

City Council
Regular Meeting
August 4, 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 Knebel called the regularly scheduled meeting of the Vandalia City Council to order at 6:30 pm.

ROLL CALL:

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

APPROVAL OF CITY COUNCIL MEETING MINUTES DATED JULY 21, 2025:

Motion was made by Stunkel and seconded by Brosman to approve City Council meeting minutes dated July 21, 2025. Motion carried.

TREASURER'S REPORT:

No report.

REGULAR BILLS:

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

SPECIAL BILLS:

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 \$7,615.00 for street sweeper; Hurst-Rosche Engineers in the amount of \$3,750.00 for bridge inspection fees; DePaolo Tree Company in the amount of \$5,500.00 for tree removal; Land of Lincoln Credit Union in the amount of \$10,285.00 for fire truck; Discover Downstate Illinois in the amount of \$1,900.00 for advertising and marketing; Beelman Logistics, LLC in the amount of \$94,104.54 for CM-16; Ritchey Painting in the amount of \$7,425.00

for painting at the Lake; Buff's Tree Service, LLC in the amount of \$2,500.00 for removal of tree; Hawkins, Inc., in the amount of \$3,514.28 for supplies; USA BlueBook, Inc., in the amount of \$2,936.80 for supplies. Motion carried.

NEW BUSINESS:

Knebel stated there would be a change to the agenda as presented. Item A on the agenda will be moved before Announcements and Concerns.

PRESENTATION BY SCOTT STRATTON - FIRST SPEAR:

Scott Stratton, Executive Vice President of First Spear, introduced himself to the Council. He said his company works hand in hand with Atlas 46, which is a company that has a building on Gallatin Street. He said they are in the process of reopening as a cutting facility. He said First Spear manufactures personal protective gear for military law enforcement. Over the next couple of weeks, they will begin training employees, with the eventual goal of hiring approximately 20 employees.

ANNOUNCEMENTS AND CONCERNS:

Knebel said that the Ordinance passed at the last meeting regarding water bill payments for landlords and tenants is being referred back to the Water Sewer committee with objections. He stated no formal action will be taken at this meeting. Shelley Dothager expressed her concern regarding the Ordinance as revised. She stated she has 8 rental houses in Vandalia. She asked why the landlords were not contacted about the change in the Ordinance. Knebel said there have been situations where a tenant experienced a water leak that was not addressed by the landlord, resulting in a large water bill. In

those cases, all the City knows is there is a problem within the property that has not been addressed, and in those rare situations, it could potentially affect the landlord. If there is a landlord who is not taking care of their responsibility to maintain the pipes that are within their own property and as a result there is a substantial water leak and an excessive water bill, then this Ordinance in essence would give the City the authority to seek collection. Connor said frequently the tenant leaves behind a security deposit with the landlord. Justin Durbin said he has properties in other counties. When his tenant is late on a water bill, he receives a notice. He said notifying the landlords should be a part of the process. Huhn stated that the Clerk's office runs a high/low usage report once a month and reaches out to those who have higher and lower than normal meter readings. Connor asked who is going to bear the risk of loss here? He said he has sat through year after year of audits where the City is down to the gallon on water breakage, meaning when the City cannot account for gallons of water. The City can account for these gallons as we know where they went. Barker said hopefully the landlords are renting to responsible tenants who will notify the landlord of a leak who should get it fixed in a timely manner. If not, the citizens of Vandalia should not be paying for somebody the landlord rented to that is not responsible. All of these issues will be discussed at the Water/Sewer Committee meeting. Once the meeting is scheduled, Huhn will inform landlords. Barker said several area

communities have a Health and Safety Ordinance where every 2 to 3 years they send their Code Official around to perform an inspection of every rental property to ensure that the house is safe for children and tenants.

ENGINEER'S REPORT:

Beckman will be present at the next meeting.

PRESENTATION BY BRUCE BRASWELL - AMERICAN LEGION POST #95:

Mr. Braswell informed Knebel he would not be able to attend the meeting.

REQUEST FOR TIF REDEVELOPMENT AGREEMENT EXTENSION FOR LIBERTY THEATRE FOUNDATION - EXTEND TO JUNE 30, 2026 (UPDATE IN PACKET):

Dana Miller Leskera requested a TIF extension until June 30, 2026, in order to complete the demolition and begin the process for construction drawings of the former Liberty Theater building. Motion was made by Barker and seconded by Brosman to approve the TIF extension through June 30, 2026. Motion carried.

ORDINANCE 2025-8-04-A: AN ORDINANCE AMENDING THE VANDALIA MUNICIPAL CODE AT TITLE 11 LAKE ORDINANCE AT SECTION 11.18.020 CAMPING FEES:

Knebel said this Ordinance would increase the lake lot transfer fee from \$150.00 to \$500.00, effective January 1, 2026.

Motion was made by Stunkel and seconded by Brosman to approve Ordinance 2025-8-4-A: An Ordinance Amending the Vandalia Municipal Code at Title 11 Lake Ordinance at Section 11.18.020 Camping Fees.

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

APPROVE OR REJECT BIDS FOR TWO (2) POLICE SQUAD VEHICLES:

Motion was made by Barker and seconded by Lewey to approve the bid submitted by Hosick Motors, Inc., in the amount of \$44,612 per police squad vehicle (x2). Motion carried.

**APPROVE OR REJECT BIDS
FOR DEMOLITION AT 309 AND
319 NORTH FOURTH STREET:**

Motion was made by Barker and seconded by Lewey to approve the bid for demolition at 309 and 319 North Fourth Streets submitted by Grubaugh Contracting in the amount of \$12,800.00. Motion carried.

