

REGULAR MEETING OF THE CITY COUNCIL OF GIBSON CITY  
Monday, November 24, 2014

The meeting was called to order at 7:00 pm by Mayor Dan Dickey.

**Roll Call:**

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| Ward #1      | Barb Yergler, present; Dean Kidd, present      |
| Ward #2      | Jan Hall, present; Nelda Jordan, present       |
| Ward #3      | John Carlson, present; Scott Davis, present    |
| Ward #4      | Dennis Pardick, present; Laura Miller, present |
| Jr. Alderman | Faith Duke, absent                             |

**Others present:** City Attorney Marc Miller, Admin. Assistant Peg Stalter, Superintendent Randy Stauffer, Police Chief Steve Cushman, Deb McCullough (WGCY radio), Ryan Ferguson (News Gazette/Paxton Record), Sharon Heavilin, Ellen Hanks, Susie Tongate, Ryan Minion, Zach Bunting, Tom Hall, Dick Cliff, Matt Morgan and Marty Nuss.

**Pledge of Allegiance** was led by Alderman Dennis Pardick.

**Approval of Council Minutes:** Alderman Dennis Pardick motioned to approve the minutes of November 10, 2014 seconded by Alderman Laura Miller. MC 8-0.

**Mayor Dickey recognized visitors:**

**Treasurer's Report:** No report.

**Administrative Report:** No report.

**COMMITTEE REPORTS:**

**Ordinance Committee** –Alderman Jan Hall offered no report.

**Streets and Alley** –City Superintendent Randy Stauffer reported that leaf pick up would continue through Wednesday, November 26<sup>th</sup> and then it would be done.

**Police/Health, Light and Nuisance** –Alderman Dean Kidd offered no report.

**Finance Committee** – Alderman Scott Davis reported on the committee meeting which was held November 17, 2014. This meeting was to discuss the scopes of services that cover the next steps of the downtown planning by Clark Dietz. 1.) There was a discussion of the proposed lighting design. This phase would include from 7<sup>th</sup> street north to the RR track on Sangamon. This fee was a not-to-exceed \$30,985.00 2.) Also discussed was the proposed comprehensive survey of the downtown. This amount was a not-to-exceed amount of \$6,400.00. The council asked if Sean could bring to the council an added amount for the survey to include the whole downtown project area. There was also a discussion on the total amount of the 1<sup>st</sup> phase. It was suggested that \$200,000.00 be put into the downtown line for next fiscal year to complete this phase Alderman Davis also called a committee meeting for Tuesday, December 2, 2014 @ 7:00 p.m. to discuss the buildings at 101 and 107 S Sangamon Ave,

**Personnel Committee** – Alderman Pardick offered no report.

**Water and Sewer** – Alderman Nelda Jordan offered no report.

**Parks and Buildings** –Alderman Barb Yergler offered no report.

**Economic and Industrial Development** – Alderman Laura Miller reported on the Economic and Industrial Development meeting that was held on November 17, 2014. Sean Widner from Clark Dietz gave a recap about the procedure of the master plan and the revitalization of the downtown area. A question and answer period followed discussing what was covered in the downtown area. It was decided from 7<sup>th</sup> street to 11<sup>th</sup> street and 1 block east and west of Sangamon Ave. Four Alderman in favor and two wanted more information to proceed in the next step of the master plan which would be getting the survey done.

**CDAP** – Admin Assist. Peg Stalter reported that all accounts are current with a balance of \$120,559.62.

**Pool Board** –Alderman Dean Kidd offered no report.

**Recycling Board**– Alderman Nelda Jordan offered no report.

**Downtown Committee** – Alderman Barb Yergler offered no report.

**OLD BUSINESS:** none

**APPROVAL OF BILLS:**

**TIF2 bills:** Alderman Nelda Jordan motioned to approve the seven (7) TIF2 bills for \$517,801.26; seconded by Alderman Scott Davis. Alderman John Carlson abstained from the vote as he owns property in the TIF. MC. 7-0.

