

VILLAGE OF ROCKDALE
Board Meeting Minutes of
February 17, 2026

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 February 17, 2026, 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. Califello was present along with Mr. Cooling, Mr. Lorenc, Mr. Scheidt. Mr. Stadler and Mr. Pirc. Also present in person were Deputy Police Chief Mr. Robert Baikie, Public Works Director Sean Smego, Public Works Team Lead Matt Lucas, Village Attorney Mr. Michael Stiff, and Village Treasurer Steve Lucas. Village Engineer Mr. Dan Malinowski was absent.

III. Approval of Previous Minutes

Mr. Wyke asked for a motion to approve the Village Board meeting minutes from February 3, 2026, as written. A motion was made by Mr. Lorenc to approve with a second by Mr. Pirc. Motion carried 6 ayes, 0 nays and 0 absent.

IV. Visitors

None

V. Bills and Claims.

Mr. Wyke asked for a Motion to approve the Bills & Claims. Mr. Scheidt made a motion to approve with a second by Mr. Lorenc. Motion carried 6 ayes, 0 nays and 0 absent.

VI. Clerk's Receipts

Mr. Wyke asked for a Motion to approve the Clerk's Receipts as submitted. Mr. Lorenc made a Motion to approve with a second by Mr. Stadler. Motion carried 6 ayes, 0 nays and 0 absent.

VII. Treasurer's Receipts

Mr. Wyke asked for a Motion to approve the Treasurer's Receipts. Mr. Pirc made a motion to approve with a second by Mr. Lorenc. Motion carried 6 ayes, 0 nays, 0 absent.

VIII. Treasurer's Report

Mr. Wyke asked for a Motion to approve the Treasurer's Report. Prior to the motion, Mr. Lorenc asked the Village Treasurer Mr. Locas about the water fund amount being low. Treasurer Lucas advised that more than \$100,000.00 was added today. Mr. Cooling made a Motion to approve with a second by Mr. Lorenc. Motion carried 6 ayes, 0 nays, 0 absent.

IX. Building Permits

None.

Communications

There were none.

X. Old Business

There was none.

XI. New Business

Mr. Wyke asked for new business. There was none.

The first agenda item was presented by Mr. Stiff in a brief overview of the two agenda items before the Board tonight. By way of summary, the Village engaged Chapman and Cutler last year to act as Bond Counsel to handle the first IEPA loan projects, which were the Meadow Ave. Water Main Replacement and the Lead Service Line Replacement. The Lead Service Line Replacement is currently underway and almost complete, while the Meadow Ave. Water Main Replacement project has been awarded and set to commence in the spring. The Village pledging water account revenues to pay for these capital improvements, some of which will receive principal forgiveness or low interest loans through the IEPA. The Village engaged Chapman and Cutler last year and the first of two bond ordinances were passed. Because the IEPA loan process for the current year included the Meadow Ave. project, Chapman has prepared the bookend Ordinances on Meadow Avenue and the remaining projects for 2026. The Ordinance passed last year was to show the intent to bond while the two ordinances on the agenda tonight is the approval of the Bonds. Even though the Village is a home rule community, it still has to do the bookend ordinance. However, the Village does not have to do the backdoor referendum.

Although the Village is a bit tardy with our request, Chapman and Cutler has indicated that there will not be a problem, but since there have been disbursements approved by the Village and submitted to IEPA, the Ordinances need to be approved tonight.

The first agenda item to consider is an ordinance authorizing and providing for the issue of not to exceed \$4,300,000 dollars in Waterworks and Sewerage Revenue Bonds (IEPA) (Junior Lien) of the Village of Rockdale for purposes of paying the cost of the necessary improvements to the waterworks and sewerage system of said Village prescribing all the details of said bonds and providing for the collection, segregation and distribution of the revenues of said System for the payment of said bonds. That language is from Chapman and Cutler, who are the bond experts. The next Ordinance Number is 1165. A Motion to approve Ordinance 1165 was made by Mr. Lorenc with a second by Mr. Pirc. Motion carried 6 ayes, 0 nays and 0 absent.

