



CITY OF GIBSON | 101 E 8TH STREET, PO BOX 545, GIBSON CITY, IL 60936  
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MEETING OF THE CITY COUNCIL  
Monday August 14, 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:	P	Laura Miller:	P

Visitors: Admin Scott Shull, Chief Rosendahl, Supts. Martin & Duncan, Falcon Pointe Developer Steve Miller, , City Attorney Marc Miller, Residents – Dean Summers, Terry Roesch, Jean Noellsch-Ford County Chronicle, Jacob & Cameron Horsch, Lt. Acree & Officer Miller.

Pledge led by Alderman Fisher.

Motion to approve Minutes of July 24<sup>th</sup> made by Alderman Miller, 2<sup>nd</sup> made by Alderman Sarantakos, motion carried 8/0.

**Visitors:**

Resident Dean Summers – addressed the council as a lifelong resident of Gibson City and a current property owner of 3 properties in the west part of town that in his words, have been neglected for decades regarding flooding issues. Summers is an active member of the Gibson City Bible Church and summarized past projects he was involved in between the Church and the City addressing flash flooding issues both at the former Bible Church on South Melvin Street and in the west part of town near the current church. Summers made suggestions about dredging ditches and river. No questions were asked of Mr. Summers. Mayor Dickey thanked him for his input and stated that he intends on holding a public hearing to inform the public of the Drainage Study results and future plans, and he encouraged as many residents to attend as possible. Dickey stated, “public input is wanted and needed”. Hearing date to be determined.

**Bills:**

Motion to pay 7 TIF 2 checks in the amount of \$34,508.29 made by Alderman Sarantakos, 2<sup>nd</sup> made by Alderman Wyant, motion approved 8/0.

Motion to pay 2 TIF 4 checks in the amount of \$8,797.72 made by Alderman Hanks, 2<sup>nd</sup> made by Alderman Miller, motion passed 7 in favor, and Aldermen Wyant abstained.

Motion to pay 2 Downtown TIF Fund bills in the amount of 14,353.32 made by Alderman Sarantakos, 2<sup>nd</sup> made by Alderman Miller, motion approved 7 in favor, Aldermen Wyant and Fisher abstained, both own property in this TIF District.

Motion to pay General Fund bills in the amount of 745,710.29 made by Alderman Hanks, 2<sup>nd</sup> made by Alderman Wyant, motion approved 8/0.

**Administrative Report:** Admin. Scott Shull reported that budget for Façade grants is depleted at this time, and any further applications will have to wait for the new fiscal year to be funded. Mayor Dickey reminded all that per terms of the application, grants awarded have 120 days to complete and submit their bills for approved reimbursement. If the project is not done within the stated timeframe, their grant is nullified and they would need to reapply.

Shull also reported that he has worked with Supt. Martin to create an updated database of streets and customers for the new water meter project. Lastly, Shull stated there are two iPad from MCS, one is assigned to Alderman Doug Parsons and the last one will be assigned to Alderman Davis.

### **New Business:**

Mayor Dickey moved Agenda Items “P, Q, & R” to the beginning of the meeting – all regarding Executive Session and hiring.

P. Motion made by Alderman Sarantakos to Enter into Executive Session for the Limited Purpose of Discussing the Employment, Performance, and/or Compensation of One or More City Employees Pursuant to 5 ILS 120/2 ( c ) (1). 2<sup>nd</sup> to her motion was made by Alderman Fisher, council entered Executive Session at 7:20 p.m.

Q. Return to Open Session @ 7:35 p.m.

R. Consideration of Action Regarding the Employment, Performance, and /or Compensation of One or More City Employees. Alderman Wyant made a motion to hire Jacob Horsch at a rate of \$25.47 an hour per terms of the FOP contract and enroll him in the Police Training Institute course in Belleville Illinois, pay beginning first day of PTI. 2<sup>nd</sup> to his motion made by Alderman Miller. Motion carried 8/0.

