

VILLAGE OF ROCKDALE
Board Meeting Minutes of
March 7, 2023

I. Call to Order

Village President Mr. Wyke called to order the regular meeting of the Rockdale Village Board at 7:00 p.m. on March 7th, 2023, at the Village Municipal Building, 79 Moen Avenue, Rockdale, Illinois.

II. Roll Call

Following the Pledge of Allegiance, Assistant Village Clerk Mrs. Pirc conducted the roll call. Village President Mr. Wyke was present along with Trustees Mr. Lorenc, Mr. Scheidt, Mr. Stadler, Mr. Cooling and Mr. Barnes. Trustee Mr. Pirc was absent. Also present in person were Police Chief Mr. Robert Dykstra, Deputy Chief Mr. Robert Baikie, Public Works Superintendent Angelo Proia, Village Engineer Mr. Dan Malinowski and Village Attorney Mr. Michael Stiff.

III. Approval of Previous Minutes

Village President Mr. Wyke asked for a Motion to approve the Village Board meeting minutes from February 21st, 2023, as written. Mr. Stadler made a motion to accept the minutes as written with a second by Mr. Lorenc. Motion carried 5 ayes, 0 nays and 1 absent.

IV. Visitors

None.

V. Bills and Claims.

Village President Mr. Wyke asked for a Motion to accept the Bills & Claims as submitted. Mr. Lorenc made a Motion to accept with a second by Mr. Scheidt. Motion carried 5 ayes, 0 nays and 1 absent.

VI. Clerk's Receipts

Village President Mr. Wyke asked for a Motion to accept the Clerk's Receipts as submitted. Mr. Stadler made a Motion to accept with a second by Mr. Lorenc. Motion carried 5 ayes, 0 nays and 1 absent.

VII. Treasurer's Receipts

Village President Mr. Wyke asked for a Motion to accept the Treasurer's Receipts as submitted. Mr. Lorenc made a Motion to accept with a second by Mr. Barnes. Motion carried 5 ayes, 0 nays 1 absent.

VIII. Treasurer's Report

Village President Mr. Wyke asked for a Motion to accept the Treasurer's Report as submitted. Mr. Lorenc asked if PT Ferro had paid its fee in lieu of detention. Assistant Clerk reported that PT Ferro had paid the water tap-on and fee-in-lieu of detention, but still needed to pay the balance due on the Professional Fee Agreement. Village Clerk Sennyes is working with PT Ferro to get that paid. Mr. Lorenc made a Motion to accept with a second by Mr. Stadler. Motion carried 5 ayes, 0 nays 1 absent.

IX. Building Permits

930 Otis – New Garage

X. Communications

None.

XI. Old Business

None.

XII. New Business

Village of Rockdale

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Village Attorney Mr. Stiff presented the Findings and Decision of the ZBA from the meeting held earlier in the evening. Mr. Stiff reported that the agenda item was the application of the owners of 121 Davis Avenue to re-zone the property from R-1 to R-2. The file is in order, all necessary postings and certifications were made and are in the file. The matter was presented to the ZBA and the required public hearing was conducted. Attorney Don Gould presented the case following Mr. Stiff's overview. In addition, Steve Malinovich and Millie O'Leary presented evidence and answered all of the ZBA questions. The ZBA then voted 5-0 with one member absent to recommend that the Village Board approve the re-zoning application and re-zone the property from R-1 single family residential to R-2 two-family residential. ZBA Chair Sue Polesel executed the written Findings and Decision, which is included in the Board's packet.

In addition to presenting the Findings and Decision, Mr. Stiff explained that the evidence presented to the ZBA established that the use of the property as a two-family dwelling goes back to at least 1958. It has always been used as a two-family dwelling, as established by several old Village Directories, one of which was included with the application. The use is also consistent with the surrounding area as there are other duplex uses in the immediate vicinity. Attorney Gould explained this property has been in the owners' family as a 2-unit for almost 100 years.

Following the presentation by Mr. Stiff and Mr. Gould, the Board moved on to Consideration of the ZBA Recommendation regarding the Application of Nick and Steve Malinovich to re-zone (map amendment) the property located at 121 Davis Avenue from Rockdale Single Family Residential (R-1) to Rockdale Two-Family Residential (R-2) pursuant to Sections 90-32 and 90-112 of the Rockdale Village Code. Mr. Lorenc made a Motion to accept the Zoning Board's recommendation with a second by Mr. Stadler. Motion carried 5 ayes, 0 nays 1 absent.

