

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 7:00 P.M. on this 6th day of July 2026 in the Municipal Building of the Village of Steger, Illinois. Mayor Joyce led all in attendance in the Pledge of Allegiance to the flag.

The roll was called. The following Trustees were present; Hanus, Kaminski, Stewart, Thurmond, Trotier and Perchinski.

Also present: Village Administrator Joseph Wiszowaty, Police Chief Greg Smith, Assistant Superintendent of Public Works Roy Stone, Fire Chief Mike Long, EMA Chief Jason Stevenson, Community Center Director Fay Kiaurakis and Code Enforcement Officer Paul Myers

RECOGNITIONS & PRESENTATIONS

Mayor Joyce asked for a moment of silence in remembrance of former Village Employee Cynthia Pauley and her grandchild that died recently in an automobile accident.

MINUTES

Trustee Thurmond made a motion to approve the minutes of June 15, 2026 Committee of the Whole meeting with changes noted by Trustee Perchinski as all members have copies.

Discussion: Trustee Perchinski: I would like to add in there Village Administrator Wiszowaty saying that we are going from \$1.15 million in collections for the water currently to \$3 million in 2027. In the minutes it says that there was varied discussion.

Trustee Trotier. seconded the motion.

Voice vote; All ayes. Motion carried.

Trustee Thurmond made a motion to approve the minutes of June 15, 2026 meeting as all members have copies.

Trustee Stewart seconded the motion.

Voice vote; All ayes. Motion carried.

AUDIENCE PARTICIPATION

Marlene Williams of 172 W 37th Place questioning the signs that the Village put out for Illegal Fireworks calling for a \$750 fine. How much did the Village spend on those signs and how many tickets were written. Ms. Williams went on to describe the fireworks shot off in her neighborhood and the calls she made to 911. Mayor Joyce asked Police Chief Smith to gather numbers on tickets written and present at the next meeting and how

many calls were received for firework complaints. Ms. Williams went on to say that she made calls herself and nothing was done. Mayor Joyce explained that the signs were meant to remind residents of what the fines are. Then you need to catch people actually setting off the fireworks. Ms. Williams went on to describe fireworks being shot off in her neighborhood. Mayor Joyce told Ms. Williams he would find out why police were not more responsive to her complaint.

Harry Hammock of 3222 Florence Ave. came before the board to describe flooding issues he has dealt with in a house he has lived in since 1985. In June of 2019 he had 8 feet of water in house causing \$40,000 in damage that was not covered by insurance. In the first 34 years in the house the water never came past the sidewalk. Now almost any amount of rain and there is 2 inches of water in the basement. Last weeks rain again caused nearly \$20,000 in damage. He presented a report that the Village had done in June of 2021 showing every drainage zone in the village that has a problem. Mr. Hammock asked how many of the issues in the report have been addressed in the past 7 years? Mr. Hammock further described the issues with the storm drains that no longer take water as they should and move it away from the house. Rather, they are backing up into his yard and house. There was further discussion on storm drain cleaning equipment that the village owns and has been in disrepair. Mayor Joyce explained that since he became mayor he has had the nonworking equipment sent for repair so that the Village can again start utilizing the equipment. Mr. Hammock pointed out that in the seven years between floods at his home, no work has been done to try and improve the performance of the storm sewer system in his neighborhood. Mr. Hammock who has many years of experience in public works stated that maintenance is what is necessary to help the storm drain system work properly. When there is a catastrophic flood like we have been having you have to do what ever is necessary to find a solution to the problem. I am tired of excuses and people not doing their jobs. Mayor Joyce told Mr. Hammock that he will do his homework and get a written response out to him.

Connie Lundin asked Trustee Perchinski about his post that stated there was a second instance where the board voted on an agreement without having a contract in front of them. What was that? Trustee Perchinski: There was two of them: First it was the Robinson Engineering Contract, which was about 4 or 5 meetings ago. We had an incomplete contract and part of that incomplete contract stipulated what there limit of liability was. There limit of liability was \$50,000. It also said that if we decided not to use that firm anymore we have to pay their employees until they found other work for them and that we did not own the rights to the information that we already paid for. The second one was for the Carnival rides, no, I'm sorry, for Johnny Rockets fireworks. We voted on a contract with no information. Ms. Lundin: Do we have a contract now? Trustee Perchinski: I haven't seen it. Mayor Joyce: No we do not. If you would like me to ask them for a contract, I will. We have never had a contract from Johnny Rockets that I am aware of. Trustee Perchinski: I know for a fact we have had a contract with them in the past. I think it is irresponsible for us to not have a contract.

Eric Hartwig of 3600 Halsted Blvd. came before the board telling how bad the Village looks. I am trying to do some work at my house and I can't seem to get a permit. My job needs \$800 in material and the Village wants \$400 for the permit. I can't do that. No one seems to be able to answer any of my questions. I think before you come after me for trying to fix my house, you should go after all the people that don't do anything to maintain their homes. Further discussion went on to describe non returned calls from Village Hall. Another resident added that there is a POD (storage container) in a front yard that has been there for years. Code Enforcement is going to follow up on these.

Reginald and Ramona Jones of 493 231st St. came before the board to discuss bank owned property next to theirs that has again become overgrown. Mayor Joyce stated that the village will reach out to the bank again to see what can be done. In the meantime, the Village will see what can be done to get the grass mowed. It is possible the property has been purchased for back taxes, but it could be years before the transaction is completed. Mr. Jones also questioned issues with Republic Disposal, that he called, and was told they could not find him as a customer. Mayor Joyce: This is because you are a customer of the Village of Steger. You should call Village Hall with any issues, and we will direct your concerns to Republic.

