

**CITY OF BYRON
MINUTES OF THE COMMUNITY SERVICES COMMITTEE
WEDNESDAY, MAY 4, 2022, 5:30 PM
BYRON CITY HALL**

Alderman Fulrath called the meeting to order at 5:38 pm.

1. ROLL CALL:

MEMBERS PRESENT: Alderman Emily Gerdes, Alderman Mike Gyorkos, Alderman Zeke Hobbie, Chairman Alderman Mittzi Fulrath

MEMBERS ABSENT: None

OTHERS PRESENT: Engineer Jason Stoll, Director Aaron Vincer, Director Larry Hewitt

- 2. APPROVAL OF AGENDA – MAY 4, 2022 –** Alderman Fulrath asked to amend the agenda and remove item #12, City Hall Parking Lot, as it is being discussed by the Administrative Committee. **Alderman Gyorkos motioned to approve, as amended, the May 4, 2022, Community Services Committee meeting agenda. Seconded by Alderman Hobbie. Roll call vote: Gyorkos, AYE; Hobbie, AYE; Fulrath, AYE; Gerdes, AYE. Motion passed: AYE, 4; NAY, 0; ABS, 0.**
- 3. PUBLIC COMMENT –** None
- 4. APPROVAL OF MINUTES – APRIL 6, 2022 –**Alderman Hobbie motioned to approve, as presented, the April 6, 2022, Community Services Committee meeting minutes. **Seconded by Alderman Gyorkos. Roll call vote: Hobbie, AYE; Fulrath, AYE; Gerdes, AYE; Gyorkos, AYE. Motion passed: AYE, 4; NAY, 0; ABS, 0.**
- 5. SURF BROADBAND AGREEMENT–** Nothing new to report. Item will be taken off the agenda for now.
- 6. CONSTELLATION SEWER LINE EXTENSION –** Nothing new to report.
- 7. SUNSHINE PARK PURCHASE –** Director Hewitt reported that Attorney Szeto is working to have the entire property listed on the city's deed. The property was originally divided, with one additional small section still owned by Quality Metal. A first draft of a redevelopment agreement is being written. Director Hewitt asked the committee to discuss the asking price of the property. The original appraisal was valued at \$70,000 in September 2021. Alderman Fulrath asked if we could get two appraisals. Director Vincer agrees that we should be paid fairly for the property, but added that we should think ahead to the sales tax that will be generated when a business is placed there. Alderman Hobbie feels the price should be higher than \$70,000, and is in favor of getting a second appraisal. Director Hewitt suggested contacting the appraiser to see if there is a market adjustment that can be applied to the last appraisal rather than getting a second appraisal. Alderman Fulrath asked who sets the standard for required number of parking spots per business. Director Hewitt said it is part of our building code, and is different for each type of business (i.e. retail, commercial, etc). Alderman Fulrath does not want the property to be a parking lot, but feels parking is a problem in that area.

8. **TARP GRANT-IDOT AGREEMENT FOR CONSTRUCTION ENGINEERING** – Engineer Stoll stated that this agreement will not take effect until next year. Alderman Fulrath suggested removing it from the agenda at this time. Engineer Stoll asked to add an agenda item for “TARP Grant – Colfax St. Project” so the project as a whole can be discussed. He said they should have conceptual designs by the next committee meeting.
9. **WASTEWATER TREATMENT PLANT** – As part of the treatment plant construction, the Public Works building is not going to be able to stay at its’ present location. It is unlikely there will be enough room to move it within the site of the treatment plant. Director Vincer met with Todd Tucker, Executive Director at the Forest Preserve. The Forest Preserve is open to giving the city a long term lease on property at a very low rate if we want to move the Public Works building off-site (still within city limits). The building needs to be moved by the time construction starts at the plant. He anticipates a new building will cost \$1 million to \$1.5 million. If the building is going to be built off-site, there is a possibility it may not be covered in the EPA loan. Engineer Stoll will try to find this out as soon as possible. A building is needed for equipment, snow plows, etc. and we would need at least the amount of space we have now. Director Vincer stated there are two sites being discussed. The first is near well #5 (close to the Jarrett Center) and the other is across from the golf course (where Stone Quarry used to be located). The Public Works department would need to be occupying the new building by fall/winter of 2023.
10. **ROUTE 2 RECONSTRUCTION** – Nothing new to report.
11. **MILL ROAD REC PATH** – Engineer Stoll reported that a pre-construction meeting was held with Martin & Co. Construction will begin soon.
12. **CITY HALL PARKING LOT** – Removed from agenda.
13. **PUBLIC WORKS UPDATE** – Director Vincer reported that he budgeted for a new lawn mower, to be purchased from Rock River Outdoor Equipment for \$12,880. It comes with a 5 year warranty. Even though the amount is budgeted, Director Vincer would still like council approval to make the purchase. It is not on tonight’s list of bills, but will be at the next meeting. Alderman Fulrath will mention this item during her committee report. • The sewer jetter is down (pump failure). It is 23 years old. They are able to borrow the equipment from Stillman Valley, if needed, while it is being repaired. • Director Vincer approved a \$4,500 insurance policy for the work on the watermain under the railroad tracks. The railroad requires the city and the contractor to carry insurance. Alderman Fulrath asked if they had done railroad training. Director Vincer said they will not be on site, so they do not need the training, however, the contractor has completed the training.
14. **ADJOURN - Alderman Hobbie motioned to adjourn the Community Services Committee meeting. Seconded by Alderman Gerdes. Roll call vote Fulrath, AYE; Gerdes, AYE; Gyorkos, AYE; Hobbie, AYE. Motion passed: AYE, 4; NAY, 0; ABS, 0.** Alderman Fulrath adjourned the meeting at 6:13 pm. The next regular Community Services meeting is May 4, 2022.

Respectfully submitted, *Caryn A. Huber*, City Clerk of Byron, Illinois