

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

Alderman Fulrath called the meeting to order at 5:37 pm.

1. ROLL CALL:

MEMBERS PRESENT: Alderman Zeke Hobbie, Chairman Alderman Mittzi Fulrath, Alderman Mike Gyorkos, Alderman Emily Gerdes (6:20 pm arrival)

MEMBERS ABSENT: None

OTHERS PRESENT: Mayor John Rickard, Engineer Jason Stoll, Director Aaron Vincer, Director Larry Hewitt, Attorney Aaron Szeto, Alderman Isaacs (5:40 pm arrival), Clerk Caryn Huber (5:40pm), Alderman Cheryl Metz (5:40 pm)

- 2. APPROVAL OF AGENDA – OCTOBER 5, 2022 –**Alderman Gyorkos motioned to approve, as presented, the October 5, 2022, Community Services Committee meeting agenda. Seconded by Alderman Hobbie. Roll call vote: Gyorkos, AYE; Hobbie, AYE; Fulrath, AYE. Motion passed: AYE, 3; NAY, 0; ABS, 0.

- 3. PUBLIC COMMENT –** None

- 4. APPROVAL OF MINUTES – SEPTEMBER 7, 2022 –**Alderman Hobbie motioned to approve, as presented, the September 7, 2022, Community Services Committee meeting minutes. Seconded by Alderman Gyorkos. Roll call vote: Hobbie, AYE; Fulrath, AYE; Gyorkos, AYE. Motion passed: AYE, 3; NAY, 0; ABS, 0.

- 5. SUNSHINE PARK PURCHASE –** Attorney Szeto received communication from the attorney for Hairy Cow Brewery. HCB has concerns committing to a construction start date, primarily due to how IDOT Route 2 construction will affect their business. The concerns have to do with possible construction on Peru Street by the city. The city, however, cannot make plans until IDOT Route 2 plans are complete. Alderman Isaacs asked when the city has plans for construction on Front and Merchant St. Director Vincer replied that they are not on the street plan for at least several years. Engineer Stoll stated that the first thing that should be addressed is on-site parking, and whether there will be any on street parking. Alderman Fulrath stated that the brewery should make plans for parking assuming there is no on street parking. The brewery is not planning to start construction until at least 2024, but they do not want any property reversion to be tied to a groundbreaking. Attorney Szeto suggested the possibility of addressing the immediate concern of parking by selling ½ acre for parking, while giving them right of first refusal to purchase additional property. This would enable the brewery to wait until the highway work is complete before committing to purchasing the property or stating a groundbreaking date. Director Fulrath has concerns about the city spending funds on street work that could possibly be torn up in the near future. Director Hewitt added that the Route 2 construction could affect our local businesses since the road will be closed for an extended period of time and traffic flow will be restricted.

- 6. WATER/SEWER RATE REVIEW –** Director Vincer said that our current water base rate is \$31.80. This rate is higher than the recent rate ordinance due to the high cost of living

increase this year. Construction costs for the new waste water treatment plant are going to be higher due to inflation. He would like to meet with Aldermen Fulrath and Isaacs, and Engineer Stoll, to recalculate rates.

7. **PROPOSAL FOR ENGINEERING SERVICES-IEPA LAND APP PERMITTING** – Director Vincer stated that the sewer plant produces sludge. In 2016, we were producing 404,000 gallons of sludge. Currently we average 226,000 gallons/year. Due to our failing systems, he estimates 300,000 gallons this year. Typically, we hire a liquid waste hauler to take the sludge to another treatment facility. Rock River Disposal used to haul for \$.09/gallon. In 2020, that rate increased to \$.23/gallon. Stewart Spreading then started hauling to DeKalb for \$.08/gallon, but is now up to \$.20/gallon. Land application of sludge costs \$.06/gallon. We have already hauled 210,000 gallons this year. Our budget is \$40,000, but we are over budget now at \$42,500, with approximately 100,000 gallons to haul yet this year. Director Vincer stated that if we need to land apply, we need to do it soon. Sludge will be tested prior to land application. **Alderman Hobbie motioned to recommend City Council approval of the Fehr-Graham Proposal for IEPA Land Application Permitting for \$4,900.00. Motion seconded by Alderman Gyorkos. Roll call vote: Fulrath, AYE; Gyorkos, AYE; Hobbie, AYE. Motion passed: AYE, 3; NAY, 0; ABS, 0.**
8. **PURCHASING PROPERTY FOR PUBLIC WORKS BUILDING** – Attorney Szeto stated that a letter is being sent to the Forest Preserve regarding the purchase of land for the Public Works building.

Alderman Gerdes arrived at 6:20 pm.
9. **REQUEST FOR PROPOSAL-PUBLIC WORKS BUILDING** – Director Vincer stated that a Request for Proposal has been put together for design/build contractors for the public works building. Engineer Stoll added that this RFP is just to receive qualifications, not a fee for services or a quote for the building. Once a design/build contractor is chosen, committee and council can get more specific about the requirements of the building. Alderman Isaacs questioned how we will pay for the new building, and feels we need to get better at planning ahead. **Alderman Hobbie recommends council approval on releasing the RFP for a qualified design/build contractor. Motion seconded by Alderman Gerdes. Roll call vote: Gyorkos, AYE; Hobbie, AYE; Fulrath, AYE; Gerdes, AYE. Motion passed: AYE, 4; NAY, 0; ABS, 0.**
10. **COMPREHENSIVE PLAN** – Attorney Szeto has a sample RFP to send to companies to rewrite the comprehensive plan.
11. **CONSTELLATION SEWER LINE EXTENSION** – Engineer Stoll reported that soil borings will begin next week. Preliminary engineering plans identifying three route options to the plant will be completed in November. As part of the constellation agreement, Fehr Graham is required to provide bi-weekly reports which Engineer Stoll will also put in Dropbox.
12. **TARP GRANT-COLFAX ST. PROJECT** – Engineer Stoll reported that the plans are complete and have been submitted to IDOT for review. The completed cost estimate is \$605,000 and the TARP grant will pay for half. City out of pocket costs will total an estimated \$300,000. Construction should begin in spring.
13. **WASTEWATER TREATMENT PLANT** – A tour of facilities will take place on October 17. Director Vincer, Steve Christiansen (TEST) and Matt (Fehr Graham) will be looking at

newer plants, and identifying elements of the plants that we may want to incorporate into our plans. Engineer Stoll confirmed that design work will begin while the project is being reviewed at IEPA.

14. **ROUTE 2 RECONSTRUCTION** – A Zoom meeting with IDOT is scheduled for next week.
15. **PUBLIC WORKS UPDATE** – Will be reported in City Council meeting following.
16. **ADJOURN - Alderman Gyorkos motioned to adjourn the Community Services Committee meeting. Seconded by Alderman Gerdes. Roll call vote: Hobbie, AYE; Fulrath, AYE; Gerdes, AYE; Gyorkos, AYE. Motion passed: AYE, 4; NAY, 0; ABS, 0.**
Alderman Fulrath adjourned the meeting at 6:30 pm. The next regular Community Services meeting is November 2, 2022.

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