



Water / Sewer Committee Meeting Minutes

August 10, 2023

Meeting was called to order at @ 5:00 p.m. in council chambers by Chairman Randy Wyant.

Committee members present: Aldermen: Doug Parsons, Ray Hanks, Scott Davis.

Others present: Alderman Sarantakos, Supts. Duncan and Martin, and Jean Noellsch - Ford County Chronicle.

The topic of discussion was review of the Conceptual Drainage Study – summarized by Engineer Will Gray.

Gray – summarized the report (see attached) by flash flooding areas particularly.

1. Railside Dev. North of 19th Street,
2. NE west of Lawrence Avenue flowing from 16th Street southwest towards North Park,
3. Area south of the Water Treatment Plant on N. State Street,
4. Areas within Falcon Pointe Subdivision and;
5. Areas in the south part of town west of Lawrence (overflow from ditch along Rt 54 on the east) and flowing towards S. Guthrie, Gray Drive, and northerly as far as 6th Street.

Notable: storm sewer pipes range from 12”-60” diameter. NS Railroad runs north-south on the western side of Gibson, and the CN Railroad runs diagonally through GC. General runoff is east to west. Storm water around N. Melvin Street enters a 48” storm sewer pipe and increases to a 60” pipe that discharges into Drummer Creek to the west of the city. Water in the southern part of town runs to a small tributary to Drummer Creek

Engineer stressed the need for developers to be held accountable to strictly install all infrastructure in their approved Plats before housing development; additions and updates to our Subdivision Code are needed; on-site supervision over building in subdivisions, and various maintenance items such as dredging ditches, clearing drains of debris, replacing crushed culverts, and enlarging some storm sewer lines to carry the flow.

This is the beginning of an ongoing project and coordination between the City, Railroads, County Drainage Commissioners as well as developers is key. Superintendent will be responsible for the oversight of the implementation of improvement plans. Supt. Duncan stated that he has zero dollars to work with on improvement of drainage. Committee agreed to recommend an additional line item to water bills for a ‘Drainage Assessment’ to build this fund. The committee discussed the fairest method of charging for the assessment. Method of using ERU (equivalent residential unit by square feet) will be developed, and possible changes will be made in the formula. Recommendation to council will be \$10 per residence, and 5% non-residential (commercial) to be added as soon as possible. Engineer Gray – consider the amount of hard surface – whether roofs or parking lots – contribute to flash flooding, and update Subdivision Code to address it. Mayor Dickey stated that the City is going to be updating the entire code, and he will work with City Attorney Miller about Subdivision updates to protect from further drainage issues developing.

2nd item of business – Engineer Gray reported on the test site at the Gibson City Bible Church for new Well #6. The City entered an Option with the Church, and the site did not pass as viable. Other possible areas were

identified and tested by Albrecht's Well Drilling. The northern most triangular area of undeveloped land at Falcon Pointe tested overly abundant and can handle 2 wells. Mayor Dickey is in negotiations with Developer Steve Miller about purchase of this ground, and Donohue will present additional Task Order information at the upcoming council meeting. Committee and Mayor all agreed on the importance of moving forward with new Wells.

At the previous Committee Meeting, "Alderman Wyant suggested a 20% increase in usage and an increase in base fee, going from \$29 to \$40. (split between water sewer) in effect for the October billing (August 1-October 1, billed Oct 15th), and no change in cycle at this time, all to be reevaluated in January, or whenever the new meters are fully in place. Committee members agreed to recommend this gradual approach to full council."

The drainage assessment of \$10 per residence/5% non-residential will be added to the recommendation.

Meeting adjourned at 6:30 p.m.

Minutes submitted by:

City Clerk Jan Hall