

**CITY OF BYRON
MINUTES OF THE COMMUNITY SERVICES COMMITTEE
WEDNESDAY, FEBRUARY 7, 2024, 5:30 PM
BYRON CITY HALL**

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

1. ROLL CALL:

MEMBERS PRESENT: Alderman Emily Gerdes, Alderman Jessica Nehring, Alderman Mike Gyorkos, Alderman Christy Hanlin

MEMBERS NOT PRESENT: None

OTHERS PRESENT: Mayor John Rickard, Director Aaron Vincer, City Administrator Brian Brooks, City Attorney Aaron Szeto, City Clerk Caryn Huber, Police Chief Todd Murray, City Engineer Jason Stoll, Alderman Todd Isaacs, Alderman Ron Boyer, Bill Pirnat

- 2. APPROVAL OF AGENDA – FEBRUARY 7, 2024 – Motion by Alderman Hanlin to approve the agenda as presented. Seconded by Alderman Nehring. Roll call vote: Nehring, AYE; Gyorkos, AYE; Hanlin, AYE; Gerdes, AYE. Motion passed: AYE, 4; NAY, 0; ABS, 0.**

- 3. PUBLIC COMMENT – None**

- 4. APPROVAL OF MINUTES – JANUARY 3, 2024 REGULAR MEETING –Alderman Hanlin motioned to approve, as presented, the January 3, 2024, Community Services Committee meeting minutes. Seconded by Alderman Gyorkos. Roll call vote: Gyorkos, AYE; Hanlin, AYE; Gerdes, AYE; Nehring, AYE. Motion passed: AYE, 4; NAY, 0; ABS, 0.**

- 5. 221 N. WALNUT ST. SIDEWALK REPLACEMENT –** Director Vincer reported that Brad Miller is talking with his contractor about moving the lift (ADA compliant) to the back of the building. The front ramp will be replaced but will not be ADA compliant.

- 6. FEHR GRAHAM PUBLIC WORKS BUILDING SITE WORK PROPOSAL –** Because of the new site of the Public Works building, new engineering and permitting needs to be done for a sewer line extension, as well as a survey and legal description for the cell tower parcel and easement. The Fehr Graham proposal charges by time and material, not to exceed \$15,000. **Alderman Gyorkos motioned to recommend council approval of the Fehr Graham proposal for Public Works Building Site Work, not to exceed \$15,000. Motion seconded by Alderman Hanlin. Roll call vote: Hanlin, AYE; Gerdes, AYE; Nehring, AYE; Gyorkos, AYE. Motion passed: AYE, 4; NAY, 0; ABS, 0.**

- 7. BID AWARD FOR BOAT DOCK IMPROVEMENTS –** Bids have been received for boat launch improvements as part of the \$200,000 BAAD grant. Four bids were received, with O'Brien Civil Works being the low bid at \$207,700. The engineer's estimate was \$175,000. The City has contributed approximately \$70,000 towards this project for new boat docks and engineering fees. **Alderman Hanlin motioned to recommend council approval to waive first read and award O'Brien Civil Works the bid for boat dock improvements**

for \$207,700. Motion seconded by Alderman Nehring. Roll call vote: Gerdes, AYE; Nehring, AYE; Gyorkos, AYE; Hanlin, AYE. Motion passed: AYE, 4; NAY, 0; ABS, 0.

8. **WHITAKER RD. CHIP SEAL** – Director Vincer discussed Whitaker Rd. A portion of the gravel road belongs to the city because it borders the Byron Forest Preserve. He plans to include the road as part of the County's chip and seal bid program. The road will be chip sealed in 2024 at an estimated cost of \$36,000 and overcoated in 2025 with an estimated cost of \$13,000. This will be a budgeted item using MFT funds. We do have the right to reject the county bid if the expense is too high. Alderman Isaacs asked if we could share the cost of maintenance of the road with Marion Township. Director Vincer stated that Marion Township mows the road and we snowplow. The portion of the road owned by Marion Township is already chip sealed. The committee concurred that Director Vincer should proceed with this project. He will report back to committee when the bid is received.

Item #10 was moved forward in the agenda.

9. **WATER/SEWER RATES** – Administrator Brooks reported that Fehr Graham revised the construction estimate on the new sewer plant. Instead of the \$25,000,000+ estimate, it has been reduced to an estimated cost of \$20,000,000. After reviewing the rates using this new figure, a 7% annual increase will cover our loan payment, operating costs, and maintenance funds. With this increase, it is unlikely we will have to do another CPI increase halfway through the year. Compared to other communities, we are comparable, but it is important to note that water systems differ, and ours is more complex and larger because we have a superfund site. An ordinance will be prepared for review next month. Administrator Brooks added that there are several commercial buildings that are being charged base rate per unit when actual usage is very low due to sharing a bathroom. He and Director Vincer will review.

10. PUBLIC WORKS UPDATE –

a. **Public Works Building Update** – No update besides the sitework discussed earlier in the agenda. He hopes to have plans for the building by next committee meeting.

b. **Wastewater Treatment Plant** – Director Vincer reported that they are moving forward with Phase 2 design.

c. **Other** – Director Vincer stated that there have been staffing changes in the department. Full-timer Austin Yuill will be leaving, and part-timer Jeremiah Poulsen will be moving into the full-time position. • As part of the 2024-2025 budget, Director Vincer would like to budget for another full-time position, ideally someone who is a diesel mechanic. This skill set, however, will require a larger budget. • Director Vincer reported that the well sites will need to be changed from using chlorine gas to sodium hypochloride liquid at an estimated cost of \$40,000 per well site. This will make the well sites safer. If continuing to use chlorine gas, the EPA will require that each well site include a chlorine scrubber at a cost of approximately \$25,000 per site. • Well 3 is back up and running, but the Well 5 motor is being monitored. • The Mill Rd. lift station has a temporary fix but will need to be rehabbed at a cost of approximately \$60,000. Because all of the lift stations are the same age, we can anticipate more repairs in the future.

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: Nehring, AYE; Gyorkos, AYE; Hanlin, AYE; Gerdes, AYE. Motion passed: AYE, 4; NAY, 0; ABS, 0.

Alderman Gerdes adjourned the meeting at 6:22 pm. The next regular Community Services meeting is March 6, 2023, at 5:30pm.

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