



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 10th, 2026 @ 7:00 pm

The meeting was called to order at 7:00 p.m. by City Clerk, Carla McGrew, in City Hall Council Chambers.

Roll Call:

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

Clerk McGrew asked for a motion to make Scott Davis the mayor pro tem. Motion made by Alderman Hanks, second by Alderman Tongate. Motion carried 6/0.

Pledge led by Alderman Hanks.

The city council meeting covered several key topics. The fiscal year 2026 audit is scheduled to begin September 14th. A water plant shutdown is planned for Labor Day week to replace four valves; residents will be asked to conserve water, with a Facebook post planned one week prior. The council discussed the vacated Telecare building at 215 East 3rd Street, approving Kevin Hitchcock's bid of \$37,433.59 for renovations (flooring, windows, siding, doors), with \$70,000 appropriated. Plans for a daycare, Falcon's First Steps (up to 35 students, ages 2–5, no rent charged), were discussed but require formal council approval. The Scout cabin improvement project received \$40,000 from the Presbyterian Church and Lions Club for windows (\$13,163), doors/siding (\$7,367), and AC (\$5,900). Ordinance 2026-O-15 authorizing the TIF Commercial Facade Renovation grant for Eric and Tammy Lundquist was approved.

Administrative Report:

Meg Fairchild announced that the audit for fiscal year 2026 is scheduled to begin on September 14th. No further details or concerns were raised regarding the audit.

Committee Updates:

- Alderman Tongate provided brief community event reminders. The Summer Bash is scheduled for Saturday night. The council is still collecting items for a time capsule to be buried on September 1st, 2026, in commemoration of 2026. The August Car Cruise is scheduled for Friday, August 21st, with a new addition: a Senior Salute, where classic cars will meet at County Market, drive through the annex, and proceed to the Villas. Community members with classic cars were encouraged to participate.
- Superintendent Tyler Martin reported on the ongoing water plant upgrades, which have been underway for several months. A planned extended shutdown of the water plant is scheduled for Labor Day week to replace four valves that cannot be replaced while the plant is operating. There is no emergency; the city has ample water storage. Residents and businesses are being asked to voluntarily conserve water during that week by avoiding non-essential uses such as washing cars, watering lawns, and filling swimming pools. The shutdown was strategically scheduled to coincide with IFF's closure during the same period. The hospital was also consulted regarding their laundry schedule, as they are a major water user. Tyler confirmed he will coordinate with Meg to publish a Facebook post one week before Labor Day to inform citizens. The project is ahead of schedule; it was originally expected to be completed in December but is now progressing faster than anticipated.
- Alderman Sarantakos reported on the Parks, Building, and Technology Committee meeting held Monday, August 3rd, chaired by Alderman Sarantakos. The Telecare building located at 215 East 3rd Street in Gibson City has been vacated and requires significant repairs before reuse. The committee toured the building and identified needed repairs: new windows, back and front doors, removal of old carpeting, replacement with hard surface flooring, possible new subfloor (current subfloor was soft), siding, lighting, and electrical work. Mayor Dickey expressed a desire to provide the space for a new daycare facility called Falcon's First Steps. The business would be structured as an L3C license (no financial gain). The city would not charge rent; Falcon's First Steps would pay their own utilities. This contrasts with the previous Telecare organization, which paid neither rent nor utilities and received \$10,000 per year from the city. The facility would serve up to 35 students aged 2–5, Monday through Friday, 7:30 AM to 5:00 PM, serving breakfast, lunch, and snacks. The playground would need to be fenced. The building must comply with DCFS, Fire Marshal, Ford County Health Department, and state plumbing codes. The building is planned to be dedicated in memory of Nelda Jordan, a long-standing director of Telecare. Mayor Dickey emphasized that all plans are subject to council approval and nothing has been formally approved yet.
- Alderman Sarantakos additionally reported on a meeting held August 4th at 7:00 PM regarding improvements to the Scout cabin. The Presbyterian Church and the Lions Club (acting as administrator of the funds) are donating \$40,000 toward Scout cabin improvements. Approved expenditures from the donation include: 17 new windows from Window World at \$13,163; front door, fascia, and siding at \$7,367; and a standard central air conditioning unit (not a split system, as the building already has forced-air heating) at \$5,900. The total committed spend is \$26,430, leaving approximately \$13,570 remaining. It was noted that an electrician was consulted for upgrades including ceiling fans, replacing exposed fluorescent lights, adding receptacles, and installing GFIs in bathrooms.

and kitchen. The electrical quote had not yet been received but was expected to fit within the remaining budget. A kitchen renovation was also discussed as a potential future use of remaining funds; the Lions Club and Scouts would remove existing cabinetry themselves to reduce costs, with the city or contractors installing new cabinets. A visitor clarified that the Scouts did not want the kitchen torn out before replacement funds were confirmed, as they still use it. Alderman Sarantakos clarified the kitchen would be the last priority, only if funds remained. Critically, the city will spend no money on this project; all invoices will be forwarded to the Presbyterian Church or Lions Club for direct payment, avoiding prevailing wage and city bookkeeping complications. The council informally polled and agreed to support the project. A formal motion was deferred to the next council meeting agenda, as it involves work on city property and requires proper agenda placement. Alderman Sarantakos agreed to coordinate with City Clerk McGrew to add it to the next agenda. Materials are expected to take 6–8 weeks to arrive.

Approval of Bills:

Three sets of bills were approved by roll call vote. The General Fund in the amount of \$647,946.88 Motion made by Alderman Fisher and seconded by Alderman Hanks. was approved ; Alderman Tongate abstained. 6/1 TIF 2 bills in the amount of \$94,480.00 were approved unanimously 7/0 with a motion by Alderman Roesch and a second by Alderman Miller. The Pool Municipal Bond in the amount of \$415,648.15 was also approved unanimously 7/0. Motion made by Alderman Hanks and a second by Alderman Miller.

New Business:

Under new business, the council considered improvements to the city building at 215 East 3rd Street. Mayor Dickey's written statement was read, emphasizing that the building has not had major updates in over 25 years and that renovations are necessary regardless of whether it is used as a daycare. Two bids were submitted: JD Construction at \$39,050 and Kevin Hitchcock at \$37,433.59. A motion was made and seconded to approve the Hitchcock bid at \$37,433.59. Motion was made by Alderman Roesch with a second by Alderman Miller. The motion passed unanimously by roll call vote with all aldermen voting aye.

Ordinance 2026-O-15

The council considered Ordinance 2026, approving and authorizing the execution of the TIF District Fiscal Year 2026 Commercial Facade Renovation Program grant application between the City of Gibson and Eric and Tammy Lundquist. Eric Lundquist confirmed that all work included in the TIF application has been completed. He noted that sidewalk clearing was approximately half done, with the remainder to be completed by August 13th. Some orange safety fencing will remain near the building due to reported concrete issues, and some blue tin will need to be temporarily removed during that work. Motion made by Alderman Tongate and a second by Alderman Hanks. The ordinance was approved by roll call vote with all aldermen voting aye.

- Motion made by Alderman Roesch, second by Alderman Hanks to adjourn.

Carla McGrew- City Clerk

Mayor Daniel Dickey

Date____/____/____