

VILLAGE OF ROCKDALE
Board Meeting Minutes of
October 3, 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 October 3, 2023, at the Village Municipal Building, 79 Moen Avenue, Rockdale, Illinois.

II. Roll Call

Following the Pledge of Allegiance, the Village Clerk conducted the roll call. Village President Mr. Wyke was present along with Trustees Mr. Lorenc, Mr. Scheidt, Mr. Cooling, Mr. Stadler and Mr. Barnes. Mr. Pirc was absent. Also present in person were Police Chief Robert Dykstra, Village Engineer Dan Malinowski, and Village Attorney Mike Stiff. Public Works Assistant Director Angelo Proia was out overseeing a water main break.

III. Approval of Previous Minutes

Village President Mr. Wyke asked for a Motion to approve the Village Board meeting minutes from September 19th, 2023, as written. Mr. Lorenc made a motion to accept the minutes as written with a second by Mr. Scheidt. 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 brought before a question about a vendor and the check amount. With the help of Chief Dykstra, an answer was provided. The motion to approve was made by Mr. Lorenc with a second by Mr. Cooling. 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. Scheidt made a Motion to accept with a second from Mr. Cooling. Motion carried 4 ayes, 0 nays 2 absent.

VIII. Treasurer's Report

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

IX. Building Permits

Confirmed 710 Warren was sent to B & F for review.

X. Communications

The Village Clerk advised that Trick or Treat hours for this Halloween will be 4:00 p.m. to 7:00 p.m. on October 31, 2023. The hours will be posted to the Village's web page and on the electronic marquee.

XI. Old Business

None.

XII. New Business

The first agenda item was consideration of a request by TP Rockdale I LLC (Transport Properties) for a reduction of the tap-on fee at 132 S. Harris Drive in the Village of Rockdale. Mr. Stiff summarized the request as follows: As part of the project to rebuild on the property following a fire to one of the existing buildings, the owner had submitted several different plans. As part of the process, the Village mandated that the project include additional fire hydrants on the property. This was due to the difficulty the fire department had in battling the recent fire. In addition, the plans called for fire suppression, which normally would have required a 6" line connecting to the Village's water main. However, due to the flow requirements for the Village mandated hydrants, the plans called for an 8" inch line. With the larger line, the tap-on fee is also greater (approximately \$20,000.00). Mr. Malinowski also indicated that in addition to the fire hydrants, the owner also agreed to install a 12" shut-off valve which would provide the Village with greater flexibility in that area. Given the level of cooperation and additional expense being borne by the owner, Mr. Malinowski and Mr. Stiff indicated that the Board could consider the lower tap-on fee, since but for the Village's mandate on the hydrants, the project called only for the 6" line. There were no further questions. A Motion was made by Mr. Stadler to approve the reduction to the 6" tap-on fee. The motion was seconded by Mr. Lorenc. Motion carried 5 ayes, 0 nays and 1 absent.

Mr. Stiff next presented the Public Hearing regarding the Preliminary Environmental Impacts Determination by the Illinois Environmental Protection Agency for the Village of Rockdale Water Distribution System Improvements Project Plan. With the IEPA preliminary determination, the Village was required to hold a public hearing on the topic. Mr. Stiff asked for a motion to open the Public Hearing. A motion was made by Mr. Lorenc with a second by Mr. Cooling. Motion carried 5 ayes, 0 nays and 1 absent. The Hearing was opened at 7:18 pm. Mr. Stiff asked those in attendance if they wished to make any public comment. There were no comments from the public. Mr. Stiff advised those in attendance that they can submit written public comments to the Village Clerk or the Bureau of Water at the IEPA. Any written comments will be submitted to the IEPA. There were no questions from the Board, so a Motion was made to close the public hearing by Mr. Lorenc with a second by Mr. Scheidt. Motion carried, 5 ayes, 0 nays and 1 absent. The Public Hearing was closed at 7:21 p.m.

Mr. Wyke addressed the next agenda item, which was the Approval of the hiring of a Temporary Seasonal Public Works employee, Brian Homler. Mr. Wyke explained to the Board that the Public Works Department is still experiencing staffing issues due to one of the employees being out on medical leave, so Mr. Homler, who has worked for the Village in the past, is able to provide that temporary relief. Mr. Homler will be paid \$15.00 per hour and will be monitored so he does not exceed the temporary employee hours under the current CBA. A motion to approve the hire was made by Mr. Lorenc with a second by Mr. Stadler. Motion carried 5 ayes, 0 nays and 1 absent.

XIII. Department Business

Mr. Wyke advised the Board that Public Works Assistant Director Angelo Proia and his department staff were on the job repairing a water main break and was excused from attending tonight's meeting.

Police Chief Mr. Dykstra provided material to the Board which included calls for the last two weeks along with other information.

Mr. Malinowski presented his written Engineering report. One of the primary topics was the continuing issues with the Ramiro Guzman property on Moen Avenue. Mr. Malinowski provided several emails with Will County Land Use detailing those discussions, including his recent suggestion that storm water

detention needs to be addressed on the site. According to Will County Land Use, because of the site's history as a land fill which has never been properly capped, on-site detention is not able to be done. According to Mr. Malinowski, even if traditional detention cannot be accomplished, there are several other engineering solutions which could be entertained.

With respect to the AJ Interstate property and the property at 132 Harris Drive, both projects continue to move forward.

KWM Gutterman's project has also been reviewed with specific concerns regarding fire protection.

Mr. Lorenc inquired about whether the Village can restrict road access to a property owner. Mr. Stiff advised that he is looking into options which will be presented at a later date.

Mr. Stiff's report continued the discussion regarding the Ramiro Guzman property and the outcome of the recent court hearing. Mr. Stiff attended the meeting and the Assistant State's Attorney objected to any attempt to represent the Village's interests to the Court. As a result, Mr. Stiff was seeking the Board's approval to file a petition to intervene in the case. Mr. Stiff was able to provide a limited statement to Judge Anderson indicating the Village's interest in protecting its new multi-million-dollar roadway. All Board members in attendance approved the filing of the Petition to Intervene via voice vote. Additionally, Mr. Wyke recommended that the Village continue to assess whether the IEPA needs to be approached again on this issue.

Finally, with respect to the PFAS settlement, all requested samples were submitted and analyzed. The lab results, analysis and report have been uploaded and sent to the handling attorneys for review and further action. The next step is to wait for the attorneys to give us a settlement amount or range, and then the Village will need to decide whether to accept the settlement or opt out of the agreement.

Mr. Stiff advised the Board that Sue Polesel has advised Mayor Wyke that she will be stepping down as Chair of the Rockdale Zoning Board due to health reasons. Plans are being made to recognize Sue's many years of service to the Village. Additionally, the transition of the Chair position will be determined either by the Board or the ZBA. Mayor Wyke will also be looking to fill the vacancy by appointment with the Village Board's advice and consent.

Finally, Mr. Stiff congratulated the Village Board on the success of the Rocktember Fest last weekend.

Mr. Wyke echoed that sentiment and thanked all of those who worked hard to make the event a success.

XIV. Public Comment

Mr. Wyke asked those in attendance if they wished to make public comment. Diane Weber inquired about news of Joliet Township's recent award of a state grant for migrant housing. The Board was not familiar with the issue.

XV.Special Business

None

XVI.Adjournment

Mr. Wyke asked for a motion to adjourn. A Motion was made by Mr. Barnes with a second by Mr. Lorenc. Motion carried 4 ayes, 0 nays, and 2 absent.

The next Village Board Meeting will be November 8, 2023