

**DDA and Planning Commission Meeting Notes**  
**Byron Municipal Building**  
**April 16, 2026**

Meeting was called to order at 6:00 pm by Chairperson Baker-Murph.

**Roll Call: Present** (Quorum of 5 reached): Baker-Murph, Brittain, Chapman, Dagen, Dickinson, Russell, Stevens, and Woods. **Absent:** Miller. Total: 8 members were present with one absent. Todd Thomas, Village Manager, and Bibbee, Recording Secretary, were present.

**Agenda Approval:** Stevens motioned to approve the agenda. Seconded by Woods. Voice vote. Ayes: Brittain, Chapman, Dagen, Dickinson, Russell, Stevens, Woods, and Baker-Murph. No nays. 1 absent. Motion passed.

**Minutes Approval:** Stevens motioned to approve the amended Minutes of 3/19/26. Seconded by Brittain. Voice Vote. Ayes: Brittain, Chapman, Dagen, Dickinson, Russell, Stevens, Woods, and Baker-Murph. No nays. 1 absent. Motion passed.

**Communications:** No update.

**Financial Status Report/Payment of Bills:** Russell gave a financial report. As of the March 3/31/26 Bank Statement, there was a balance of \$103,816.53. Bills included \$19,800 to RN Construction for overlook deck, and two bills from Lion Bear - \$187.50, and \$62.50 for Project planning. Roll Call vote to pay bills. Ayes: Brittain, Chapman, Dagen, Dickinson, Russell, Stevens, Woods, and Baker-Murph. No nays. 1 absent. Passed.

A new invoice was received for \$800.00 to pay for painting Village crosswalks. Discussion was held regarding the timing to re-paint, and sharing the payment with the Village, as this is maintenance. Motion by Dickinson, seconded by Dagen, was made for DDA to decline painting costs.

**Other DDA Business:** DDA Bylaws were tabled until May, when Clint Stevenson of Gormley Law would be present.

**Pocket Park:** RN Construction completed the floor and posts of the overlook deck. They will trim branches. Guardrails are needed on either side. Thomas will check with our insurance provider for code minimums. RN Construction will be contacted for a bid. "No Parking" or "Event parking only signs are needed. Grass in the Pocket Park will need to be cut high.

**West Bank River Viewing Platform & Boardwalk:** Baker-Murph explained the August 31 deadline for grant spending, with \$75,000 of the remaining grant funds that needs to be spent by that date. There was a discussion of how to spend surplus grant funds. Needed expenses, shortage of funds, and reasons for delays to complete the grant project by August, were discussed, and how to raise remaining needed funds by October. Motion was made by Dickinson, seconded by Dagen, to use grant funds to build a Pavilion by the West Bank ballfields, Ledgerock sign at the Pocket Park; and purchase guardrails by the platform. Roll call vote. Ayes: Brittain, Chapman, Dagen, Dickinson, Russell, Stevens, Woods, and Baker-Murph. No nays. 1 absent. Passed. A special meeting may be called to vote on bids.

**RRC (Redevelopment Ready Community):** Bibbee asked for help to move on the RRC requirements, and will plan for a community meeting to gain volunteers.

Motion was made by Stevens, seconded by Russell, to pause the DDA meeting, and open the Planning Commission meeting. Voice vote. Ayes: Brittain, Chapman, Dagen, Dickinson, Russell, Stevens, Woods, and Baker-Murph. No nays. 1 absent. Passed.

**Planning Commission:** Thomas discussed temporary use permits. Possible ordinances may include setback requirements, minimum square footage per dwellings, general commercial district requirements, use of yard ordinances, and certification of compliances.

Motion was made by Russell, seconded by Stevens, to close the Planning Commission meeting, and re-open the DDA meeting. Voice Vote. All ayes. Ayes: Brittain, Chapman, Dagen, Dickinson, Russell, Stevens, Woods, and Baker-Murph. No nays. 1 absent. Passed.

Motion was made by Stevens, seconded by Russell, to end the Planning Commission meeting, and reopen the DDA meeting. Voice vote. Ayes: Brittain, Chapman, Dagen, Dickinson, Russell, Stevens, Woods, and Baker-Murph. No nays. 1 absent. Passed.

