewed the handouts outlining the various deductible/maximum out of pocket plans offered by Blue Print PPO. Also reviewed were the cost savings for the employees and the City. Click stated he would schedule times to be available at City Hall to meet with employees.

After much discussion, motion was made by Stunkel and seconded by Hubler to move forward with Blue Print PPO plan with \$0 deductible and \$1000.00 maximum out of pocket employee health insurance option for one year. Out of network deductible under this option is \$300.00 with maximum out of pocket of \$3,000.000.

Roll call: Stunkel, yea; Hobler, yea; Lester, nay; Hubler, yea; Barker, yea; Brosman, nay. Lewey and Bowen were absent. Motion carried 4-2.

ORDINANCE 2025-4-14-A:  
AN AMENDED ORDINANCE  
AUTHORIZING  
REDEVELOPMENT AND  
INCENTIVE AGREEMENT WITH  
MICHAEL W. WEHRLE AND JO  
ELLEN WEHRLE REVOCABLE  
TRUST FOR PARCEL 18-14-  
18-202-002:

Connor said the agreement had been approved in September, 2024. The agreement presented tonight contains amendments from the agreement that was approved in September. Brosman stated there were substantive changes in the amended agreement compared to the one passed back in September, including the date of termination of agreement (previous agreement expired December 31, 2040 and the amended agreement states May 1, 2049). Another change Brosman pointed out was the agreement in September allowed the City to keep the sales tax for the first year (that paragraph was completely deleted in the amended agreement and substituted the language that Wehrle would receive the sales tax from day #1). Connor said it was his understanding that in the agreement passed in September, the City was giving Wehrle the municipal sales tax revenue off of this piece of property. This, in turn, would compensate Wehrle for reducing the price of the sale to facilitate the sale to Domino's. Wehrle said he simply asked for 1% of the sales tax on the gross sales on this particular site. Connor suggested rewriting the agreement to state all of the 1% municipal sales tax received by the City of Vandalia will be remitted, shared, or given to Mike Wehrle or his designee.

Discussion then turned to a proposed business district. This particular property will not be included in the

first business district that is being considered.

Barker said he thinks the same verbiage needs to be put in both agreements. He said if there is a business district created there, then it takes over the 1% and the City gets its money back.

Motion was made by Barker and seconded by Stunkel to approve Ordinance 2025-4-14-A: An Amended Ordinance Authorizing Redevelopment and Incentive Agreement with Michael W. Wehrle and Jo Ellen Wehrle Revocable Trust for Parcel 18-14-18-202-002 with the amendment of 23 years and trigger provisions (as is stated in the proposed former Wal-Mart property agreement with Wehrle) if a business district is developed. Verbiage would also be included that collection of sales tax would begin on the day of the opening of the business. In the event of imposition of a business district in that location, any additional amounts that were imposed by the business district would come to the City and not to Wehrle.

Roll call: Hubler, yea; Brosman, nay; Stunkel, yea; Hobler, yea; Barker, yea; Lester, yea. Lewey and Bowen were absent. Motion carried 5-1.

**ORDINANCE 2025-4-14-B:**  
**AN ORDINANCE AUTHORIZING**  
**REDEVELOPMENT AND**  
**INCENTIVE AGREEMENT WITH**  
**MIKE AND JOELLEN WEHRLE**  
**REVOCABLE TRUST:**

Mike Wehrle stated he had been approached by a company to possibly develop the former Wal-Mart property. He has received a Letter of Intent from that company. The interested parties would like to enter into a contract. Johnson said this would be an enhancement to the City with the amount of traffic and volume. The City will also get the

sales tax part that will be coming in. Property taxes will also increase on that property. Providing the City can get the economics in place, this deal in theory has a high probability of happening. Johnson said he thought it would take 12-14 months by the time the City would be collecting any sales tax revenue on this property. Barker said this could be a catalyst for growth there.

Wehrle said he was agreeable to using the same language that is outlined in the agreement the City has with Wehrle regarding Domino's.

Connor stated whomever buys the property subsequent to Wehrle will be bound to either opt in to the business district or not opt out of the business district depending on how the Ordinance is written. Any sales tax revenue that is generated, that 1% will go to Wehrle and if a business district is imposed, the City will get the original 1% of the sales tax that would be allocated to the general fund and then any additional business district tax would go to Wehrle that is designated for business district and economic incentive purposes.

Motion was made by Barker and seconded by Lester to approve Ordinance 2025-4-14-B: An Ordinance Authorizing Redevelopment and Incentive Agreement with Mike and Jo Ellen Revocable Trust, with amendments as outlined in the revised agreement with Wehrle concerning Domino's.

Roll call: Hubler, yea; Brosman, nay; Stunkel, yea; Hobler, nay; Barker, yea; Lester, yea. Lewey and Bowen were absent. Motion carried 4-2.

DISCUSSION ON GUIDELINES  
FOR VIDEO AND AUDIO  
RECORDED MEETINGS (CITY  
ATTORNEY WILL BRING  
ADDITIONAL INFORMATION  
TO MEETING) :  
(TABLED) :

Motion was made by Lester and seconded by Barker to table discussion at this time. There were no objections. Motion carried.

BUDGET DISCUSSION:  
(TABLED) :

Paslay distributed a very preliminary draft copy of the budget for 2025-2026. Motion was made by Barker and seconded by Stunkel to table discussion until the new Mayor takes office on May 5, 2025. There were no objections. Motion carried.

COUNCIL MOVES INTO  
EXECUTIVE SESSION AT  
8:29 P.M.:

Gottman announced that the Council would be moving into Executive Session. Motion was made by Brosman and seconded by Stunkel to move into Executive Session at 8:29 p.m. under 5 ILCS 120/2 to discuss a personnel matter.

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

EXECUTIVE SESSION ENDS  
AT 8:35 P.M.

Executive Session ended at 8:35 p.m.

REGULAR SESSION  
RECONVENED AT 8:36 P.M.:

Gottman reconvened the Special Council meeting at 8:36 p.m. with a roll call: Lester, yea; Brosman, yea; Hubler, yea; Hobler, yea; Barker, yea; Stunkel, yea. Lewey and Bowen were absent. Motion carried.

Gottman stated there was nothing to report out of Executive Session.

**ADJOURNMENT:**

Motion was made by Hubler and seconded by Barker to adjourn the meeting at 8:37 p.m.

  
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City Clerk