

**CITY OF BYRON  
COMMITTEE OF THE WHOLE  
WEDNESDAY, MAY 17, 2023  
BYRON CITY HALL COUNCIL CHAMBERS  
6:15 PM**

**CALL TO ORDER** – City Clerk Caryn Huber called the meeting to order at 6:15 pm

1. **ROLL CALL – Aldermen present:** Todd Isaacs, Mittzi Fulrath, Ron Boyer, Jessica Nehring, Michael Gyorkos, Christy Hanlin. Six members present by roll call vote.  
**Quorum established.**

**Aldermen Absent:** Emily Gerdes

<b>PRESENT:</b>	<b>City Clerk</b>	Caryn Huber
	<b>City Attorney</b>	Aaron Szeto
	<b>City Administrator</b>	Brian Brooks
	<b>Dir. Of Public Works</b>	Aaron Vincer
	<b>Police Chief</b>	Todd Murray
	<b>Others:</b>	Pam Kultgen, Bill Pirnat, Caitlin Vaughn

Alderman Gyorkos motioned to appoint Alderman Mittzi Fulrath as Temporary Chair of the meeting in Mayor Rickard's absence. Motion seconded by Alderman Nehring. Roll call vote: **Fulrath, ABS; Boyer, AYE; Nehring, AYE; Gyorkos, AYE; Hanlin, AYE; Isaacs, AYE.** Motion passed: **AYE, 5; NAY, 0; ABS, 1.**

2. **APPROVAL OF AGENDA** – Alderman Nehring motioned to approve, as presented, the May 17, 2023, Community of the Whole Agenda. Motion seconded by Alderman Isaacs. Roll call vote: **Boyer, AYE; Nehring, AYE; Gyorkos, AYE; Hanlin, AYE; Isaacs, AYE; Fulrath, AYE.** Motion passed: **AYE, 6; NAY, 0; ABS, 0.**

3. **PUBLIC COMMENT** – None

4. **221 N. WALNUT ST. SIDEWALK REPLACEMENT** – Director Vincer stated that the sidewalk in front of 221 N. Walnut St. (Kobel's) could be a possible trip hazard, and we have heard that there was a possible trip and fall at that location several weeks ago. To be on the safe side, barricades have been put up, but access to the business still needs to be allowed. As the sidewalk was being examined, it was discovered that the curb line needs to be extended back in order to allow water to flow to the drain. Two additional things are happening. The blacktop is moving, and the ramp that currently exists is pulling away from the building. The ramp is on private property, but the sidewalk is owned by the city. Years ago, a water main needed to be repaired in the street in front of the property. Director Vincer added that the conditions are possibly indicative of settling. He is looking for direction as to the options on repairs and sources of payment. Administrator Brooks added that the ramp, which is pulling away from the building, is not ADA compliant. If any repairs are made to it, it must be made ADA compliant. Building owner Brad Miller maintains that the ramp is pulling away due to settling as a result of the water main leak. Fehr Graham has looked at the location and believes that an ADA compliant ramp can still fit where the current ramp is located. The estimated cost to replace just the sidewalk is \$32,345. The estimated cost for the ramp is \$22,650. Because the ramp is on private property, the city will need to coordinate sidewalk repairs

with Mr. Miller. Director Vincer added that the Fehr Graham engineers did not recommend mud-jacking the ramp, fearing it would cave in the walls of the basement. A possible suggestion is to ask Mr. Miller to repair the ramp and then reimburse all or a portion of the repairs through a TIF grant. Alderman Isaacs asked if it can be determined how much of the repair is to make the ramp ADA compliant, and request that that portion be paid by Mr. Miller. Administrator Brooks stated that there is \$63,000 of TIF funds allocated for maintenance (streets and sidewalks). There is an additional \$144,000 of unallocated funds in the TIF account, as well as \$70,000 (minus the \$29,100 awarded recently to Reruns) allotted for TIF grants. Director Vincer added that when the water main was repaired, the buffalo box had to be placed in the curb line. It is 1-1/2" to 2" higher than the curb. Alderman Boyer asked for clarification on the use of TIF funds to make this repair. Attorney Szeto stated that this is a proper use of TIF funds as it is a repair/replacement to the outside of the building. Alderman Hanlin suggested using caution about contributing to ramp improvements unless we are willing to entertain this for other businesses as well. Alderman Fulrath asked if a decision needs to be made today. Director Vincer stated that the sidewalk needs to be repaired as soon in order to eliminate any trip hazard. Alderman Fulrath would be open to providing a 100% TIF grant to Mr. Miller for the ramp replacement. Alderman Boyer asked if load bearing footings could be placed under the ramp. Director Vincer questioned whether the cost of that, and the uncertainty of what is under the ramp, makes that something we should consider. **Alderman Isaacs motioned that the city cover our costs for the sidewalk repair and Mr. Miller cover the cost of the ramp, applying for a TIF grant to cover 75% of the cost. Motion seconded by Alderman Gyorkos.** Alderman Boyer asked if we can determine different TIF percentage contributions depending on the project. Administrator Brooks confirmed that we can. Administrator Brooks asked if the item should return to committee if Mr. Miller does not agree to pay a portion of the ramp repair. The committee agreed that it should. Alderman Isaacs suggested Mr. Miller attend and speak to the committee as well. **Roll call vote: Nehring, AYE; Gyorkos, AYE; Hanlin, AYE; Isaacs, AYE; Fulrath, AYE; Boyer, AYE. Motion passed: AYE, 6; NAY, 0; ABS, 0.**

5. **ADJOURN – Alderman Nehring motioned to adjourn the meeting. Seconded by Alderman Isaacs. Roll call vote: Gyorkos, AYE; Hanlin, AYE; Isaacs, AYE; Fulrath, AYE; Boyer, AYE; Nehring, AYE. Motion passed: AYE, 6; NAY, 0; ABS, 0.**

Alderman Fulrath adjourned the meeting at 6:40 pm.

Respectfully Submitted,

*Caryn A. Huber*

City Clerk of Byron, Illinois

<b>MAYOR JOHN RICKARD</b>	<b>CITY CLERK CARYN A. HUBER</b>
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