

MINUTES OF THE REGULAR MEETING
OF THE BOARD OF TRUSTEES OF THE
VILLAGE OF STEGER, WILL & COOK
COUNTIES, ILLINOIS

The Board of Trustees convened in regular session at 5:30 P.M. on this 5th day of June, 2023 in the Municipal Building of the Village of Steger, Illinois. Mayor Peterson led all in attendance in the Pledge of Allegiance to the flag.

The roll was called. The following Trustees were present; Thurmond, Lopez, Stewart, Trotier, Joyce and Perchinski. Mayor Peterson was present.

Also present: Director of Public Infrastructure Dave Toepper, Fire Chief Michael Long, Police Chief Greg Smith. Village Administrator Mary Jo Seehausen, EMA Chief Tom Johnston and Community Center Director Diana Rossi were absent.

AWARDS, HONORS AND SPECIAL RECOGNITION

MINUTES

Trustee Lopez made a motion to approve the minutes of the May 15th meeting as all members have copies, amended to read the motion to adjourn was made by Trustee Lopez and not by Trustee Perchinski who was absent. Trustee Perchinski seconded the motion. Voice vote; all ayes. Motion carried.

AUDIENCE PARTICIPATION

Acir Dacarmi of 3331 Morgan St approached the board about care of the alley behind his house. He keeps the grass cut in the alley along his property, but none of his neighbors do so. He asked if the Village mows the alleys. The Village normally does not mow alleys. Dave Toepper stated that he encourages residents to care for alleys behind their homes. He is going to look at the alley and see what needs to be done.

Julie Stone of 3301 Hopkins and Diane McCormick of 3242 Hopkins came before the board. Ms. Stone stated that her questions concern TTS Granite. It seems there are more trucks, refrigerator trucks, the fence has been knocked down, some of that garbage has been out there for months and hasn't moved. Sometimes they work really late at night and the sound carries to the homes nearby. I am concerned that this is taking a long time. Do they even have a permit to be doing some of that work? Dave Toepper stated that they do have a permit to do the paving and concrete between the buildings. There was further discussion regarding trucks that have been parked in the area. Police had been asked to look into a truck parked in the area, but was gone when the Police arrived. Ms. Stone continued to describe what appears to be junk and trucks

that were not there before. Mayor Peterson and Dave Toepper are going to look into what is happening there.

Dennie Garcia resident said she wanted more information regarding Ordinance No. 1296 on the meetings agenda, is it being voted on tonight or will there be more discussion? Mayor Peterson stated that it is on the agenda to be voted on today. In my report I am going to go into more detail about that ordinance.

REPORTS

Village Administrator Mary Jo Seehausen No report.

Director of Public Infrastructure Dave Toepper No report.

Fire Chief Michael Long For the month of May we ran 207 calls, which is up quite a bit from normal, but Sauk Village has been down an ambulance for the last two weeks, so we have been helping them out. Deputy Chief Raguson, Lt. Stevenson and myself worked two cardiac arrests this past week that both had good outcomes. That's all I have.

Police Chief Greg Smith We have a Town Hall meeting coming up on Monday June 12th at the Community Center at 6 pm. This will be for residents; we have already conducted one for the businesses. Mayor Peterson stated that he had a lot of good feedback from people who attended the first meeting.

Community Center Director Diana Rossi No report.

EMA Chief Tom Johnston No report.

Village Attorney No report.

Treasurer Trustee Lopez stated that we continue to work with the auditors to tie up loose ends for our 2022 Audit. As of March, our Cook Real Estate tax revenue is sitting right at 25 percent, so is our Sales Tax Revenue and our State Income Tax. Corporate revenue total: \$1,226,371.21, Local Bank Balances are at \$1,355,983.00. Our Expenses are right around 27 percent as well. One of the things that makes me leery is in regards to second installment of Cook County taxes, will be going out late this year. We hope to get everyone hard copies by the next Board meeting for revenue through April.

MAYORS REPORT Troop 100 of the Boy Scouts of America is requesting to host a Fall Camp. Representatives of the Troop are planning on attending our meeting to provide details. Scout Gavin Johnston along with a Scout Leader gave a presentation asking for permission to conduct their Fall Camporee October 13 through October 15,

2023. He presented all board members with a proposal for the event to be held at Veteran's Park.

Trustee Perchinski made a motion to accept the proposal and to ratify it at the next meeting. Trustee Thurmond seconded the motion. Roll was called. The following Trustees voted aye; Thurmond, Lopez, Stewart, Troitier, Joyce and Perchinski. Mayor Peterson voted aye. Motion carried

Under New Business, we are asking the Board to consider ratification of the Police Union Contract.

