



CITY OF GIBSON | 101 E 8TH STREET, PO BOX 545, GIBSON CITY, IL 60936
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MEETING OF THE CITY COUNCIL
Monday April 14, 2025

The meeting was called to order at 7:00 p.m. by Mayor Dickey in City Hall Council Chambers.

Roll Call:

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

Pledge led by Alderman Hanks.

Visitors: Supt. Martin Asst. Supt. Nolte, Supt John Bobera, Chief Adam Rosendahl, Residents -David Walton, Alan Anderson, Karen Seib, Ellen Hanks, Jim Peters, Rob Schmitt, Matthew Ertel, Joe Higgins, Frankie & Ivy Ward, Melissa Watson, Jean Noellsch – Ford Co. Chronicle.

Motion to approve Minutes of March 24, 2025, made by Alderman Miller, Alderman Roesch seconded the motion, motion carried 8/0.

Visitors:

Jim Peters, representing the **GC Lion's Club**, requested permission to have annual candy sales on May 16th from 7:00 a.m. – 5:00 p.m. and May 17th from 7:00 a.m. – 11:00 a.m. at intersections of Sangamon & 8th and Rt. 47N & 8th. Council approved.

Frankie & Ivy Ward – representing **'All Awareness Day'** – scheduled for Sunday, July 20th at the North Park. Request to reserve park from 6:00 a.m. – 5:00 p.m. Purpose is to provide awareness of various resources available in many categories. Local restaurants, clubs, crafts, all invited to set up. No fee to set-up or attend. Event will close with a 1-mile walk or 5 K. Council approved.

Melissa Watson – representing **"Birth to 5"** in Illinois introduced herself and gave an overview of their purpose and activities – Gibson is located in Region 9 – represent families and have Action Councils and will attend All Awareness Day.

Committee Reports:

Alderman Tongate – Reported Friday Night Car Cruises will begin in May the 3rd Friday each month, with exception of August – being 2nd Friday. Working with Supts. Martin & Nolte, sidewalk tent will be up and remain so through the summer.

Alderman Sarantakos – Called a Parks, Buildings & Technology Meeting to be held Monday, April 21st @ 5:30 p.m. for the purpose of discussing ball diamonds, parks, restrooms, etc. All meetings are open to public.

Also update on the new pool plans - Engineers have submitted the plans with changes and variance requests as suggested by IDPH. Hopefully will have an answer by the end of this week and Pool Project will be put out for bid as soon as possible.

Approval of Bills:

Alderman Sarantakos made a motion to approve one bond check in the amount of \$1,245.00, second to this motion made by Alderman Wyant, motion carried 8/0.

Alderman Hanks made a motion to approve one TIF-2 check in the amount of \$400.00, second to this motion made by Alderman Fisher, motion carried 8/0.

Alderman Hanks made a motion to approve general fund checks in the amount of \$488,880.99, second to this motion made by Alderman Sarantakos, motion carried 8/0.

New Business:

A. Discussion & Consideration of Recommendations from Plan Commission

Mayor Dickey reported that the Plan Commission recommends granting Special Use for GAHS maintenance building and helicopter landing pad 19th & N Lawrence Avenue and GAHS will adhere to all pertinent Ordinances and Zoning regulations for same. Motion made by Alderman Wyant to approve the Recommendation from Plan Commission and issue Special Use in AG for specified purposes, 2nd made by Alderman Roesch, motion carried 8/0.

Plan Commission also recommended the Rezoning of Lot 9 from R-1 to Industrial in Cender Addition, owned by Steve Rhodes, for purposes of selling property to Mediacom for a future data center. Alderman Miller made a motion to approve recommendation from Plan Commission as stated, second made by Alderman Sarantakos, motion carried 8/0.

B. Discussion & Consideration of an Ordinance Approving and Authorizing the Execution of a Fourth Amendment to the TIF Redevelopment Agreement by and between the City of Gibson City and Railside Farms, Inc. and Brady Homes, Inc. (Tabled to Old Business for further attorney review)

C. Discussion & Consideration of Ordinance 2025-O-5 Approving and Authorizing the Execution of a TIF Redevelopment Agreement by and between the City of Gibson City and CNI II, LLC and Steve Gikas.