Following this approval, the bond closing will be next week, February 27. There are a few additional items that need to be prepared by the attorneys. Mr. Stiff will be issuing a Village Attorney Certification and letter. Chapman will also do a Bond Counsel letter. The Village Attorney letter will certify that the ordinances were properly passed and that the Open Meetings Act was followed. Mr. Stiff must also certify that there is no litigation that the Village is aware of that somehow impairs the ability to bond or ownership of the water system or the water rate ordinances.

The next item is a similar bond which is for the latter projects, those being the Well 8, storage tank, and HMO treatment plant and raw water main. This is An Ordinance authorizing and providing for the issuance of not to exceed \$6,100,000 in Waterworks and Sewerage Revenue Bonds (IEPA) (Junior Lien) of the Village of Rockdale for the purposes of paying the cost of the necessary improvements to the

waterworks and sewerage system of said Village, prescribing all the details of said bonds and providing for the collection, segregation and distribution of the revenues of said system for the payment of said bonds. The next Ordinance number is 1166. A motion to approve was made by Mr. Scheidt with a second by Mr. Lorenc. Motion carried, 6 ayes, 0 nays and 0 absent.

Once the closings take place, the Village will receive a bound set of transcript documents.

XII. Department Business

Public Works Director, Mr. Smego, reported two more water main breaks on February 9, 2026. He hopes there is not a trend starting with the last two sets of main breaks coming in pairs. Nonetheless, it was handled by the public works crew along with Airy's Construction. Airy's had been very busy so they we delayed somewhat but once the other leak was discovered, less than a few 100 feet away, thankfully, they were able to remain on site and complete the second set of repairs. The tower levels and the water pressure throughout the system remained stable so no boil order went into effect. Mr. Smego theorized that IDOT's I-80 work in pile driving support beams in that area may have caused or contributed to the main breaks. However, there is no proof of that. Mr. Smego thanked the PW and Village staff for their support.

There is another minor issue with the lift station. There is a high temperature alarm on pump motor number 3, which happens to be recently rebuilt. There will be a Met Pump team inspecting it tomorrow with the early report being a suspected leaky pump seal.

Next up, Deputy Chief Baikie provided the Rockdale Police handout with the call list. Some of the highlights covered were a few problem houses in the Village. First and foremost is a house at 617 Howard. Rockdale Police entered and arrested several people on a host of drug charges. DC Baikie commented that the house was in terrible shape and should be condemned due to the deplorable conditions.

One of the arrestees had an outstanding warrant but Will County refused to take him because of an open sore. The individual was taken to the hospital, where he later escaped and is still at large. DC Baikie indicated that he hoped the man would be back in custody shortly.

There is still one full-time police officer position open. Hopefully, this can be filled soon.

Mr. Malinowski was absent.

Mr. Stiff reported that the ICOPS CBA is close to being approved. He still needs to work with Chief Dykstra to get some additional language worked out, but his understanding is that the Union is good with the last package proposal from the Village. The language yet to be worked out is implementation of the PD policy on officer-involved shootings and the mandate of immediate drug and alcohol testing. The other section needing language is incorporation of the Village Body Worn Camera policy.

There were several code compliance issues which resulted in Mr. Stiff sending out Notices of Violation and requests for Compliance. Mr. Stiff reported that in response to his letter, one owner contacted him to say that the illegal use of a single family R1 dwelling as a duplex will be ceased as soon as he can get one of the tenants out of the house. The owner has pledged to keep it single family moving forward. The Village had learned through police calls that there were two families living in the house. Again, the owner apologized and is in the process of getting the upstairs tenant out and has vowed not to rent it as anything other than a one unit. He also agreed to let the Village code inspectors go in to make sure that there have not been any

unpermitted changes to the residence. The owner indicated that he had not done any work without a permit, although it seems hard to figure out how two families could have their own access without there being separate methods of ingress and egress.

