



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 22, 2024

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

Roll Call:

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

Visitors: Treasurer Vickie Lorenzen, Admin Scott Shull, Chief Adam Rosendahl, Supt. Tyler Martin, Asst. Supt. Rich Nolte, Fire Chief Bruce Kallal, Mindy Basi with Ford County Chronicle, Justin Pau-Earthrise Energy, Harvest Fest Representatives Brandon Zumwalt & Stacey Hildebrandt, Bill Kirby-GAHS, Roger Cramer-Ropps Flower Factory, Ellen Hankes.

Pledge led by Alderman Hankes.

Motion to approve Minutes of July 8 & 15, 2024 made by Alderman Miller, 2nd made by Alderman Tongate; motion carried 7/0.

Committee Reports:

Supt. Martin – announced to council that his Assistant Supt. Rich Nolte, who also serves as Assistant Fire Chief, has earned the annual Employee of Excellence recognition by Mayor Dickey. Martin stated during the last storm warning when sirens were blown, Nolte drove to the parks and campgrounds, to tell people where they could take shelter. This is only the most recent example of Rich going above and beyond his duties to help keep the residents of Gibson City safe. Fire Chief Kallal supported those sentiments that Rich is an unbelievably valuable asset to the Fire Department. Mayor Dickey then presented Rich with an award and he received hearty applause from all.

Martin – reminded all that the city streets will be swept the 2nd week of August, and all the new traffic lines/painting will be done afterwards in time for the festivals.

Nolte – presented information about installing a ‘dry hydrant’ at Jordan Pond, described as a permanent PVC standing pipe that a pumper truck can easily hook up to and use pond water for large fires. According to Supt. Martin, Jordan Pond has a natural spring that flows about 100K gallons per day, so no fear of draining the pond if it is used to supplement water for fires. Nolte estimated the material costs for this to be about \$3,000.00 and is getting quotes for the installation.

Mike Bleich who leads the annual Clean-Up Day reminded council of the rescheduled date of Saturday, August 10th from 8 a.m. to noon. He has coordinated help from GCMS high school athletes and has scheduled several pick-ups for those who cannot bring items to the site.

Also, as Vice Chairman of the Plan Commission, Bleich summarized the minutes and findings of fact regarding the July 8th meeting concerning a Special Use permit request from Gibson Area Hospital. Bleich made a request that future meetings be scheduled with a grace period between a Plan Commission meeting and council meeting to allow the Commission time to prepare minutes and be fully prepared to make recommendations. He voiced concern that the last few meetings have been placed on the same night's agenda for council meetings, not leaving any time to prepare.

Alderman Sarantakos – gave updates received from Supt. Duncan – on questions she asked. Duncan informed her that Falcon Pointe is nearly complete, and the city recently received updates engineering plans for Phase 3 of Railside Estates.

Admin. Shull – stated that with the passage of the Appropriations Ordinance this evening, we will need to have this Ordinance recorded with the Ford County Clerk.

Treasurer Vickie Lorenzen – read the June 2024 treasurer's report – with no comment or question from council.

Old Business:

- A. Mayor Dickey announced that due to lack of execution by the owner, the TIF 2 Agreement with Benjamin Landscaping, the city has been advised to rescind what was previously passed last spring. Motion by Alderman to approve 2024-O-09, rescinding 2023-O-12, due to lack of execution by owner, made by Alderman Hankes, 2nd made by Alderman Sarantakos, motion carried 7/0.

Bills:

Motion made by Alderman Sarantakos to pay **TIF 3 checks in the amount of \$3,165.50**, 2nd made by Alderman Tongate, motion carried 5 yes and Aldermen Miller & Davis abstained due to owning property in TIF 3.

Motion made by Alderman Miller to pay **TIF 2 checks in the amount of \$14,538.50**, 2nd made by Alderman Tongate, motion carried 7/0.

Motion made by Alderman Sarantakos to pay **TIF 4 checks in the amount of \$1,378.00**, 2nd made by Alderman Parsons, motion carried 7/0.

Motion made by Alderman Hankes to pay **Downtown TIF checks from in the amount of \$1,291.50**, 2nd made by Alderman Sarantakos, motion carried 7/0.

Motion made by Alderman Miller to pay **Bond/Water checks in the amount of \$28,725.00**, 2nd to this motion made by Alderman Sarantakos, motion approved 7/0.

Motion made by Alderman Sarantakos to pay **General Fund checks in the amount of \$132,063.83**, 2nd made by Alderman Fisher, motion carried 7/0.