Mayor Dickey introduced Mr. Gikas, who summarized their plans to expand operations in Gibson City at their current location, for production of corn nuggets. One building will be razed and replaced with a new 80x140 processing building, 7-10 new employees to begin, and a \$900K infrastructure upgrade to the required filtration system. Alderman Wyant asked if the project will show needed exterior changes to increase the assessment – Mr. Gikas replied – ‘it will look entirely different.’ Mayor Dickey stated TIF eligible costs are reviewed and approved by our TIF counsel before any reimbursements are made. Motion to approve Ord. 2025-O-05 made by Alderman Wyant, 2nd by Alderman Roesch, roll call vote – Aldermen Wyant & Fisher abstain due to owning property in the Downtown TIF District, Aldermen Hanks, Tongate, Davis, Miller, Roesch, Sarantakos & Mayor Dickey voting in favor.

- D. Discussion & Consideration of IDOT permits for access off Rte. 47 into Falcon Pointe for new well. Supt. Martin explained the access is in place but IDOT requires official resolution and permits. Motion to approve all made by Alderman Miller, 2nd by Alderman Sarantakos, motion approved 8/0.
- E. Discussion & Consideration of changes to city credit card required by Heartland Bank. Changes required due to change of personnel, Brad Duncan removed, add Wastewater Supt. John Bobera, with spending limit of \$5,000, same as Chief Rosendahl and Supt. Martin, Admin. Limit is \$2,500.00. Overall maximum on card is \$20,000.00. Motion by Alderman Sarantakos to approve Supt. John Bobera with \$5,000 max, 2nd by Alderman Wyant, motion carried 8/0.
- F. Discussion & Consideration of Farnsworth Engineers Task Order 2025-02 to supervise extension of storm sewer project between Railside Estates and Villas of Hollybrook. / \$9,200. Mayor Dickey had informed council earlier in the week for the need to have engineer supervision over the stormwater digging at Railside estates, and Farnsworth Engineers are willing. Motion made by Alderman Roesch to pay Farnsworth not to exceed \$9,200 for Task Order #02, supervision at Railside, 2nd made by Alderman Sarantakos. Motion carried 8/0.
- G. Discussion & Consideration of 2025 'Buy Gibson City' program. Mayor Dickey presented council with a Buy Gibson City Program flyer. Program begins May 15, 2025, and terms include purchase of one item or a set of items minimum cost of \$200 pre-tax, with 7.25% sales tax charged. Certain exclusions apply, items may not be returned once reimbursed, and the purchaser will receive \$200 in "Gibson City Bucks" to be spent in Gibson City at any participating retailer. Gibson Bucks will be issued at City Hall from 9:00 -Noon beginning May 15th until funds are depleted. \$100K will be funded into the program. (see attached) Motion made by Alderman Davis to approve this Buy Gibson City incentive program, 2nd made by Alderman Miller, motion approved 8/0.
- H. Motion made by Alderman Miller to Enter Executive Session for the purpose of discussing the appointment, employment, compensation and performance of one or more specific city employees per ILCS 5 120/ (c) (1), 2nd by Alderman Davis, Moton carried 8/0. Council entered Executive Session at 7:35 p.m.
- I. Return to regular session @ 7:50 p.m. with action to reimburse specific employee(s) pay or benefits. Motion made by Alderman Miller to pay-out 160 hours of vacation time (\$45 x 160 = \$7,200) to Supt. Martin due to him not receiving 220 hours due him, and inability to actually take off that many hours. 2nd to approve this motion made by Alderman Hanks, motion carried 8/0.
- J. Motion to adjourn made by Alderman _____, 2nd by Alderman _____, all in favor, meeting adjourned.

ATTEST

APPROVED

Janice L. Hall, City Clerk

Mayor Daniel Dickey