The Village received complaints on another property which had junk and debris in violation of the nuisance ordinance. There was a vehicle engine hanging from a basketball hoop. Mr. Stiff sent the Violation Notice (in English and Spanish) to the property owner. In response, the owners came to Village Hall and indicated that the property had been cleaned up. The Village staff verified that the violations had been remedied. The owners made their own complaints about some of the neighboring properties, and the Village Staff assured them that they are not being singled out.

Additionally, the property on Stillwell and its questionable multiple use occupancy is still on-going. Mr. Stiff sent yet another letter with no response as of yet. Another letter was sent to the property owner at 709 Howard who is purchasing, fixing and selling vehicles in violation of the Village Code. There has been no response to that most recent letter.

Finally, there is the home at 617 Howard mentioned by DC Baikie. The owner is a land trust and the Village has learned that the last known beneficial owner is deceased. The Village has been in communication with the deceased owner's wife and daughter in an attempt to see if they would agree to the Village taking ownership of the property. However, they are now telling the Village that they want to settle the title issues and then sell the property.

Based on the conditions described by DC Baikie, the Village took steps to board up the house since it is uninhabitable. One option is to take legal action to demolish it. That can be expensive. Another option would be to let the wife/daughter pay an attorney to settle the title issues and then the Village would be able to cite the new owner with violations and a request to demolish or otherwise make it safe. Another concern is whether the condition of the house is truly structural and unsafe, or just that it needs a true remodel and deep cleaning. If the building itself is structurally sound, a judge may not agree that it needs to be demolished. Therefore, if the Village waits for someone to purchase the property and then bring it not code, then the Village would once again have the property on the tax rolls without the Village having to take formal legal action. The Village can still take steps to potentially fine and lien the property.

Mr. Wyke indicated that he would like to get input from DC Baikie and Chief Dykstra before settling on a plan.

Mr. Stiff reiterated that there are risks to proceeding with a demolition action right now aside from the cost. Mr. Wyke asked how long would it take to get the approval to knock it down. Mr. Stiff indicated that the first step is to give the owner (whomever that is) 15 days to make it safe. Mr. Stiff would send the notice letter to every possible owner including the decedent at his last known address where the tax bills go. If, after the 15 days, the house is not made safe, the Village can file the demolition case. Once it is in litigation, it really depends on how much of a fight the people in Pennsylvania will put up once they are served with the complaint. They would have 30 days from service to appear in the case, and then it depends on whether they have an attorney to contest the case. If they do not appear, then it would go much quicker with a default judgment if the judge buys into the fact that it's got to come down. Therefore, you might get a demolition order in 3 months. That gets longer if the owner in Pennsylvania wants a fight. At some point the judge is not going to let them just drag it out.

Since the absentee owners apparently have not seen the current condition, they may not fight it depending on just how bad it is. Right now, we are not in a position to provide photos since they are currently part of the ongoing police investigation. Mr. Stiff advised the Village to continue to talk with the owner's wife and daughter and try to work something out.

XIII. Public Comment

Mr. Wyke opened public comment. Ms. Webber asked about the Bonds approved tonight and how they worked for the Village. Mr. Stiff answered her question.

XIV. Special Business

None

XV. Adjournment

Before closing, Mr. Wyke mentioned that he wants to move forward with demolition of the building at 200 Midland Avenue to make way for the new water tank and treatment plant. He advised the Board that he planned on having a proposal for that work for consideration on the next agenda.

Mr. Wyke then asked for a motion to adjourn, which was made by Mr. Lorenc with a second by Mr. Cooling. Motion carried 6 ayes, 0 nays, 0 absent.

The next Village Board Meeting will be on Tuesday March 3, 2026.