New Business:

- A. Harvest Fest representative Brandon Zumwalt announced the Harvest Fest Committee will need street closure for Harvest Fest on Friday September 13th on Sangamon Ave. between 7th and 8th streets to allow for set-up, and on Saturday from 7th to railroad at 10th. Street will be cleared by Sunday morning, September 15th. Mayor Dickey asked if customers would have access to businesses, and Zumwalt stated that on that Saturday customers will not have access on Sangamon Avenue but will have access on side streets. Others reminded that the hospital has been generous to offer use of their parking lot north of Dr. Hagen's office.

Harvest Fest Committee needs a resolution with IDOT to allow closure of 1st Street from County Market to Sangamon on Saturday November 23rd for the annual lighted parade. Clerk will prepare a resolution for council to pass at next meeting.

Harvest Fest Committee also handles alcohol sales at both Harvest Fest on September 14th and GAHS Summer Bash on August 17th. They will provide proof of insurance and ask to obtain special liquor licenses permits for both events as in years past. Motion made by Alderman Tongate to approve the requests for special liquor licenses as explained, 2nd made by Alderman Hanks, motion carried 7/0. Alderman Sarantakos voiced displeasure at not knowing these details more in advance of the vote.

- B. Zoning Board Chairman Marty Nuss could not make this meeting but asked City Clerk Hall to convey the unanimous recommendation from their meeting on June 26th, to grant the variance for Dan Long to erect a 2nd accessory building / garage on his property. Alderman Sarantakos asked if the entrance of the new garage will be on N. Lawrence Avenue, answer is yes. Motion made by Alderman Tongate, 2nd by Alderman Parsons, to approve the recommendation from the Zoning Board of Appeals to allow this variance to Dan Long, 547 Hager Court. Motion carried 7/0.
- C. Attorney Marc Miller and Supt. Martin explained to council that Martin and Engineer Will Gray discovered the need for a permanent easement across property of John Short, at Falcon Pointe, for access to Well #7. They spoke to Mr. Short who agreed to allow the easement in exchange for \$500. Motion made by Alderman Sarantakos to approve the expenditure of \$500 for the easement, and for Attorney Miller to prepare the easement for signatures. 2nd made by Alderman Hanks; motion carried 7/0.
- D. Discussion and Consideration to approve Ordinance # 2024-O-07, selling Lot 18 at Jordan Industrial Park to One Earth Energy, for the price of \$6,785.00. Alderman Sarantakos made a motion to approve the sale of Lot 18 by Ordinance # 2024-O-07 as stated, 2nd by Alderman Davis, motion carried 7/0.
- E. Discussion and Consideration of Ordinance # 2024-O-08, fiscal year 2024-2025 Appropriations. Alderman Davis made a motion to approve Ordinance 2024-O-08 containing appropriations for the 2024-25 fiscal year. 2nd made by Alderman Tongate; motion carried 7/0.
- F. Discussion and Consideration of Resolution 2024-R-04, in support of the Earthrise Energy Project. Discussion – representative Justin Pau gave an explanation about the Earthrise

Project 2, and explained the tax dollars that will be generated over the 35–40-year duration of the project, stating the generation of an estimated \$23.9 million dollars in real estate taxes. That money will be distributed throughout the taxing bodies, with GCMS standing to gain about \$16 million dollars of that money, as well as tax benefits to Moyer Library and GCFPD. The land recently purchased at Jordan Industrial Park will be used to house a substation and materials yard, it will not have solar panel located in Jordan Park. The solar panels will be in both McLean County and Ford County, pending approval by Ford County Zoning Board this coming Wednesday. Pau went on to say that Earthrise has received permit from McLean County. At this time, Mayor Dickey asked Clerk Jan Hall to read the resolution in support of this project. Alderman Hankes made the motion to approve Resolution 2024-R-04 as read, 2nd by Alderman Miller, motion carried with 6 in favor, and Alderman Parsons abstained from the vote.

Just before entering Executive Session, Alderman Sarantakos posed a comment that GAHS was using the first house on south side of Hager Drive as a clinic; questioned if they had appropriate zoning. City Clerk Hall responded in Residential-1 they could have a Special Use and Sarantakos countered that it was done without the Special Use Permit. No further comments at this time.

Motion read by City Clerk Jan Hall - to enter Executive Session for the limited purpose of discussing the purchase of a specific parcel of real estate pursuant to 5 ILCS 120/2 (c) (5). Motion was made by Alderman Davis, 2nd by Alderman Sarantakos, council approved unanimously and entered Executive Session at 7:55 p.m.

Council returned to regular session at 8:20 p.m. with no report from Executive Session.

Motion to Adjourn made by Alderman Miller, 2nd by Alderman Tongate, meeting adjourned at 8:21 p.m.

ATTEST

APPROVED

Janice L. Hall, City Clerk

Mayor Daniel Dickey