- A. Motion made by Alderman Hanks to approve payment to McLean County Asphalt in the amount of \$202,802 for Chip Seal work from General Funds under the terms of their contract, as detailed in the Engineer’s pay estimate provided by Farnsworth Group. 2<sup>nd</sup> to this motion made by Alderman Parsons. Engineer Mike Friend praised both city crew and police department in the assistance provided and noted the positive impact their help has on dealing with future contractors. Motion passed 8/0.
- B. Alderman Miller made a motion to approve payment to New Frontier Materials in the amount of \$31,411.80 for traprock chips from General Funds under the terms of their contract, as detailed

in the Engineers Pay Estimate provided by Farnsworth Group. Engineer Mike Friend stated a small percentage is withheld until final street cleaning to collect loose rock is performed by the contractor. Motion passed 8/0.

- C. City Clerk Jan Hall summarized the purpose of this resolution to enter into an agreement with our codifier to perform a complete review and update to our Code of Ordinances. This includes clean-up of outdated ordinances, or non-compliance with state statutes. Also noted that typically municipalities find funding opportunities that have been overlooked. All changes are subject to council approval, and work to be completed within 1 year at a cost not to exceed \$7,000.00. Motion to approve the Resolution No R-04-2023, entering an agreement with Illinois Codification Services as explained, not to exceed \$7,000 made by Alderman Fisher, 2<sup>nd</sup> made by Alderman Tongate, motion carried 8/0.
- D. Discussion and Consideration to Send Delegation to California Nuggets in Ripon, CA. Mayor Dickey received an email from Steve Gikas of Rippon California, owner of Corn Belt AG in Gibson City, (formerly Specialty Grains on N. Sangamon). Mr. Gikas is interested in expanding the GC plant by 10,000 sq. ft and 20 employees. Mayor Dickey is requesting approval to fly to CA with Supt. Martin, Supt. Duncan, Alderman Tongate (Economic Dev. Chairman) and possibly a member of Chamber, to have a hands-on review of the operation. Alderman Parsons voiced concern about having both Supts. And Mayor all out of town at the same time. Alderman Wyant made a motion to approve a total cost of not to exceed \$6,000 for this trip, to be paid from TIF II funds; 2<sup>nd</sup> to the motion made by Alderman Miller, motion passed 7 in favor, Alderman Tongate abstained.
- E. Discussion and Consideration to Support Activities During “Our Town” Event. Alderman Tongate reminded council that this coming Friday, August 18<sup>th</sup>, Gibson City will be featured as WCIA’s Hometown community from 4 p.m. to 7 p.m. Her recommendation is to spend up to \$1600 for rental of bounce-houses, porta-potties, and other miscellaneous expenses. The 3<sup>rd</sup> ‘Cruise Night’ is also happening that evening, followed the next day with the GAHS Summer Bash, featuring ‘38 Special’. Tongate asks for visitors to park on side streets and leave Sangamon for the classic cars parking. Alderman Hanks made a motion to approve spending not to exceed \$1600.00 for this evening’s downtown events, 2<sup>nd</sup> made by Alderman Sarantakos. Motion carried 8/0.
- F. Discussion and Consideration to Contract Albrecht Well Drilling to Test Hole Drill Additional Sites.
- G. Discussion & Consideration of Change Order # 001 to New Water Supply Well # 6 Test Well A Change Order and update to the contract with Albrecht’s Well Drilling was explained by Supt. Tyler Martin. The first test bore at the Gibson City Bible Church was not viable, and while the company was on-site, Mayor Dickey approved testing 3 more sites, and the drill test sites at Falcon Pointe proved more than successful. This change order increases the original amount of the Albrecht Well Drilling Contract by \$115,000.00. Alderman Wyant made a motion to approve this Change Order increase of \$115,000, 2<sup>nd</sup> made by Alderman Hanks. Motion carried 8/0.