Ordinance No. 1296, which amends our Municipal Code to update it to reflect how we have been currently operating except that:

1. it keeps the committee form of the original code, instead of Trustee Liaisons; and
2. it changes the time for submission of items for the placement on the agenda from Noon on the Friday before the meeting to Noon on the Thursday before the meeting.

There were questions raised concerning the committees and what these are supposed to do. We kept it flexible and provided in Section 2-37(b) that they have any powers direct by the Village President other than being able to bind the Village which can only be done with a majority vote of the Board. The thought was that I do not want to create unnecessary meetings for any of you. We will use these committees when it is appropriate to have a smaller subset of the Board and professional staff, handle an issue prior to bringing it to the full Board for consideration. In most instances, professional staff will be handling the issues of the Village. So, for instance, if we need to examine a particular ordinance, like vehicle stickers, we can send it to a committee to work on proposals for the Board to consider.

We updated the Order of Business in Section 2-61 to reflect our current agendas, but we also added language which allows items to be added or the order changed. Section 2-64 still provides the mechanism for any Trustee or member of the public to get an item added to the agenda for consideration by the Board. It also allows any item to be considered by a committee prior to being considered by the full Board.

Lastly, the changes also provide that reports must be written in reasonable detail. The law requires us to post an agenda to provide the public notice of what we will be considering and discussing at that meeting. We also need to make sure all Trustees and the Mayor are aware of the items for that meeting. Robert's Rules of Order provides for a report to be read into the record of that meeting. Reports should therefore be in a form that can be read into the minutes. It should also provide enough detail for the Board members.

When considering Ordinance No. 1296, please keep in mind that this does not change the responsibilities of the Board or any Trustee. The Village Board is the legislative authority for the Village. The Board adopts legislation, including the budget, votes on certain expenditures and the bill warrants. We have the committees to assist us if

needed, but even if you are not on a particular committee, you will be asked to consider all items brought to the Board. The intent is to continue doing business as we normally do.

Ordinance No. 1297 is a Redevelopment Agreement for Keith's Power Equipment. He will be making certain improvements which qualify for reimbursement with TIF Funds. We appreciate Keith's investment in our community.

Ordinances No. 1298 and 1299 concern the properties 3140 Union Avenue (Community Liquors) and 3200-3210 Union Avenue (Property next to Community Liquors). We are asking the Board to transfer these properties to our development corporation. I do ask that a motion be made to change references to the Steger Economic Development Corporation to the Steger Community Development Corporation, which is the correct name.

VILLAGE CLERK No report.

TRUSTEES REPORTS

TRUSTEE STEWART PUBLIC WORKS/WATER & SEWERS/BUILDING

Lead water lines replacement. Robinson engineering has identified approximately 400 main lead service lines in need of replacement. We have received some grants to replace these and will begin this project either late this Fall or early Spring of 2024. This will be an on-going program that will go on for several years until we have identified and replaced all lead lines at no cost to the citizens or to the Village. Mayor Peterson added that this is not just the mains, but the lines from the street to the house as well. This program will deal with all pipes leading to the house. Any pipes inside the house are the responsibility of the home owner. Anything dug up in the yard will be restored.

Iroquois paving will start repaving streets this week. They will start with all the streets that have been grinded out.

Grinding of alleys should start this upcoming week.

Fire hydrant flushing is currently 2/3 complete with eastside of village remaining to be completed.

Village has experienced approximately 50 water main breaks this year.

Trustee Thurmond

Crave VR grand opening: I attended the grand opening. The event was successful. Thank you, Mayor Peterson, and trustee Joyce, for representing the village of Steger.

The hours are 11am to 11 pm Tuesday through Thursday, 12pm to 12 am Friday and Saturday, 12pm to 9pm Sunday closed Mondays. The event showcased a variety of gaming stations and now they have acquired pool tables.

Community center: Per conversation with the village administrator on May 15th, the insurance company has submitted a check for the repairs. We are waiting for follow up from contractors.