Next, the board considered Ordinance 1135 accepting the ZBA recommendation and Re-Zoning the property located at 121 Davis Avenue from Rockdale Single Family Residential (R-1) to Rockdale Two-Family Residential (R-2) pursuant to Sections 90-32 and 90-112 of the Rockdale Village Code. Mr. Lorenc made a Motion to Approve Ordinance 1135 with a second by Mr. Barnes. Motion carried 5 ayes, 0 nays 1 absent. Attorney Gould thanked the board for their approval of the Ordinance.

Village President Mr. Wyke advised the Board that deep well went down. There is currently a proposal from Layne in the amount of \$105,790.00. Because of the emergency nature of the expenditure, work will begin March 8, and the approval of the Layne proposal will be ratified at the next meeting. Mr. Lorenc asked how long the deep well motor lasted. Mr. Proia advised that it was put in 5 years ago.

The next item on the agenda is a proposal from UMI Plumbing to repair water meters in the Village. Mr. Dykstra explained that the Village has identified approximately 50 meters which are not reading due to various reasons. The Village front office staff and Public Works has worked for the last month to try and fix as many of these as possible. However, it would take several months to get to all of these problematic meters. So Village staff reached out to United Meters, the company which originally installed them, for a quote to troubleshoot and make repairs to the non-functioning meters. The proposal is attached. There is not a set price since the quote is based on time and material. There is an Initial Site Visit charge to diagnosis repairs needed on non-reading meters/MXU set will be \$75 per residence. After the initial diagnosis, UMI will know whether there will be a need to access residences to check the meter and inside wiring connections or if there will be a need to replace faulty MXU outside. In addition to the fee to diagnose, there will be a separate charge for wiring repairs, new meter, or new MXU. The Village will supply the meters, MXUs and TouchPads. UMI will mail a letter to the service address stating the customer should schedule appointment for meter repair. Mr. Stiff mentioned the Regional Water Commission, once established, will require every drop of water to be metered and paid for so it is important to get all Village meters operable. Mr. Stadler made a Motion to approve the UMI quote with a second by Mr. Lorenc. Motion carried 5 ayes, 0 nays 1 absent.

XIII. Department Business

Public Works Superintendent Mr. Proia reported that last Monday we had another major water main break at Kinder Morgan. The break was within 6 feet of the one which occurred 6 months ago. Mr. Proia contacted Chris Ulm from Strand Engineering to look into this further.

Public works will start cold patching tomorrow, March 8th. Mr. Lorenc whether the SCADA system would have revealed the main break without having to go to the wells. Mr. Proia indicated that the SCADA system would have sent an alarm directly to his phone. Mr. Proia indicated that the Village could go with a scaled down version of SCADA at a lower cost. He also noted that the new Wheeler Avenue emergency connection with Joliet will have the SCADA system.

Mr. Proia advised that there will be a pre-construction meeting with Airy's at 2 p.m. tomorrow, March 8 regarding the Lift Station Project. It is looking like mid-April for the start date, since Airy's is still waiting on a few items.

Police Chief Mr. Robert Dykstra provided the call list for service for the last two weeks.

The Rockdale PD has been a member of the Will County Cooperative Police Assistance Team since 2013, but has not had an officer assigned to the unit in several years. The Team is looking to update the 2013 agreement, but although participation in the program is a benefit to the Village, Chief Dykstra did not see an ability to place an officer into the unit in the foreseeable future. Therefore, Mr. Dykstra indicated that the Village is requesting to be removed from the agreement. A follow-up email was sent to officially request that the Village be removed as a participating agency in the 2013 Agreement, and Rockdale PD will not be named in the new agreement moving forward.

The Village received notice from AT&T regarding the pending cancellation of existing telephone and fax lines. This has been pending in Illinois for several years and many providers are starting to set end of life dates which for AT&T is June of 2024. Clerk Sennyes is working with AT&T to obtain a quote from its recommended alternative provider. The Village Staff will also be looking for other options for the Board to consider. There are approximately 10 lines at the police department, Village Hall, the Public Works Garage, and well houses. The Village currently pays around \$2,300.00 per month for all lines.

