

**CITY OF BYRON
MINUTES OF THE COMMUNITY SERVICES COMMITTEE
WEDNESDAY, JUNE 7, 2023, 5:30 PM
BYRON CITY HALL**

Alderman Fulrath called the meeting to order at 5:33 pm.

1. ROLL CALL:

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

MEMBERS ABSENT: None

OTHERS PRESENT: Mayor John Rickard, Engineer Jason Stoll, Director Aaron Vincer, City Administrator Brian Brooks, City Attorney Aaron Szeto, City Clerk Caryn Huber, Alderman Todd Isaacs, Police Chief Todd Murray (5:47pm arrival), Brad Miller, Kurt Larson

- 2. APPROVAL OF AGENDA – JUNE 7, 2023** – Director Aaron Vincer asked to switch items #9 and 10 on the agenda. **Alderman Gyorkos motioned to approve, as amended, the June 7, 2023, Community Services Committee meeting agenda. Seconded by Alderman Gerdes. Roll call vote: Gerdes, AYE; Gyorkos, AYE; Fulrath, AYE. Motion passed: AYE, 3; NAY, 0; ABS, 0.**
- 3. PUBLIC COMMENT** – None
- 4. APPROVAL OF MINUTES – MAY 3, 2023 REGULAR MEETING** –Alderman Gerdes motioned to approve, as presented, the May 3, 2023, Community Services Committee meeting minutes. Seconded by Alderman Gyorkos. Roll call vote: Gyorkos, AYE; Fulrath, AYE; Gerdes, AYE. Motion passed: AYE, 3; NAY, 0; ABS, 0.
- 5. TEST CONTRACT FOR MANAGING WATER AND WASTEWATER TREATMENT PLANTS** – City Administrator Brooks asked for committee approval for the TEST Contract to manage the city’s water and wastewater treatment plant. It is a multi-year contract with a 3% cost increase per year. **Alderman Gerdes motioned to recommend council approval of the TEST contract as presented. Motion seconded by Alderman Gyorkos. Roll call vote: Fulrath, AYE; Gerdes, AYE; Gyorkos, AYE. Motion passed: AYE, 3; NAY, 0; ABS, 0.**
- 6. 221 N. WALNUT ST. SIDEWALK REPLACEMENT** – City Administrator Brooks recapped what has been discussed to date regarding the sidewalk and ramp at 221 N. Walnut St. The sidewalk is on city property and the ramp is on private property. Fehr Graham estimated the ramp replacement cost to be \$22,000 and confirmed that a handicapped accessible ramp will fit in the location. At the Committee of the Whole meeting on 6/7, Council agreed to offer the building owner, Brad Miller, a TIF agreement in which the city would pay 75% of the cost of replacing the ramp, and the owner would pay 25%. The offer was presented to Mr. Miller, but he declined, maintaining that he did not cause the ramp to start pulling away from the building. Mr. Miller addressed the council. He believes the ramp in front of his building is pulling away from the building due to a hole underneath caused by the watermain leak in front of the building approximately 10 years ago. Some bricks are pulling away from the building as the ramp is sloping away from the building. Even though the city

typically pays 75% of a TIF grant, the city is not limited to that amount. Alderman Fulrath asked if there might be problems with other TIF grant recipients that have had to pay for a portion of their projects. Attorney Szeto replied that this is a distinguishable situation and different from a façade improvement. Alderman Isaacs asked if Mr. Miller would be comfortable contributing anything to the project. Mr. Miller stated that he will need to close during construction, incurring a loss of revenue during his busy season. Alderman Fulrath suggested discussing this more at Council since the subject was originally discussed during a Committee of the Whole. Mr. Miller thanked Council members for their consideration of this matter.

7. **PUBLIC WORKS BUILDING** – Director Vincer spoke on the history of building a new public works building. The initial plans for the new wastewater treatment plant do not include room for a public works building. The current building does not meet their needs, and they are utilizing additional buildings on the WWTP site and at well sites. The design by Larson & Darby is sufficient for the amount of space needed and the amount of equipment they need to store. There is one stall in the design that is unassigned. There is a mezzanine to store pipe, water fittings, parts, etc. The design includes a lift for vehicle maintenance and a wash station for removing salt and dirt to extend the life of the city equipment. Alderman Fulrath asked for a detailed list of how they arrived at the estimated cost which was provided during the meeting. Director Vincer added that the cost estimate is for budget purposes only and nothing has been bid. The original plans for a 10,000 sq. ft. building increased to a 13,500 sq. ft. building to better suit the department's needs. Reducing the size of the building would not necessarily lower the price significantly since the cost is not a linear calculation. The department will not be utilizing the existing Forest Preserve drive, and the cost estimate does not include the cost to improve the roadway from River Road to the site. We may see small cost savings by paving the road in house. Some of the parking spaces shown on the rendering will be eliminated. There is additional earthwork that needs to be done as the property is on a hill. Director Vincer discussed possible other locations for the building including Sunshine Park or on land at the corner of Tower and Water Roads owned by the Fire Department. There, the land is flat requiring little earthwork, and they could hook up to existing sanitary sewer (although it would require long lengths of pipe and additional construction). The vehicle exit would be on the downhill side of Tower Rd. and would make exiting potentially dangerous. At this location, they would also lose the synergy between the Forest Preserve and the city. They currently store salt, dirt and gravel at the original Forest Preserve location so new storage would need to be built. The plans for the Wastewater Treatment Plant could be redesigned to fit the building, but we would lose our ability to expand the sewer plant if the need arises. Director Vincer added that if we wait to build a new public works building, we increase our cost by 5-7% per year. Alderman Gerdes shared concerns over constructing two big projects simultaneously and suggested continuing to explore the possibility of keeping the building at the WWTP and wrapping it into City's EPA loan. Administrator Brooks discussed options for financing 3.2 million using numbers from Byron Bank. He showed differing down payments of \$500,000, \$750,000 and \$1,000,000 (split between general fund, streets and water/sewer). Ten years is the city's legal limit on a direct loan. Administrator Brooks will also contact Bernardi Securities to explore any bonding options. USDA also offers a 30-year loan at 3.75%, but the application process is lengthy, and it may require us to do competitive bidding. We had previously discussed creating a business district which would allow the city to collect an additional 1% sales tax without a referendum. A copy of the building proposal will be put on Dropbox.

8. **COMPREHENSIVE PLAN PROPOSALS** – Administrator Brooks will report at the City Council meeting.

9. **WATER/SEWER RATE STUDY** – Due to time constraints at the Committee meetings, Administrator Brooks suggested having a Committee of the Whole meeting soon to discuss in detail.
10. **PUBLIC WORKS UPDATE** – Director Vincer will report at the City Council meeting.
 - a. **Wastewater Treatment Plant**
 - b. **Other**
11. **CITY ADMINISTRATOR UPDATE** – Administrator Brooks will report at the City Council meeting.
12. **ADJOURN** – Alderman Gerdes motioned to adjourn the Community Services Committee meeting. Seconded by Alderman Fulrath. Roll call vote: Gerdes, AYE; Gyorkos, AYE; Fulrath, AYE. Motion passed: AYE, 3; NAY, 0; ABS, 0. Alderman Fulrath adjourned the meeting at 6:30pm. The next regular Community Services meeting is July 5, 2023, at 5:30pm.

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