Water tower project: I've spoken to the village administrator on May 15th, per our conversation the bid packet went out the beginning of May with a deadline of May 30th. I believe there was one bid submitted and is under review.

Street by Raspberry's: On May 15th I spoke to the village administrator about the sinking asphalt in front of Raspberry's noting it's been a while since weather has been favorable to make repairs to the area of the street that was fixed due to main repairs. She said she'd work that out with Dave.

BILLS

Trustee Perchinski made a motion to pay all bills as listed when funds become available. Trustee Lopez seconded the motion. Roll was called. The following Trustees voted aye; Thurmond, Lopez, Stewart, Trotier, Joyce and Perchinski. Mayor Peterson voted aye. Motion carried.

CORRESPONDENCE

Village Clerk Zagone referred to a letter from Thorn Creek Basin Sanitary District. At the regular meeting of the board of trustees of the Sanitary District on May 17th, they approved a user charge increase of 5% effective July 1, 2023. The letter describing the increases is part of the record of this meeting. These increases will be reflected on future Village water bills. Trustee Joyce suggested putting a note on resident utility bills explaining the increase due to Thorn Creek increasing their charge.

UNFINISHED BUSINESS

None

NEW BUSINESS:

Village Clerk Joseph Zagone gave the Oath of Office to newly re-elected Village Trustee Tim Perchinski.

Trustee Perchinski made a motion to ratify the FOP Police Contract, effective May 1, 2020 through April 30, 2024. Trustee Lopez seconded the motion.

Roll was called. The following Trustees voted aye; Thurmond, Lopez, Stewart, Trotier, Joyce and Perchinski. Mayor Peterson voted aye. Motion carried

Trustee Stewart made a motion to adopt ORDINANCE NO. 1296. Trustee Perchinski seconded the motion.

DISCUSSION:

Trustee Trotier thanked the mayor for laying out a summary in his report of Ordinance No. 1296. I still have a few questions. In regards to the general public comments, what is the difference. Mayor Peterson stated there is always audience participation at every meeting. That is legally required, so we will still have audience participation. They sign in and they can speak to the board. Obviously, if it is not on our agenda, we cannot take action. They can come talk to us, but if it is something that requires the board taking action, it has to be placed on the next agenda. This does not change the way we operate; you sign up and speak to the board. Mayor Peterson added that residents do not have to wait for board meeting. You can call Village Hall and arrange to speak to me or the Village Administrator. We are happy to talk to you. If you want to come to a board meeting to talk, you can. But we meet every two weeks and sometimes you want to bring your concerns sooner. Anything that requires action, we have always had in our ordinance a procedure where Trustee, member of our Village can actually request that something be placed on the agenda for consideration, because it has to be on our agenda legally for us to consider it. Trustee Trotier continued: as far as the committees are concerned, we can all say if I have a suggestion as an example for Trustee Perchinski and the Police and Fire, we still operate as normal? Can I go to Tim? Mayor Peterson stated, yes you can, but if you have a question about the Police Department, you should speak to the Police Chief because he is our professional staff member that actually operates our Police Department. If the Police Chief thinks it's a good idea or he supports it, he can go ahead and speak to Trustee Perchinski and work out solutions. The committees are for things like the Village Stickers. We have gone back and forth and we have not moved. This would be a way that we can send it to a smaller group to get proposals that can be brought to the full board for debate. Trustee Trotier then questioned Section 2-61: Order of Business. Who can ask for Executive session? Mayor Peterson stated anyone can ask for Executive Session. 2-61 are the items that always go on the agenda. Executive Session we don't always have, so it is not on every agenda. It is added when appropriate as are other items brought before the board. Trustee Joyce asked who does the request to add an agenda item go to? Mayor Peterson stated that all requests should go to the Village Clerk and the Village Administrator. They will bring it to me and if it's appropriate we can send it to a committee, otherwise we: Trustee Joyce interrupted, so you can request it, but there is no guarantee that you will ever get one. Mayor Peterson stated that as long as it makes sense it will be sent to committee or put on the agenda. Trustee Joyce stated that the way I am reading this, even if I request one that falls within the ordinance, if the mayor deems it needs to go to a committee and that committee decides that they don't want to take action on it, then it sits there and dies forever according to the way this is written. Trustee Perchinski stated: Just like when you vote. Mayor Peterson stated even if you