- H. Discussion and Consideration of Falcon Pointe Subdivision Plat Amendment.  
Developer Steve Miller was present to answer any questions, and City Clerk Jan Hall informed the Planning Commission met at 6:00 p.m. and voted to recommend to Council to approve the Amended Plat. Alderman Wyant made a motion to accept the recommendation from the Planning Commission to approve the Amended Plat as presented. 2<sup>nd</sup> to his motion made by Alderman Sarantakos, motion carried 8/0.
- I. Discussion and Consideration of Ordinance Approving and Authorizing the Execution of a First Amendment to the Tax Increment Financing Redevelopment Agreement by and between the City of Gibson City, Ford County, Illinois and Steve Miller Builders, LLC. Ordinance 2023-O-29 amends the original TIF Agreement with Developer Steve Miller to add an additional \$350,000 reimbursable costs, making the total TIF Agreement \$2,337,701. Motion to approve this amendment and pass Ordinance 2023-O-29 made by Alderman Davis, 2<sup>nd</sup> to his motion made by Alderman Parsons, motion passed 7/1 with Alderman Wyant casting the 'no' vote.
- J. Discussion and Consideration of Changes to Water, Wastewater and Drainage Fees  
Alderman Wyant reported on a Committee meeting held last Thursday evening, wherein Engineer Will Gray attended and summarized the basics of the flash flooding problems in Gibson City and possible solutions. At that meeting, Supt. Duncan stated he has been given responsibility for this project, but currently has no budget in place. The Committee determined that a separate line item be added to the Water Bills designated as 'Drainage Fee' to build a fund to correct problems. Alderman Wyant made a motion to increase the base Water/Sewer rate from \$29 to \$40, split between Water and Sewer, a 20% increase in usage rates on both services, and a \$10.drainage fee per residential account with water service / 5% drainage fee for non-residential (business/commercial). 2<sup>nd</sup> to his motion made by Alderman Hanks, motion approved 8/0.
- K. Discussion and Consideration of Bid to Paint Water Plant – two bids received, K&K Coating bid of \$21,400, including roof repairs, is recommended by Supt. Martin.
- L. Discussion and Consideration to Purchase Pipe Freezing Kit for Water Department. Supt. Martin explained the need for this equipment for use during water break repairs, costs not to exceed \$4,000.00.
- M. Discussion and Consideration to Purchase Trash Pump for Water Meter Breaks. Supt. Martin explained the need for this equipment for use during water break repairs, costs not to exceed \$15,211.09.
- N. Discussion and Consideration of Proposal for Annual Tank Inspection for Water Tower to be performed by Nelson Tank Engineering & Consulting of Lansing Michigan, not to exceed \$10,700.  
At this time, Mayor Dickey asked for a combined vote to cover the above 3 water department requests, total not to exceed \$42,000 Motion made by Alderman Sarantakos to approve all three requests, not to exceed \$42,000 2<sup>nd</sup> to her motion made by Alderman Wyant, motion carried 8/0.

O. Discussion and Consideration of Bids for Concrete Sidewalk at 8<sup>th</sup> & Sangamon Ave.

Supt. Martin explained that the curb and sidewalk running along 8<sup>th</sup> Street from Sangamon to the alley that is currently filled with river rock needs to be improved with concrete, as well as replacing the steps from the street to the sidewalk. This came about now because owners of Syd & Sadie's are making complete renovations to the 2<sup>nd</sup> story of their building and an insurance requirement is a fire escape stairway from 2<sup>nd</sup> story to sidewalk on the north side of the building. Alderman Parsons reminded council this area was discussed for improvement several years ago when he previously served on council, and that it is a safety issue.

Mayor Dickey offered that when asked to replace dirt with rock, council obliged.

Supt. Martin stated he has nothing specific in his budget for this. 2 bids were submitted, and he recommends Chandler Concrete & Excavation of Foosland IL be considered and the work to be done in 2 phases for budget purposes. Alderman Wyant made a motion to hire Chandler Concrete this year at a cost not to exceed \$38,143.50 for the 1<sup>st</sup> Phase of this sidewalk repair, 2<sup>nd</sup> to his motion made by Alderman Hanks, motion carried 8/0. Supt. Martin will need to make some adjustments in his 'sidewalk' line-item budget and use contingencies to pay for this work.

Motion to adjourn made by Alderman Miller with 2<sup>nd</sup> to her motion by Alderman Parsons, meeting adjourned at 8:35 p.m.

APPROVED

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Mayor Daniel E Dickey

ATTEST \_\_\_\_\_  
Janice L Hall, City Clerk