VILLAGE OF ROCKDALE

Board Meeting Minutes of

March 5, 2024

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 5th, 2024, at the Village Municipal Building, 79 Moen Avenue, Rockdale, Illinois.

II. Roll Call

Following the Pledge of Allegiance, Mr. Wyke asked for a roll call. Trustee Mr. Lorenc was present along with Mr. Pirc, Mr. Barnes, Mr. Scheidt and Mr. Stadler. Also present in person were Police Chief Mr. Robert Dykstra, Village Attorney Mr. Mike Stiff, Public Works Superintendent Mr. Angelo Proia and Village Engineer Mr. Dan Malinowski. Mr. Cooling was absent.

III. Approval of Previous Minutes

Village President Mr. Wyke asked for a Motion to approve the Village Board meeting minutes from February 20, 2024, as written. Mr. Scheidt made a motion to approve the minutes as written with a second by Mr. Pirc. Motion carried 5 ayes, 0 nays and 1 absent.

IV. Visitors

Jorge Gil, the owner of the food truck located at the Mobil Gas station at Moen and Larkin, addressed the Board regarding the prohibition of overnight parking in the Village Food Truck Ordinance. Mr. Gil's Uno Mas Food Truck has been at this site for a number of years. Prior to this year, he was not required to get a license but with the recently approved Village of Rockdale Ordinance regulating food trucks, he applied for the license to comply with that Ordinance, and learned that under the ordinance, overnight parking was not allowed. Mr. Gil explained that each night after business hours, he moves the Food Truck to the back of the gas station property behind the building, and once per week he brings the Food Truck to his home for a "deep cleaning" before bringing it back to the gas station location. Mr. Stiff advised that Board that the plain language of the Ordinance would prohibit even the overnight parking as explained by Mr. Gil. However, if this situation was not intended to be prohibited (where the Food Truck is moved to somewhere on the property out of the public view each night), then the Ordinance can be amended in some way to carve out an exception for this situation or the prohibition can be removed entirely. The Board agreed that Mr. Stiff should bring back proposed changes to the Ordinance at an upcoming meeting. Until then, because the issue is under review, Mr. Gil can continue to leave the Food Truck overnight so long as it is moved from its daytime location to behind the gas station building and the Police Department will not issue citations for improper overnight parking of the Food Truck. Mr. Gil will follow the Ordinance in all other respects.

The next Visitor was the owner of the proposed new Rockdale Pancake House. This business will be at the old E street bar location and will soon be open. Business hours are projected to be from 6:00 am to 2:00 pm. Plans are for 20 tables, so parking may be a concern. The owner was asked to provide a plan with the seating/tables so the parking can be calculated.

The final visitor was Carlos Nunez and his son, Carlos Jr., who addressed the Board regarding the proposed plan for a new tavern in the same building as their El Comal Restaurant. Mr. Nunez explained his plan in general and the discussion centered around the available parking for all of the businesses located in the building. Mr. Stiff explained that since there is not enough parking per the Village's Zoning Ordinance, the procedure moving forward would be for Mr. Nunez to apply for a zoning variance. The first step is filling out the application, and then the matter would be set before the ZBA, which is an advisory body, which would then make a recommendation to the full Village Board, which would make the final determination on the variance. The Public Hearing procedure was explained, as well as the need to publish a notice, serve that notice on adjoining property owners, post a sign, which would be prepared by the Village, and to present evidence at the Public Hearing, at which the public can voice their comments both for or against the proposed variance. Mr. Nunez will get the application and start the process.

V. Bills and Claims.

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

VI. Clerk's Receipts

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

VIII. Treasurer's Report

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

IX. Building Permits

None.

X. Communications

Village President Mr. Wyke asked for any Communications. Nothing at this time.

XI. Old Business

Village President Mr. Wyke asked for any Old Business. Nothing at this time.

XII. New Business

Mr. Scheidt inquired as to whether the new Pancake House business would also need to go through the ZBA for a parking variance. Mr. Stiff advised that once the parking requirements were calculated following the Village's receipt of the seating plan, the decision would be made as to whether they will need the same type of variance as Mr. Nunez.

Mr. Wyke moved to the first item on the agenda which was A Resolution Approving A Proposal To Cap Abandoned Rockdale Well #3. Since there were two proposals to consider, a draft resolution was presented to the Board for their review. The first order of business for the Board to consider was a motion and a vote to waive competitive bidding for the consideration of the two proposals to permanently cap the Village of Rockdale Well #3. The Motion to waive was made by Mr. Lorenc with a second by Mr. Stadler. Motion carried by a vote of 5 ayes, 0 nays and 1 absent.

Next was the discussion of the two proposals. The proposals were from Layne, which does quite a bit of work for the Village already, and the other was from Great Lakes, a company which was referred to the Village by Chris Ulm at Strand. The Great Lakes proposal is roughly $13,000.00 less than the Layne proposal. Mr. Proia explained that primary difference and why the Layne proposal was more money is the number of workers to do the job. The Board determined that the Great Lakes bid was preferred. The next resolution number was 848. The Motion to approve the Resolution which approves the proposal from Great Lakes Water Resources Group in the amount of $20,601.00 was made by Mr. Pirc with a second by Mr. Barnes. Motion carried 5 ayes, 0 nays and 1 absent.

