

**CITY OF BYRON  
MINUTES OF THE COMMUNITY SERVICES COMMITTEE  
WEDNESDAY, DECEMBER 7, 2022, 5:30 PM  
BYRON CITY HALL**

Alderman Fulrath called the meeting to order at 5:30 pm.

**1. ROLL CALL:**

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

**MEMBERS ABSENT:** None

**OTHERS PRESENT:** Mayor John Rickard, Engineer Jason Stoll, Director Aaron Vincer, Director Larry Hewitt, Attorney Aaron Szeto  
Arriving at 5:40pm (following Administrative Committee meeting): Clerk Caryn Huber, Aldermen Todd Issacs, Christy Hanlin and Jessica Nehring.

- 2. APPROVAL OF AGENDA – DECEMBER 7, 2022 –**Alderman Gerdes motioned to approve, as presented, the December 7, 2022, Community Services Committee meeting agenda. Seconded by Alderman Hobbie. Roll call vote: Fulrath, AYE; Gerdes, AYE; Gyorkos, AYE; Hobbie, AYE. Motion passed: AYE, 4; NAY, 0; ABS, 0.
- 3. PUBLIC COMMENT –** None
- 4. APPROVAL OF MINUTES – NOVEMBER 2, 2022 REGULAR MEETING –**Alderman Hobbie motioned to approve, as presented, the November 2, 2022, Community Services Committee meeting minutes. Seconded by Alderman Gyorkos. Roll call vote: Gerdes, AYE; Gyorkos, AYE; Hobbie, AYE; Fulrath, AYE. Motion passed: AYE, 4; NAY, 0; ABS, 0.
- 5. APPROVAL OF MINUTES – NOVEMBER 16, 2022 SPECIAL MEETING –** Alderman Gyorkos motioned to approve, as presented, the November 16, 2022, Community Services Committee Special Meeting minutes. Motion seconded by Alderman Hobbie. Roll call vote: Gyorkos, AYE; Hobbie, AYE; Fulrath, AYE; Gerdes, ABS. Motion passed: AYE, 3; NAY, 0; ABS, 1.
- 6. PURCHASING PROPERTY FOR PUBLIC WORKS BUILDING –** Director Vincer stated that he met with Forest Preserve Director Todd Tucker. The Forest Preserve is willing to donate 2 to 3 acres of land for the Public Works building. The land is next to the City's Well #5. In exchange, the Forest Preserve would like to have sewer services to the golf course with a fixed sewer rate (once the Constellation sewer line is constructed). They would also like to have some degree of design approval as to the appearance of the building, and they would like the property maintained to a similar level of how they maintain their buildings and grounds. Director Tucker has a copy of the draft of the agreement. He will review with the Forest Preserve's attorney. Engineer Stoll added that we need to have a septic system, and depending on where the septic field will go, we may need an additional ½ acre.
- 7. REQUEST FOR PROPOSAL-PUBLIC WORKS BUILDING –** Director Vincer, Engineer Stoll, and Aldermen Todd Isaacs and Mike Gyorkos met with the two firms that submitted

proposals for the construction of the public works building. They met with representatives from Larson & Darby and Morton Buildings. Alderman Gyorkos said that both firms were professional, but Larson & Darby sent six people with different skill sets, where Morton Buildings sent one salesperson. Director Vincer stated that while both companies would build a quality building, he feels that Morton would build what we want, but Larson & Darby will be more of a building partner and will build what we need. They have more experience, and even though they may be more costly up front, he thinks this will save us from change orders and cost overruns. He believes they may also be open to negotiating their fees. Director Vincer recommends putting Larson & Darby in position 1, and Morton Buildings position 2. This allows us to use Morton Buildings if we are not satisfied with the proposal from Larson & Darby. **Alderman Hobbie motioned to recommend council approval of placing Larson & Darby in position 1 and Morton Buildings in position 2, and to authorize Director Vincer and Alderman Issacs to begin negotiations. Motion seconded by Alderman Gyorkos. Roll call vote: Hobbie, AYE; Fulrath, AYE; Gerdes, AYE; Gyorkos, AYE. Motion passed: AYE, 4; NAY, 0; ABS, 0.**

8. **CONSTELLATION SEWER LINE EXTENSION** – Engineer Stoll gave a short presentation of the report prepared for Constellation identifying three routes from Constellation to the sewer plant. Option 1 (4.8 miles – shortest route) extended the route down German Church Rd., past the golf course, and onto Route 72. Option 2 (5.17 miles) was along Whitaker Rd., and Option 3 (6.25 miles) extends the line down Constellation railroad property up to Walden Rd., then to German Church Rd. Once the line reaches the river, a pump station would be built, and the line would be hung along the railroad bridge. Engineer Stoll addressed concerns about the line freezing. The lines would be insulated, and electrical heat tape would be used. It would also be connected to the SCADA system which would alert staff. The alternative is to bore and place casing pipe under the riverbed. Engineer estimates the cost to be about the same. Even though it is the longest route, Option 3 is the preferred route at \$7.4 million. This was determined by looking at the risk factors, the timing considering the urgency with Constellation in getting the project done, and the number of properties needed to acquire easements from since much of the line is run on Constellation property. Alderman Fulrath asked if there would be any equipment needed that we would need to maintain in any of the plans. Engineer Stoll replied that all routes would require the same equipment. If the committee has no objections, the report will be presented to Constellation.
9. **WASTEWATER TREATMENT PLANT** – Nothing new to report.
10. **TARP GRANT-COLFAX ST. PROJECT** – Nothing new to report.
11. **2023 STREETS PROGRAM** – Item is still under review.
12. **WATER/SEWER RATE REVIEW** – Nothing new to report.
13. **SUNSHINE PARK PURCHASE** – Attorney Szeto reported that HCB was given an extension, and discussions are continuing.
14. **COMPREHENSIVE PLAN** – An RFP is being developed.
15. **ROUTE 2 RECONSTRUCTION** – Mayor Rickard reported that a public meeting was held by IDOT via Zoom. They are still in Phase 1 (design). They expect to be finished by the end of 2023. It is estimated it will then take 2-3 years to acquire property. After the project is

started, it should take 2-4 years to complete, depending on staging. There are over 100 properties along the route and they will need to allow residents access to their properties. The complete plan is available at the Library.

16. **PUBLIC WORKS UPDATE** – Director Vincer will report at the City Council meeting.
17. **ADJOURN** – Alderman Hobbie motioned to adjourn the Community Services Committee meeting. Seconded by Alderman Gyorkos. 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 6:27 pm. The next regular Community Services meeting is January 4, 2022.

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