bring it to the board it can die. The intent is not to sit there idly. Trustee Joyce: But there is no mechanism in there to bring it up even it is in there for an extended amount of time. That is what I am looking at. I am not opposed to making changes because I think there are changes that need to be made. I think some of these I don't agree with. Mayor Peterson: What's the difference if you bring it to the board and it gets motioned to table forever? Trustee Thurmond: Then it is a board decision, not a committee decision. Trustee Joyce: Then you have the majority of elected people sitting here voting on it instead of a small group. That is all I am pointing out. That is the issue I have with this. You are taking it from the whole board would make consideration, whether right, wrong or indifferent, whatever the subject is, and we are putting in the hands of committee of his choosing and that's where it's going to sit until such time, they feel it shouldn't sit there. Right now, we cannot arbitrarily put anything on the agenda, we are supposed to submit stuff and doesn't always make it to the meetings. It hasn't in the eight years I've been here. Mayor Peterson: Right, right. Trustee Joyce: Most of it works itself out in a lot of issues, but if there is something pressing that a small portion think that it should be brought up for consideration and the Village President doesn't feel that it is important, he can bury it in a committee for an extended amount of time or until such time there is another election or it just falls away. Mayor Peterson: The board can always take action and take it out of the committee. You can vote to take it out of the agenda. Trustee Joyce: But if it's not on the agenda, we cannot take action. Mayor Peterson: It would be placed on the next agenda. Trustee Joyce: But that's not what it says here. Doesn't say it will be placed on the next agenda, doesn't say it will be placed on any agenda ever. Mayor Peterson: I am OK if you want to say..... Trustee Joyce: What I would like to do for expediency because we need to be at graduation, can we table this and if any of us have concerns, can we submit them to you Mayor Peterson so that we can have something that will make it easier and everybody can understand it, because between the rumors running around outside, which I don't pay attention to, but you hear the buzzing, what you are saying and what I am reading, can we table this to the next meeting so that we can go over it together so we have a fair understanding as a group. Mayor Peterson: I am fine with that.

Trustee Joyce made a motion to table ORDINANCE NO. 1296: AN ORDINANCE AMENDING CHAPTER 2 OF THE MUNICIPAL CODE OF STEGER, ILLINOIS REGARDING ADDRESSING MEETINGS. Trustee Thurmond seconded the motion. Voice vote; all ayes. Motion carried

Trustee Perchinski made a motion to adopt ORDINANCE NO. 1297: AN ORDINANCE APPROVING AND AUTHORIZING A REDEVELOPMENT AGREEMENT BY AND BETWEEN THE VILLAGE OF STEGER AND KEITH'S POWER EQUIPMENT, INC. Trustee Stewart seconded the motion. Roll was called. The following Trustees voted aye; Thurmond, Lopez, Stewart, Trotier, Joyce and Perchinski. Mayor Peterson voted aye. Motion carried

Trustee Perchinski made a motion to adopt with change to Steger Community Development Corporation ORDINANCE NO. 1298: AN ORDINANCE AUTHORIZING AND APPROVING A CONTRACT FOR PROPERTY MARKETING SERVICES CONCERNING THE PARCEL OF LAND LOCATED AT 3140 UNION AVENUE, STEGER, IL 60475, BETWEEN THE VILLAGE OF STEGER AND THE STEGER COMMUNITY DEVELOPMENT CORPORATION, NFP., FOR THE VILLAGE OF STEGER, COUNTIES OF COOK AND WILL, STATE OF ILLINOIS. Trustee Trotier seconded the motion.

Discussion:

Trustee Thurmond: Can you explain how the property once sold is divided. It is developed and put out with the Community Development Corporation finds a potential buyer, there's a bid on it, comes before the board. If there is profit, I read it as it is split equally between the EDC and the Village? Mayor Peterson: Yes, because we need to fund the Community Development Corporation. Trustee Thurmond: How does that work as a non for profit. Mayor Peterson: No one is getting paid...the Village is not-for-profit. The money that stays with the Corporation allows it to continue to work on deals for economic development. Whether this property or other properties. Trustee Thurmond: is there a threshold limit on how much the EDC can make? Mayor Peterson: No, but it is monitored as part of the Village. There won't be a lot of money built up in there that we don't intend to use for Economic Development. Trustee Thurmond: Is that money reinvested in the dilapidated Village Property for resale? Mayor Peterson: It could be. It depends on whether we need to reinvest in that property in order to work out a deal. It all depends. Trustee Joyce: That is how we wound up with the K-Mart parking lot. Mayor Peterson: correct. Trustee Joyce: my only question about the commission; do they fall under the Village Audit? Mayor Peterson: yes, they will be audited. Trustee Trotier: I would like to add: Similar to South Suburban Land Bank, we are building our funds so that if there are other properties and other improvements, now they have the money besides paying people to do the work. Now they have other money to reinvest in our community to make it better. So, it's just not really sitting there, you are contributing it in a different way and it is still monitored.