Next on the agenda was a Resolution Approving A Proposal for Geotechnical Engineering Services for the Meadow Avenue Water Main Replacement Project, Lead Water Service Line Replacement Project, and Kinsey Avenue Water Main Interconnect Project. Mr. Stiff reminded the Board that on February 6, they approved Strand task order 22-02, with the understanding that Exhibit A would be revised to remove the Geotechnical Services. This Resolution is for those Geotechnical Services to be contracted directly with the Village to avoid Strand's 10% markup. Strand solicited the Geocon proposal which is attached. Strand is recommending that the Village accept the Geocon proposal for the Base Scope and the CCDD Environmental but decline the Alternate 1 (three piezometers). Mr. Stiff indicated that he was OK with the General Terms and Conditions with one exception, the limitation of liability, which he asked to be amended to provide that Geocon would be liable up to its insurance limits. Geocon agreed to that change, so Mr. Stiff asked for a motion to approve Resolution #849, which was made by Mr. Lorenc with a second by Mr. Stadler. Motion carried, 5 ayes, 0 nays and 1 absent.

Moving on to the next agenda item, which was the Ratification of the Strand Associates, Inc. Amended Task Order 24-02 with the removal of certain scope of work for geotechnical services as approved by Resolution 843 on February 6, 2024. Mr. Stiff explained that the amended Task Order 24-02 in their packet contains the amendment and upon ratification will be substituted for the one in their packet on February 6. Mr. Stiff aaked for a motion to ratify the amended Task Order. A Motion was made by Mr. Lorenc with a second by Mr. Scheidt. Motion carried 5 ayes, 0 nays and 1 absent.

XIII. Department Business

Public Works Superintendent Mr. Proia reported his staff started on Village alley restoration for the new year. Nothing else to report.

On a very, very, special note, Mr. Proia reported that his stage 4 stomach cancer is in remission, which was met with a round of applause from those in attendance.

Police Chief Mr. Dykstra shared the recent police activity and arrests for the past two weeks.

A criminal domestic battery abuse allegation was reported.

There were incidents of people being charged for driving on a suspended license.

Police officers participated in a shelter-in-place drill at the Rockdale Schools.

Sex offender annual registration is completed.

Village Engineer Mr. Dan Malinowski provided a handout of the property of Guzman Property on Moen Avenue. As discussed in the past, the site has been eroding soil material onto Moen Avenue pavement, drainage structures, and the stream. Mr. Malinowski explained that he did pass along his comments to Mr. Guzman's engineer. Mr. Stiff added his discussions with the Guzman Attorneys. Mr. Stiff indicated that the final order will be reviewed by Rockdale staff, County Staff and ultimately approved by the Judge. Mr. Stiff will be requesting an end date for work to be done, and the Court will supervise the matter until it is done. The Village will not agree to a dismissal order in the case until everything is completed to the Village's satisfaction.

There was a further discussion about the fee in lieu of detention for the AJ Inter-Estate property. The County Land Use Department was brought into the discussion, but the issue is not yet fully resolved. A further meeting is needed.

A meeting with Schwarz Logistics will be planned but first there must be a Professional Fee Agreement to further review the plans for the business.

Finally, the owner of Alliance Fence Company has undeveloped property at the site and has filed a Building Permit Application to add gravel to those two sections. There is a detention pond just behind the property which might require a drainage plan. Mr. Malinowski will set up meetings to determine whether a Professional Fee Agreement is required. Additionally, a fee in lieu of detention might be required.

Mr. Wyke inquired about whether the Village can recoup the professional fees related to the Guzman property and the court case. Unfortunately, there is no way to force those fees on Guzman, but Mr. Stiff indicated that we can certainly ask his attorney whether he will contribute. The Village Clerk was asked to tally the invoices for both Engineering and Legal with the hope that some level of reimbursement to the Village can be obtained.

Mr. Stiff had nothing to add, but did recommend that we revisit Resolution #849, which indicates that competitive bidding has been waived. Even though the total amount of the Geocon proposal (with the declined line item) is less than $25,000, Mr. Stiff asked for a motion to waive competitive bidding. The Motion was made by Mr. Lorence with a second by Mr. Scheidt. Motion carried, 5 ayes, 0 nays and 1 absent.

XIV. Public Comment

The only public comment was regarding the State of Illinois potentially removing the grocery tax and whether that will affect the Village. The Board comments were that there might be a very small dip in tax revenue from the corner store in town, there is not expected to be a huge impact if it is indeed passed, which is currently not even certain.

XV. Special Business

None.

XVI. Adjournment

Village President Mr. Wyke reminded the group of the Rockdale Easter Egg Hunt that is scheduled prior to Easter on March 30th at 10:00 a.m. at the Sea Bee Diamond. A donation was again provided from Nick at the corner store.

Mr. Wyke then asked for a Motion to adjourn the meeting. 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 Wednesday, March 20th, 2024.