



CITY OF GIBSON | 101 E 8TH STREET, PO BOX 545, GIBSON CITY, IL 60936
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MEETING OF THE CITY COUNCIL
Monday July 24, 2023

Meeting was called to order at 7:00 p.m. by Mayor Dickey.

Roll Call:

Ward #1	Susie Tongate:	P	Sarah Sarantakos:	P
Ward #2	Randy Wyant:	P	Ray Hanks :	P
Ward #3	Scott Davis:	P	Doug Parsons:	P
Ward #4	Denis Fisher:	A	Laura Miller:	P

Visitors: Admin Scott Shull, Officer Rosenbaum, Supt. Martin, Treasurer Lorenzen, City Attorney Marc Miller, Gwen Crawford of Jacob Klein, Bill Kirby-GAHS, Bill Kruse, Marcus & Amy Watterson, Terry Roesch, Nelda Jordan, Jean Noellsch-Ford County Chronicle.

Pledge led by Alderman Sarantakos.

Visitors: Bill Kirby spoke on behalf of Gibson Area Hospital regarding their annual Summer Bash to be held the evening of Friday August 18th. Gibson City has been selected to also be featured on WCIA/Channel 3 'Our Town' the same day, in late afternoon early evening. Kirby requested the tent for the Summer Bash be set-up one day earlier than expected so that all will be complete by the time WCIA arrives for televising. Council agreed.

Treasurer's Report – Treasurer Vickie Lorenzen read the June 2023 report of accounts and activities, and Alderman Sarantakos asked one question regarding reinvestments. Lorenzen replied that the account she is asking about is a money market savings account and the 2 CD's that will be reinvested come due in August and October.

Committee Reports –

Alderman Wyant reported on a Water/Sewer Committee meeting held Thursday July 20th at 5:30. Discussed an increase in water/sewer rates as well as base rate. Committee recommends to council a 20% increase, \$40 base rate split between water/sewer, and remain bi-monthly billing until after all new water meters are installed. Mayor Dickey asked if the committee discussed the drainage assessment and the added costs that will come with improving drainage. Wyant stated the committee did not. Supt. Martin reported that the final drainage assessment report should be available this week. Mayor Dickey requested further discussions before council makes a final decision on the rate increases and billing frequency.

Bills:

Motion to pay two TIF 2 checks in the amount of \$11,051.50 made by Alderman Miller, 2nd made by Alderman Wyant, motion approved 7/0.

Motion to pay two TIF 3 checks in the amount of \$3,029.50 made by Alderman Sarantakos, 2nd made by Alderman Wyant, motion passed 5 in favor, and Aldermen Davis & Miller abstaining due to owning property in TIF 3.

Motion to pay General Fund bills in the amount of \$185,594.19 made by Alderman Sarantakos, 2nd made by Alderman Parsons, motion approved 7/0.

Old Business:

Discussion / Consideration of changing Lott Blvd between 17th & 15th Streets one-way south. Alderman Doug Parsons reported as Chairman of Streets & Alleys on the meeting held Thursday, July 20th @ 6:00 p.m. According to Alderman Parsons, his committee recommends a compromise between GCMS and homeowners on Lott Blvd and the affected side streets. Supt. Martin explained that the flow of traffic will remain two-way, but it was agreed to 'flip' the angle-in parking to the east side of parking, heading north, and the parallel parking and drop-off lane will be on the school (west) side of Lott Blvd, heading south. Alderman Parsons thought that Supt. Darnell had requested the concrete barricades be continued if the traffic remains two-way, but Supt. Martin did not agree to buy new barricades but will have more directional signage painted onto the street with assistance from Engineer Mike Friend of Farnsworth. Alderman Parsons made a motion to approve keeping the two-way traffic, flipping the parking, and additional directional signage, and no drop-off on the east side of Lott Blvd (north bound). 2nd to his motion made by Alderman Sarantakos, motion carried 7-0. City Attorney Miller will prepare the amendments to Ordinances regarding traffic direction and no parking/no drop-off.

New Business:

Mayor Dickey asked Gwen Crawford to summarize the first three ordinances, 2023-O-20, 2023-O-21, and 2023-O-22. Ms. Crawford explained to council that these ordinances are setting forth the details of the Downtown Tax Increment Financing District such as what is 'qualified,' the financial percentages, and the physical boundaries of this newly formed TIF.

No questions, Alderman Hanks made a motion to approve Ordinances 2023-O- 20, 21, and 22. 2nd to his motion made by Alderman Sarantakos. Motion carried with 6 in favor, Alderman Wyant abstained due to owning property in this TIF District, and Alderman Fisher was absent.

The next three Ordinances were explained by Ms. Crawford as financial arrangements agreed upon in previously approved resolutions for Jim & Amy Hood of Ace Hardware, Kevin Hustedt of Hustedt Jewelry, and Intergovernmental Agreement between the City and the Gibson Fire Protection District allotting 10% of the incremental growth in the Downtown TIF to the Fire District. The school is not involved in this TIF, and Mayor Dickey stated that the City wants to share more with the Fire District in Downtown TIF as they have served us well in the past two years with the major fires downtown. Motion made by Alderman Miller to approve Ordinances 2023-O-23, 24, and 25 as presented; 2nd to this motion made by Alderman Sarantakos, motion carried 6 in favor, Alderman Wyant abstained due to owning property in this TIF area, and Alderman Fisher was absent.

Mayor Dickey informed council that the final two TIF Ordinances, 2023-O-26 & 27, regarding redevelopment plans with One Earth Energy, will be held over to old business at this time.

Motion made by Alderman Davis (Finance Chairman) to approve the 2023-2024 Annual Appropriation Ordinance. He stated that the Appropriations are 10% higher than the actual budgeted amount, and the practice is that by law we pass the Appropriations for spending, but we follow the budget numbers. 2nd to his motion was made by Alderman Tongate, motion carried 7/0.

Laura Miller, owner of Gibson Bowling Lanes, applied for a Façade grant for the purpose of having the bowling alley power washed and painted. The total bid was \$10,200.00. Council pays a maximum of 50%, OR \$5,000. Motion made to approve a Façade Grant to Gibson Bowling Lanes in the amount of \$5,000 was made by Alderman Sarantakos, 2nd to this motion by Alderman Parsons, motion carried 6 in favor, and Miller abstained.

Bill Kruse applied for a Façade grant for improvements at the Kruse Center in the total amount of \$16,504.66, which include tuck-pointing, painting, replacement of entry doors and overhead light at entry. Mayor Dickey stated all items qualify, and Alderman Tongate made a motion to approve the maximum amount of \$5,000.00 to Bill Kruse for these improvements. 2nd to her motion was made by Alderman Wyant, motion carried 7/0.

Lastly, City Attorney Marc Miller presented council with information regarding a proposed solar farm that could be located south of the newly built Birky elevator on Route 47 South and falls within the 1.5 miles within the zoning area of city limits.. Options are to agree to annex this property into the city Zoning area. Suggestion to consider annexation, and Zone it Industrial or leave it Zoned Agriculture and issue a 'special use permit.' Mayor Dickey recommended that if this property is annexed, leave it Agricultural as that permits more options for the city. The advantage would be additional revenue from real estate within city limits, and it would be possible for residents to enter agreements with the Solar company. All in initial stages, and Mayor asks council to review the Zoning Chapter 40, Article XI – Standards for Solar Energy Systems.

No further business, motion to adjourn made by Alderman Davis, 2nd by Alderman Tongate. Meeting adjourned.

APPROVED

Mayor Daniel E Dickey

ATTEST _____
Janice L Hall, City Clerk