

**CITY OF BYRON  
MINUTES OF THE COMMUNITY SERVICES COMMITTEE  
WEDNESDAY, SEPTEMBER 6, 2023, 5:30 PM  
BYRON CITY HALL**

Alderman Gerdes called the meeting to order at 5:31 pm.

**1. ROLL CALL:**

**MEMBERS PRESENT:** Chairman Alderman Emily Gerdes, Alderman Jessica Nehring, Alderman Mike Gyorkos

**MEMBERS NOT PRESENT:** Christy Hanlin

**Alderman Nehring motioned to allow Alderman Hanlin to participate by phone. Motion seconded by Alderman Gyorkos. Roll call vote: Nehring, AYE; Gyorkos, AYE; Gerdes, AYE. Motion passed: AYE, 3; NAY, 0; ABS, 0. Four members present.**

**OTHERS PRESENT:** Mayor John Rickard, Director Aaron Vincer, City Administrator Brian Brooks, City Attorney Aaron Szeto, City Clerk Caryn Huber, Police Chief Todd Murray

- 2. APPROVAL OF AGENDA – SEPTEMBER 6, 2023 –Alderman Gyorkos motioned to approve, as presented, the September 6, 2023, Community Services Committee meeting agenda. Seconded by Alderman Nehring. Roll call vote: Gyorkos, AYE; Hanlin, AYE; Gerdes, AYE; Nehring, AYE. Motion passed: AYE, 4; NAY, 0; ABS, 0.**

- 3. PUBLIC COMMENT – None**

- 4. APPROVAL OF MINUTES – AUGUST 2, 2023 REGULAR MEETING –Alderman Nehring motioned to approve, as presented, the August 2, 2023, Community Services Committee meeting minutes. Seconded by Alderman Gyorkos. Roll call vote: Hanlin, AYE; Gerdes, AYE; Nehring, AYE; Gyorkos, AYE. Motion passed: AYE, 4; NAY, 0; ABS, 0.**

- 5. UPCOMING CAPITAL EXPENSES –** Director Vincer reported that he has several upcoming capital expenses. All items are covered under the budget. Water: replacement of three chemical scales at well sites. \$3,500 each for a total of \$10,500; three sampling stations, suggested at the most recent IEPA inspection. \$3,000 each for a total of \$9,000; half of the cost of a SCADA upgrade as replacement parts for the radios are no longer available. \$30,000 (total cost of upgrade \$61,150). These items would come out of budget item 50-03-50 (\$50,000 budgeted). After these purchases, \$500 will be left in the budget item. Most installation will be done in-house.  
Sewer: Insulated 12x12 portable shed to be placed at end of sewer plant to house a small sampling station and last chemical feed before discharge (\$24,000); half of the cost of the SCADA upgrade (approximately \$30,000). These items would come out of budget item 50-04-50 (\$65,000 budgeted). After these purchases, \$10,000 will remain in the budget item. As work on the wastewater treatment plant progresses, the shed will be repurposed or sold.  
All items will be on upcoming lists of bills for approval.

6. **WATER/SEWER RATES** – Administrator Brooks displayed the water/sewer rate spreadsheet. He updated the number of users since the last Committee of the Whole meeting when this topic was discussed. The current rates were also updated after the 3% CPI increase that went into effect on September 1. He adjusted the rates when the capital improvement fee drops off. Administrator Brooks also calculated debt service on the new loan. We will be accumulating interest for several years that will then be added to the principal amount of the loan. The spreadsheet shows an updated payment after this adjustment (approximately \$32,000 difference annually). Annual expenses were projected to increase by 4% each year. It is possible that usage may go down as rates go up, which may or may not prove to be true. The spreadsheet will be available to view on Dropbox. The rates displayed do not take into account any CPI increases. A decision needs to be made to determine if and how a CPI increase will still be added annually. All this information will eventually need to be presented to the IEPA to show how the city will fund the new treatment plant.
7. **221 N. WALNUT ST. SIDEWALK REPLACEMENT** – Director Vincer will be meeting with a company next Monday that may be able to at least stabilize the ramp and possibly level it back towards the building. The next steps in the process can then be determined.
8. **FEHR GRAHAM 221 N. WALNUT ST. SIDEWALK ENGINEERING PROPOSAL** – No update.
9. **WATERMAIN GRANT – CONGRESSIONAL** – Engineer Stoll discussed the \$2 million grant the city was awarded by Rep. Kinzinger's office to fund the replacement of undersized watermain. DECO, administrators of the grant, have asked for a scope of work. After discussions with Director Vincer, the following projects have been identified: 2<sup>nd</sup> St., from Colfax to Tower (Upgrading from 6" to 8" watermain. This will use approximately half of the funding); Chestnut St. from 3<sup>rd</sup> to 5<sup>th</sup>; Lincoln St. from Route 2 to River Dr.; River Drive from River Lane to Lincoln; Lafayette and Franklin Streets from 3<sup>rd</sup> to 4<sup>th</sup> St.; W. 4<sup>th</sup> St. from Lafayette to Walnut; and E. 5<sup>th</sup> St. from Peru to Mineral. It is unlikely that the grant will cover all of this work, but better to submit more work and then have to trim it back to match available funds. All these streets are part of the 2024 and 2025 streets plans so roadwork restoration will be planned for after the water work. Engineer Stoll anticipates design and IEPA permitting will take approximately six months at a cost of \$300,000, or 15% of the total cost of the project. He suggests beginning the design work this winter and then starting work next spring. If the city uses grant funds to pay for engineering, the engineering work would have to be put out to bid.
10. **PUBLIC WORKS UPDATE** –
  - a. **Public Works Building Update** – Director Vincer updated the committee on the new public works building. The Forest Preserve Department Heads do not want to locate the building closer to River Road. The original property at the Forest Preserve is still available, but he also discussed property owned by the Fire Department at the intersection of Water and Tower Roads. There are many advantages to this site. It is considerably flatter, which will save money on earthwork. We would also be able to hook to our own water and sewer. He and City Administrator Brooks will attend the Fire Department board meeting at the end of the month to see if this property would be a possibility. Alderman Gerdes asked about Sunshine Park. Director Vincer does not believe the property would be big enough for the new building since we would need at least three acres.

- b. **Wastewater Treatment Plant** – Engineer Stoll reported that the WWTP plan is nearing 30% completion. A meeting will be set with Matt Johnson to review the progress on the plans. The public notice has been posted for the EPA, and once we prove that the requirement is met, we will get EPA's formal approval on the facility plan.
- c. **2023 Streets Program Update** – We are waiting for a start date on Mineral St. Completion date is set for October 15.
- d. **Other** – None

11. **CITY ADMINISTRATOR UPDATE** – No updates.

12. **ADJOURN** – Alderman Gyorkos motioned to adjourn the Community Services Committee meeting. Seconded by Alderman Nehring. Roll call vote: Gerdes, AYE; Nehring, AYE; Gyorkos, AYE; Hanlin, AYE. Motion passed: AYE, 4; NAY, 0; ABS, 0. Alderman Gerdes adjourned the meeting at 6:28 pm. The next regular Community Services meeting is October 4, 2023, at 5:30pm.

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