Roll was called. The following Trustees voted aye; Thurmond, Lopez, Stewart, Trotier, Joyce and Perchinski. Mayor Peterson voted aye. Motion carried

Trustee Thurmond made a motion to adopt ORDINANCE NO. 1299: AN ORDINANCE AUTHORIZING AND APPROVING A CONTRACT FOR PROPERTY MARKETING SERVICES CONCERNING THE PARCEL OF LAND LOCATED AT 3200-3210 UNION AVENUE, STEGER, IL 60475, BETWEEN THE VILLAGE OF STEGER AND THE STEGER COMMUNITY DEVELOPMENT CORPORATION, NFP, FOR THE VILLAGE OF STEGER, COUNTIES OF COOK AND WILL, STATE OF ILLINOIS. Trustee Perchinski seconded the motion. Roll was called. The following Trustees voted aye; Thurmond, Lopez, Stewart, Trotier, Joyce and Perchinski. Mayor Peterson voted aye. Motion carried

Trustee Joyce made a motion to approve a new business license application for All Executive Realtors, LLC by Tselane Morgan-Hatter at 3044 Chicago Road. Trustee Lopez seconded the motion. Roll was called. The following Trustees voted aye; Thurmond, Lopez, Stewart, Trotier, Joyce and Perchinski. Mayor Peterson voted aye. Motion carried

Trustee Perchinski made a motion to approve a new business license application for Stihl International GMBH by Cosmos Stihl Manufacturing at 3001 Holeman Avenue. Trustee Joyce seconded the motion. Roll was called. The following Trustees voted aye; Thurmond, Lopez, Stewart, Trotier, Joyce and Perchinski. Mayor Peterson voted aye. Motion carried

Trustee Perchinski made a motion to approve a new business license application for Vielman's Glass and Mirrors by Juan Carlos Vielman at 3121 Chicago Road (Rear Commercial Building). Trustee Joyce seconded the motion. Roll was called. The following Trustees voted aye; Thurmond, Lopez, Stewart, Trotier, Joyce and Perchinski. Mayor Peterson voted aye. Motion carried

Trustee Perchinski made a motion to approve a new business license application for Raspberry's Pancake House at 3145 Chicago Road. Trustee Joyce seconded the motion. Roll was called. The following Trustees voted aye; Thurmond, Lopez, Stewart, Trotier, Joyce and Perchinski. Mayor Peterson voted aye. Motion carried

Discussion regarding Veteran's Park. Trustee Perchinski offered discussion regarding a concrete pad that used to be a skate park that could be converted to a Pickle Ball Court. Would be big enough for one court, would require removal of a fence, resurface it and buy a net. I don't believe it would be a great expense to the Village. The other thing I was looking at is a wooded patch of park land south of the park that we have not utilized. I have been working with a designer to put in a Disc Golf Course. I think it would be great for the kids of Steger, I think it would bring other people into town. Some preliminary numbers for both projects is around \$30,000.00. It sounds like a lot, but I think it is a long-term investment that will pay dividends for years. Trustee Trotier suggested that she might have some grant money that could be utilized on this project. Trustee Joyce also offered that Kiwanis International sometimes helps with this type of project.

Being no further business:

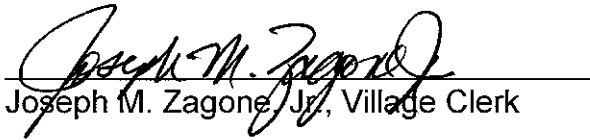
Trustee Joyce made a motion to adjourn the meeting.

Trustee Perchinski seconded the motion. Voice vote; all ayes. Motion carried.

Meeting adjourned at 6:16 pm.



Kenneth A. Peterson Jr., Village President



Joseph M. Zagone Jr., Village Clerk