



CITY OF GIBSON | 101 E 8TH STREET, PO BOX 545, GIBSON CITY, IL 60936
PHONE 217-784-5872 | FAX 217-784-5930

MEETING OF THE CITY COUNCIL
Monday, January 26th, 2026 7:00 pm

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:	A	Ray Hankes:	P
Ward #3	Scott Davis:	P	Terry Roesch:	P
Ward #4	Denis Fisher:	A	Laura Miller:	A

Pledge led by Alderman Roesch.

Motion to approve Minutes of January 12th, made by Alderman Hankes, Alderman Sarantakos seconded the motion, motion carried 5/0.

Visitors:

- Matthew Burns, with GGAEA reported to the council that the feasibility study was received in full. The remaining \$7500 was paid, bringing the total cost to \$15,000 for the study. Mr Burns gave a synopsis of the study
 - * Hotel completion projected to create 10-12 jobs.
 - * The first 5 years is expected to have a revenue increase of \$12M.
 - * Locations for construction of the hotel were ranked 4/5 and 5/5.
 - * A 50-55 room hotel potential for room rentals is 12,000 in the first 5 years which is a 63% occupancy rate.
 - * Completion cost projection is \$9,998,500.The complete study is available for review.

Treasurer's Report: N/A

Admin Reports: N/A

Committee Reports: Alderman Sarantakos announced a pre-construction pool meeting on January 30th at 10:00 a.m. in the council chambers. Mayor Dickey and City Superintendent Tyler Martin will be in attendance.

Approval of Bills:

Motion made by Alderman Roesch to to pay general bills in the amount of \$270,180.83. 2nd made by Alderman Hankes, motion carried 5/0.

TIF 2 in the amount of \$31,375.46 was approved. Motion made by Alderman Sarantakos, Second by Alderman Roesch. Motion carries 5/0.

TIF 3 approved in the amount of \$5679.84. Motion made by Alderman Sarantakos, second by Alderman Tongate. Motion carried 4/0 with 1 Alderman abstaining.

TIF 4 bill approved in the amount of \$2350.59. Motion made by Alderman Hankes, second by Alderman Sarantakos. Motion carried 5/0.

Downtown TIF in the amount of \$2699.49. Motion made by Alderman Roesch, second by Alderman Hankes. Motion carries 5/0.

Old Business: Resolution 2026-R-2 was approved for the participation in the Natural Hazzard Mitigation Plan. Motion made by Alderman Hankes, second by Alderman Roesch. Motion carried 5/0.

New Business:

- A. Adam Elder applied for property improvement on his property at 323 Lawrence, not to exceed \$5000. Motion made by Alderman Roesch, second by Alderman Hankes. Motion carried 5/0.
- B. TIF redevelopment between Gibson City and Elder management, Ordinance 2026-O-3. Motion made by Alderman Sarantakos, second by Alderman Roesch. Motion carried 5/0
- C. Sewer Superintendent John Bobera was in attendance to seek approval for a new steel garage building to be built at the sewer plant. This 40x80 ft structure would house equipment, trucks, showers and conference area. Building total is \$66,859. Motion made by Alderman Roesch, second by Alderman Saratakos. Motion carried 5/0. Mr.Bobera also spoke to the council in regards to selling previously purchased inspection cameras. Mr. Bobera believes that it is in the city's best financial interest to sell the equipment. This will avoid further training and maintenance on equipment that is seldom used. He will bring this to council for a vote when he has an offer for review.
- D. Ordinance 2026-O-4, TIF agreement with Brady Homes, has been tabled until the following meeting. Motion to table by Alderman Davis, second by Alderman Roesch. Motion carried 5/0.
- E. Motion made to enter executive session by Alderman Davis, Second by Alderman Saratakos. Motion carried 5/0.
- F. Motion made to enter back into regular session by Alderman Davis, second by Alderman Roesch. Motion carried 5/0.
- G. Motion made to adjourn by Alderman Saratakos, second by Alderman Davis.

ATTEST

APPROVED

Carla S McGrew, City Clerk

Mayor Daniel Dickey