#### **Other Business:**

**Public/Board Members' Comments:** Woods brought up a Fireworks Committee request to place banners on light poles. Dagen made suggestions for how the public could be directed to name the Pocket Park for a community vote to be announced at the 250<sup>th</sup> Quarter Millennial Celebration July 11. Chapman passed flyers about the Senior Luncheon to be held May 7, 12:30pm at the HS cafeteria. New grandstands will be installed in June, so they will not be available for Fireworks viewing. Repaving of parking behind the High School will take place before the 250<sup>th</sup>. Brittain asked about an art teacher using students to repaint faded names on the Pocket Park bricks. Baker-Murph invited participants to join

in hosting Brian BeGole, State Representative, on April 17, to view the Pocket Park and inform him of future plans. Baker-Murph attended the Memorial Healthcare Foundation on 3/31, and gave a presentation on the progress of the Pocket Park and to ask for their help. A \$5,000 grant was awarded to the DDA.

Bibbee reminded DDA of the annual Spring Cleanup day, to be held May 2. 9:00-12:00. John Guttersohn assist. Matador's will supply pizza to volunteers, and Bibbee will bring pies.

**Motion to adjourn:** Motion to adjourn was made by Russell, seconded by Stevens. Voice vote. All ayes. Ayes: Brittain, Dagen, Dickinson, Miller, Russell, Stevens, Woods, and Baker-Murph. No nays. 1 absent. Motion passed.

Meeting was adjourned at 7:52pm.

Next meeting will be held May 21, 2026 at 6:00 pm, at the Municipal Building.



Luanne Bibbee, Recording Secretary  
5/21/26



Debra Baker-Murph, Chairperson  
5/21/26

**DDA and Planning Commission Special Meeting Notes**  
**Byron Municipal Building**  
**May 14, 2026**

The Special Meeting was called to order at 7:00 pm by Chairperson Baker-Murph.

**Roll Call: Present** (Quorum of 5 reached): Baker-Murph, Brittain, Dagen (7:02), Miller, Russell, and Woods. **Absent:** Chapman, Dickinson, Stevens. Total: 6 members were present with three absent. Bibbee, Recording Secretary, was present.

**Agenda Approval:** Miller motioned to approve the agenda. Seconded by Woods. Voice vote. Ayes: Brittain, Dagen, Miller, Russell, Woods, and Baker-Murph. No nays. 3 absent. Motion passed.

**Pocket Park sign proposals:** Only one proposal was received for producing a Pocket Park naming sign. (Another proposal from S2 was received past the deadline, and was not considered.) Mark Agnew of Agnew Sign Co. presented a proposal totaling \$7,200.00 for the Ledgerrock and lettering. A motion was made by Miller, seconded by Russell, to approve the Agnew proposal. Roll call vote. Ayes: Brittain, Dagen, Miller, Russell, Woods, and Baker-Murph. No nays. 3 absent. Motion passed.


One bid from Structure Tech Restoration LLC was received for constructing the West Bank Pavilion, totaling \$98,208.61, \$56,000 over the planned budget. Discussion followed. The deadline for grant money (project completion) is August 31. Options were discussed. A motion was made by Miller, seconded by Russell, to decline the bid. Roll call vote. Ayes: Brittain, Dagen, Miller, Russell, Woods, and Baker-Murph. No nays. 3 absent. Motion passed. Other bids will be accepted with an extended deadline. Baker-Murph suggested a backup plan to include placing outdoor concrete planters in the Pocket Park.

RN Construction, who built the East bank overlook deck, donated the additional work to complete a guardrail and bench. Miller suggested using this donation as in-kind funds to add to the grant total.

**Motion to adjourn:** Motion to adjourn was made by Russell, seconded by Stevens. Voice vote. All ayes. Ayes: Brittain, Dagen, Dickinson, Miller, Russell, Stevens, Woods, and Baker-Murph. No nays. 1 absent. Motion passed.

Meeting was adjourned at 7:42pm.

Next regular meeting will be held May 21, 2026 at 6:00 pm, at the Municipal Building.

  
Luanne Bibbee, Recording Secretary  
5/21/26

  
Debra Baker-Murphy, Chairperson  
5/21/26