VILLAGE OF ROCKDALE

Board Meeting Minutes of

May 6, 2025

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 May 6, 2025, at the Village Municipal Building, 79 Moen Avenue, Rockdale, Illinois.

II. Roll Call

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

III. Approval of Previous Minutes

Village President Mr. Wyke asked for a Motion to approve the Village Board meeting minutes from April 15, 2025, as written. Mr. Cooling made the motion to approve with a second by Mr. Stadler. 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 approve the Bills & Claims. Mr. Stadler 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. Scheidt made a Motion to approve with a second by Mr. Cooling. 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. Mr. Cooling made a Motion to accept with a second by Mr. Pirc. 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. Mr. Barnes made a Motion to accept with a second by Mr. Scheidt. Motion carried 5 ayes, 0 nays 1 absent.

IX. Building Permits

The location of 333 Thorn is an addition of Solar Panels.

X. Communications

Village President Mr. Wyke advised the Board that LRS Waste Services is supporting the Rockdale Clean-Up Days which are scheduled for May 16 from 5 a.m. to 5 p.m. and May 17 from 5 a.m. to 10 a.m. There were no other comments.

XI. Old Business

Village President Mr. Wyke asked for any old business. There was none.

XII. New Business

Mr. Wyke asked the Trustees for any new business. There was none.

The first item on the agenda was a Presentation by Chris Ulm of Strand Associates, Inc. regarding Ordinance #1157, the recent amendment to the Village water and sewer rates, along with an open forum for discussion regarding the Ordinance. Mr. Ulm began with an overview and history of the Village's water system status and the plans moving forward with respect to infrastructure improvements. Mr. Ulm explained that with the capping of one of the Village's shallow wells due to contamination, the Village has been reliant for more and more Joliet water, which is extremely expensive and not sustainable. The Village is committed to drilling a new deep well and constructing a new HMO treatment facility and above ground storage tank which will ultimately result in the Village becoming independent of Joliet water and free of PFAS. However, in the interim the Village expects to hear from the IEPA that it must start using 100% Joliet water until these infrastructure projects are complete. Mr. Ulm indicated that the Village follows the directives and mandates from the IEPA, including the recent PFAS standards which were adopted with little warning. Mr. Ulm highlighted the projects and provided an overview of Ordinance 1157, and the charges which will allow the Village to pay for these projects and maintain sustainability of the system. Finally, Mr. Ulm indicated that the Ordinance includes a Joliet Water Supply Fee which will remain in effect until the Village is no longer using 100% Joliet water. Additionally, the Village is seeking principal forgiveness and low interest loans from the IEPA which may allow future relief from the increased charges. However, while the Village has applied for and will continue to seek these low interest loans and principal forgiveness, it does not currently know what the results of those applications will be. Mr. Ulm continued by providing examples of what are to be expected for the different types of water customers and their usage. From this historical background, we then moved to allow the general public in attendance open with public comments.

Seven people wanted to address the Board with their concerns about the water and sewer increases for the Village. Comments before the Board were about the specific reasons why a cost increase across the customer base. One of the I-1 zone customers wanted to know how the Village came to the solutions about determining the charges. He commented that although the property is zoned industrial, he uses the unit for storage of a vehicle, and he uses the toilet in the unit only once per month. He preferred that the Village charge for water solely based on usage. Mr. Ulm explained the rationale for not doing so. There were two residents who asked about the justifications of costs but a large part of the conversation revolved around rusty water. One resident spoke of having to run her water more than two hours before the rust clears. Her specific comment was that she should not have to pay for the volume of water used to clear the rust. Public Works Superintendent answered the Board's questions and there was discussion as to possible solutions for her specific situation. Mr. Wyke indicated that these were hard decisions. There was also discussion regarding the alternative of Rockdale switching to Lake Michigan Water received from Joliet which would have been an even more astronomical financial burden on the Village residents. Although painful financially, this is in the best interests to the Village and its residents in the long term.

Next up was the Discussion and Repeal of Ordinance #1149 granting a parking variance to Carlos Nunez, Jr. for property located at 303 Moen Avenue in the Village of Rockdale. Mr. Stiff gave the background of this agenda item. Details on the ZBA voting and the voting of the Village Board at the time of approval was also explained in great detail. The vote to approve the parking variance was made with three conditions which needed to be met. Condition one was that the dedicated parking lot be resurfaced and striped. This has not been completed.

The second condition, which also has not been met, is the proposed tavern business and the limitation on its hours. No plans have been submitted for approval of the tavern or of its seating. No application has been made for a tavern liquor license, which does not even exist at present. Mr. Nunez after the varioance approval, contacted the Village regarding the hours restriction and that he did not agree with it.

The third and final condition was to provide to the Village paperwork from the parking lot owner, Anzelc, which shows a firm conditional agreement between the two where it clearly states the restaurant can have use Anzelc's parking lots. Although the Village was provided a very sketchy agreement, the Village Attorney had requested that the agreement be more detailed. A more detailed agreement has not been provided.

Mr. Wyke stated that Anzelc has apparently reduced the available parking for Mr. Nunez' customers by utilizing much of one of the parking lots for its own equipment storage. Mr. Stiff gave the options available, whether leaving the variance in place, tabling the issue, or voting to repeal it. Mr. Barnes thought it wouldn't be a big deal if the El Comal Restaurant got a liquor license or if a proposed tavern went into the building. Therefore, he thought the Ordinance should remain in place. Mr. Cooling made a motion to repeal Ordinance 1149. The motion was seconded by Mr. Pirc. There were four members voting Aye, Mr. Barnes voting nay, and one absent. Motion carried 4 ayes, 1 nay and 1 absent.

The last item on the agenda was the Discussion and Approval of a Proposal from Greg & Sons Construction, Inc. in the amount of $4,500.00 for excavation and curb replacement work at 814, 827, and 940 Otis Avenue. Mr. Proia provided the detailed history behind what is necessary to complete a previously approved job at the areas on Otis Avenue. Since there were no other competitive bids received this ended up as the one and only to present to the Board. Mr. Stiff asked Mr. Proia to make sure the owner puts in the agreement a prevailing wage stipulation, so the vote was made to approve by Mr. Cooling with a second by Mr. Pirc. Motion carried 5 ayes, 0 nays and 1 absent. A motion was made by Mr. Cooling to approve the proposal should it be added with the prevailing wage included with a second by Mr. Stadler. Motion carried 5 ayes, 0 nays and 1 absent.

XIII. Department Business

Public Works Superintendent Mr. Proia wanted to let the Board know of the recent success of an employee in public works to pass his test for a CDL. He will have a couple of potential Summer help employees for the review of the Board.

Police Chief Dykstra handed out the PD call sheet and had nothing else to add.

Mr. Stiff had nothing to add from his department report.

Public Comment

Mr. Wyke asked for a Public Comment. Ms. Weber asked about the swearing in of the newly elected official for the Board. Mr. Wyke made it clear it will be during the next Board meeting.

XIV. Special Business

None

XV. Adjournment

Prior to adjournment, Mr. Wyke reminded the Board about the annual Memorial day celebration taking place at the Fire Department. There will be more information at the next Board meeting. A Motion was made by Mr. Barnes with a second by Mr. Scheidt. Motion carried 5 ayes, 0 nays, 1 absent.

The next Village Board Meeting will be on Tuesday May 20, 2025.