**TIF3 bills:** Alderman Dean Kidd motioned to approve the one (1) TIF3 bill for \$661.22; seconded by Alderman Jan Hall. Alderman Scott Davis and Alderman Laura Miller abstained from the vote as both own property in the TIF. MC. 6-0.

**General Bills:** Alderman Nelda Jordan motioned to approve the general bills totaling \$ 225,073.82; seconded by Alderman Jan Hall. MC 8-0. Alderman John Carlson asked which line the firing range furnace bill had been used.

**NEW BUSINESS:**

- A.) Consideration of 2013-2014 Fiscal Year Audit Report.** Matt Morgan of Bray, Drake, Guthrie & Richardson presented the report. Reporting that it was a good audit and that the City is doing well financially. Alderman Dean Kidd motioned to accept the audit report seconded by Alderman Scott Davis. Ayes and Nays Ayes carried.
- B.) Consideration of Cash Rent – Farm Lease** Alderman Dennis Pardick motioned approving a cash rent – farm lease as presented with Zack Bunting for the 36.5 acres tract of City farmland for the period commencing March 1, 2015 and terminating February 28, 2018 with the Mayor being authorized to execute same. Seconded by Alderman Dean Kidd. M-C 8-0.
- C.) Consideration of Ordinance 2014-O-15, Providing for a Community Development Assistance Program for Kafer Ag Services, LLC.** This is Community Development Assistance Loan Agreement between the City of Gibson and Kafer Ag Services, LLC. Alderman Jan Hall motioned to approve the agreement; seconded by Alderman Laura Miller. MC 8-0.
- D.) Consideration of Health Insurance Renewal for 2015** Marty Nuss with Insurance Provider Group explained the new contract with an increase of 4.5% for 2015. Mayor Dickey asked about what might be expected for future costs. Mr. Nuss feels that there may be at least one more year before a major increase happens. Alderman Scott Davis motioned to approve the new contract; seconded by Alderman Jan Hall. MC 8-0.
- E.) Consideration of Employee Year End Adjustment.** Peg Stalter explained that in past years the council had given Gibson Bucks full-time receiving \$50.00 each and part-time receiving \$25.00 each. Alderman John Carlson motioned to continue the same this year; second by Alderman Laura Miller. MC 8-0
- F.) Consideration of Downtown Revitalization Lightscape Project Phase.** Alderman Scott Davis explained that this is for the design phase for downtown which includes 7<sup>th</sup> street to the RR tracks costing \$30,985.00 as was discussed at the finance meeting Alderman Scott Davis motioned to accept the bid from Clark Dietz to do the design phase for the downtown revitalization project for \$30,985.00; second by Alderman Laura Miller. Discussion was held with Alderman Jan Hall expressing some concerns. M-C 5-3 with Aldermen Jan Hall, Nelda Jordan and John Carlson voting no.
- G.) Consideration of Downtown Revitalization Lightscape Survey.** Alderman Scott Davis explained that there were two different parts to this survey first part of the survey would be for the same area as the design phase 7<sup>th</sup> street to the RR track at a cost of \$6,400.00. At the committee meeting it was discussed that if they were going to be in town to do the topo survey it would be good to include the entire area of the downtown which would be 7<sup>th</sup> street to the RR track, RR track to 11<sup>th</sup> street both east and west 8<sup>th</sup> and 9<sup>th</sup> streets and church street between 8<sup>th</sup> and 9<sup>th</sup> streets with an additional cost of \$14,800.00. Alderman Dennis Pardick motioned to hire Clark Deitz to do the entire downtown area topo survey at the cost of \$21,200.00; second by Dean Kidd. Discussion was held with Alderman Dean Kidd and Alderman John Carlson both expressing their thoughts. M-C 5-3 with Aldermen Jan Hall, Nelda Jordan and John Carlson voting no.

**ADJOURN:** Alderman Dennis Pardick motioned to adjourn; seconded by Alderman John Carlson. Ayes and Nays Ayes Carried.

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APPROVED

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ATTEST