**APPROVE OR REJECT BIDS
FOR SALE OF SURPLUS LOTS
ON JEFFERSON STREET:**

Motion was made by Brosman and seconded by Stunkel to approve the bid submitted by Jeff Beckman in the amount of \$5,161.00 for Parcel 18-14-17-201-005 and Parcel 18-14-17-130-024 (Jefferson Street). Motion carried.

**ORDINANCE 2025-8-4-B: AN
ORDINANCE AMENDING THE
VANDALIA MUNICIPAL CODE
AT TITLE V BUSINESS
LICENSES AND REGULATIONS
AT SECTION 5.08.070
NUMBER OF LICENSES
(REDUCE CLASS B TO 3 DUE
TO SOUTH CENTRAL FS
CHANGE TO M1):**

Motion was made by Brosman and seconded by Stunkel to approve Ordinance 2025-8-4-B: An Ordinance Amending the Vandalia Municipal Code at Title V Business Licenses and Regulations at Section 5.08.070 Number of Licenses (Reduce Class B to 3 due to South Central FS Change to M1).

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

**APPROVE OR REJECT PAY
ESTIMATE NUMBER 2 FOR
OSLAD GRANT PROJECT AT
VANDALIA LAKE
(+\$149,685.50):**

Motion was made by Stunkel and seconded by Barker to approve Pay Estimate #2 for OSLAD Grant Project at Vandalia Lake in the amount of \$149,685.50. Motion carried.

**APPROVE OR REJECT CHANGE
ORDER NO. 3 FOR OSLAD
GRANT PROJECT AT VANDALIA
LAKE (+\$4,925.00):**

Motion was made by Barker and seconded by Stunkel to approve Change Order #4 for OSLAD project at Vandalia Lake in the amount of +\$4,925.00. Motion carried.

**FAYETTE WATER AGREEMENT
FOR LAKE METER:**

Knebel noted this would be presented at the next Council meeting.

**ORDINANCE 2025-8-4-C: AN
ORDINANCE OF VACATION
(UNIMPROVED ALLEY LOCATED**

Motion was made by Barker and seconded by Brosman to table Ordinance 2025-8-4-C: An Ordinance

**BETWEEN OLD THEATER DRIVE
AND SUNSET DRIVE) :**
(TABLED) :

of Vacation (Unimproved Alley Located Between Old Theater Drive and Sunset Drive), to allow the Streets Committee time to review the request. Zac Gebke stated that people on the north side of that alley have invested themselves in rocking and maintaining that alley; he is not interested or want to participate in closing off their access to the alley but on the south side there are a lot of low spots. He does not care if it gets vacated but it is becoming more of a problem with yards and would like to find a solution. A Streets Committee meeting to discuss vacation of that alley has been scheduled for Monday, August 18, 2025 at 5 p.m. Motion carried.

UNFINISHED BUSINESS:

Barker stated that Lester has been talking with Johannes Construction about giving the corner of the Veterans Memorial Park wall more of a historical conformity. Knebel said there is a plan to have a meeting with the Economic Development Commission later this month and assign sections of the comprehensive plan to them as well.

MAYOR'S REPORT:

Knebel said the City did receive the legal description from the Engineers regarding the business district. Knebel said there will be action items presented at the next meeting, then a Public Hearing will be held. The October 1, 2025 deadline should be met.

CITY ATTORNEY'S REPORT:

Connor reported the City is officially extracted from the only piece of litigation where the City is a defendant (Donato versus City of Vandalia). Donato has not met his obligations under the settlement

agreement, and Connor will continue to press him on that.

CITY CLERK'S REPORT:

Huhn reported she has been working on the solicitor's ordinance with Chief Ray and would like to schedule a Public Safety meeting to review. Meeting will be scheduled when Paslay and Hobler return.

CITY ADMINISTRATOR'S REPORT:

No report.

SAFETY CODE OFFICIAL REPORT:

Report will be provided in the next packet.

STANDING COMMITTEE REPORTS:

Barker reported the Streets Department has been busy with the Randolph Street project. They have been hauling dirt that did not meet the compaction specs. They mowed around the Safe Routes to School sidewalks. Barker said the City is putting a crosswalk on Fillmore Street and a flashing yellow light. Barker said the contractor did a terrible job on the last fill around those sidewalks. He said that needs to be looked at closely. Brosman asked the status on hiring a Water Plant Superintendent. Knebel said one application has been received. Brosman asked that a Water Sewer meeting be scheduled as soon as possible. Lewey said the cemetery will be needing to replace at least 1, possibly 2 lawn mowers. Stunkel said the culvert washed out at Dustin Murray's house by the Lake. This will be referred to the Engineer. Todd Thoman handed out an up-to-date Industrial Park brochure. He also handed out examples of signage at the Industrial Park. Hubler suggested naming it Old Capitol Enterprise Park. Huhn said the next Farmer's Market is Saturday with 20 vendors signed up. Knebel

said there is a preconstruction meeting for the new water treatment plant at City Hall on Thursday at 11:00 a.m. Barker asked when will the City release the Clymer property to Dennis Grubaugh. Connor is going to look at the agreement the City has with Grubaugh.

ADJOURNMENT:

Motion was made by Stunkel and seconded by Lewey to adjourn the meeting at 7:37 p.m. Motion carried.

Caia Huhn

City Clerk