The Village also received a Special Event Permit application for the annual Hill Yeah 5K, which is being held April 29, 2023. It is the same as in previous years and absent an objection from the Board, Chief Dykstra will inform the Joliet Park District that the application will be approved. There was no objection from the Board.

Chief Dykstra discussed a liquor violation at RJ's Place which resulted in a voluntary agreement in lieu of a formal Liquor License Hearing. The agreement was a \$250.00 fine and a 2-day closure to be March 17 ND 18, 2023. The agreement stems from an incident that occurred on February 11, 2023 in which the bartender was involved in a disturbance with a patron and had to be picked up by a family member due to her intoxication. In addition to the referenced incident, there has been a concerning number of other calls for service which are outlined in the Board's materials. Pursuant to the agreement, the Village will post the letter on its website and social media accounts.

Village Engineer Mr. Malinowski discussed PT Ferro's new building. Nicor had submitted a request to install the gas line service to the new building which would require a cut into the new Moen Ave. pavement. Dan responded to Nicor that a pavement cut would not be approved by the Village and suggested an alternative approach be used. He received no response at the time, but Nicor has now reached out again. Dan spoke with a Nicor representative earlier in the day and again advised to research the location of their gas main as their plans show a gas main north of Moen and just west of the PT Ferro driveway which is

aligned with the west portion of their building site. The Board is in agreement that the new pavement should not be allowed to be cut if there is another alternative solution.

Euro Trucking at 2250 Moen continues to allow its trucks to drive over the curb and damage turf across the street from its property (near the Environmental Recycling property). Dan indicated that the Village needs to make them aware of the issue. Chief Dykstra said Deputy Chief Baikie have a meeting with Euro Trucking on March 8th to discuss this issue.

Dan advised that he has reviewed additional submissions regarding 132 Harris Drive. This included the parking plans and fire hydrant locations. He has requested a meeting with the Fire Protection District for its input. The key issue is the required fire flow for the building. Dan asked the owner's engineer to submit the calculations. Clerk Sennyes will have B&F start review of these plans.

Dan will be meeting with the property owner of 1500 Mound Road regarding code requirements for a proposed addition, specifically fire suppression, triple basin and stormwater management requirements. The architect will submit a concept plan. They are aware of the Professional Fee Agreement process.

Dan also communicated with IDOT's I-80 design team regarding the Kinsey and Margaret ditch. IDOT will lower the ditch from the flared end section and in the IDOT ROW so it drains and will not back up onto Kinsey.

Dan has also been assisting with the IEPA Storm Sewer System submittals to the IEPA and it will be uploaded to the Village website.

Mr. Wyke asked if Dan had heard back from Will County regarding the Guzman Property on Moen Avenue. Mr. Malinowski stated the County told him they were getting the State's Attorney office involved as well as sending a letter to the owner stating they should not have drainage coming down onto Moen Avenue. Mr. Wyke stated they now have an orange hose discharging onto Moen Ave. from a work trailer.

Mr. Stiff asked if there is an Assistant State's Attorney assigned to the matter. Dan said he would inquire so perhaps Mr. Stiff could follow up on the status of the investigation or determine whether a case has been filed.

Mr. Stiff reported that he hoped to have a draft ordinance creating the position of Village Manager/Administrator for the next board meeting along with a memorandum regarding a PILOT program.

XIV. Public Comment

Diane Webber asked if the Rockdale School renovations would require a referendum. Trustee Lorenc advised that there is no referendum needed because the School District has the money already earmarked for the extensive renovations, which include plumbing, windows, drainage improvements. He suggested that detailed questions be put to the School Board at one of its meetings.

Mr. Wyke advised that yard waste pick up will begin the first Monday in April (April 3). The Easter Egg Hunt will be Saturday, April 8th at 10 a.m. for Rockdale Residents only (ages toddler to 10) and will be held at Seabee Diamond Field. If there is inclement weather, it will be held at the Village Hall.

XV.Special Business

None.

XVI.Adjournment

Village President Mr. Wyke asked for a Motion to adjourn. A Motion was made by Mr. Barnes with a second by Mr. Lorenc. Motion carried 5 ayes, 0 nays, 1 absent.

The next Village Board Meeting will be Tuesday, March 21st, 2023