Kathy Hannah: I feel bad for everyone who has made their comments, but, honestly, this town has sucked for the past 15 years because no one ever did anything. Now we have a mayor that is trying to get things taken care of and everyone is whining and not helping him. I think there are a lot of broken parts keeping water from getting where it needs to go to keep us from flooding. Previous head of Public Works came out and told us what we need to do, but we were already doing those things. I think the problems are the ditches and whatever that are supposed to take the water away. Mayor Joyce: Everything in Steger East of Wentworth relies on ditches for storm drainage. It has not been maintained properly in over 20 years. Mr Hammock interjected that Miller Woods was annexed and relies on ditches for drainage. I live in town where we have sanitary sewers and storm sewers, some of which are tied together. It happens everywhere. Back in the day, that is what they did. Now, we have to separate them. I am not crying to a new mayor that has any chance to do anything, he campaigned for this job, he knew what he was getting into when he took the job. It hasn't gone away. All I am asking is what are we going to do about it? The only answer I get is that the government has taken away the funding. I want to know what the Village is going to do to solve the problem. Everyone is up in arms about the water rate going up. I am 100% behind the increase because the only way that man can do his job is if he has money to make it through the year. He can't make it past October in the Water Department.

At 7:31 Mayor Joyce asked for a motion for a 5 minute recess:

Trustee Stewart made a motion to take a 5-minute recess.

Trustee Trotier seconded the motion.

Voice vote; All ayes. Motion carried.

At 7:45:

Trustee Thurmond made a motion to reconvene the regular Village Board meeting. Trustee Stewart seconded the motion.

Roll was called. The following Trustees voted aye; Hanus, Kaminski, Stewart, Thurmond, Trotier and Perchinski. Motion carried

Vicki Kaiser of 3436 Jennifer Ct. came before the board to ask about Resident Only Parking signs on her block and how to have them removed. Mayor Joyce told Ms. Kaiser that he will research the issue and get back to her.

Nancy Fiesler of 161 E 34th St. a resident with Steger mailing address in South Chicago Heights village limits. In all the years she has lived and farmed her property, storm drainage has never been a problem. Run-off from Bramonti Trail and Sandy Ridge Drive has always run past her property and moved past State Street. There is something seriously wrong in the past couple of months. Even with record rainfall, the higher elevations on my property, they are not draining. The natural swail has worked for 22 years that I have been there, but there must be blockage further east and the water is backing up in mine and my neighbors yard. I am hoping that Steger will work with us to resolve this issue.

David Del Toro of 181 E 34th St. a neighbor to the previous speaker came to reiterate the issue with water not draining on E. 34th Street.

Debbie Cooper of 154 Richton Rd. came before the board to discuss weed over growth in the alley behind her house. Can the village help with this issue? Mayor Joyce: Typically, each home owner is responsible for their half of any alley that butts up to their property. Allies are easements for utility companies to access their poles and wire. If the growth is out of control, Public works will do what it can to get it cut back, but then becomes the responsibility of the homeowner to keep the area maintained.

REPORTS

MAYOR'S REPORT

We are done with public comments. Today has been a very long day. I had the honor of celebrating my Mother's 85th birthday today, and I had the honor of representing the Village of Steger at the funeral for one of our former employees. That being said, what I do want to let everyone know about is I will have copies of a letter telling a little about what I do or what am I doing a Village President. I have traveled at least a dozen times to Springfield, I have met with Representative DeLuca, I have met with Representative Kelly, I have met with Senator Joyce, but on June 14th the Honorable J.B. Pritzger Governor of the State of Illinois, 2007 State House, Springfield, Illinois and the Honorable Anthony DeLuca, Illinois State Representative of the 80th District, Springfield, Illinois request for state disaster declaration emergency assistance for the Village of Steger. This Letter addressed ongoing issues with flooding in the Village of Steger and the damage done. Mayor Joyce went on to read the letter which will be attached separately to these minutes for the Public Record.

After reading the letter, Mayor Joyce invited all Steger Residents to contact their state representative, state senator, your federal representative and your federal senators. The only way that I can get through to them is if more people are contacting them. You can email them, you can write them, you can call and leave your number at their local offices. If you need that information, if it is not on our website, I will make sure it gets put on the front page and add a page to our Facebook. We will also have a printout here at Village Hall and Community Center listing their names and contact details. So, to answer your questions, I am not sitting on my hands. I am constantly driving all over the state trying to get people to hear me.

Next, July 23-26 will be a Declaration for Every Generation. Steger will be celebrating America's 250th Anniversary. Festivities will start on Thursday night with Midwest Modern Carnivals that will be set up and operating and run through Sunday. On Friday July 24th, starting at 5:30 pm, we will have a Flag raising ceremony in the park. From 6-9 pm in the parking lot adjacent to the the football field we will have a cop and community event sponsored by the First Responders of Steger, the Steger Police and Fire Department. We do have a helicopter, weather permitting, scheduled to land in the football field for all to observe. From 7-11:30 pm there will be karaoke and a beer tent on the girls softball field. At 9:15 there will be a movie in the park, it will actually be at Eastview School on the hill. The screen will be set up at the bottom of the hill and seating will go up the hill. The movie is National Treasure.

Saturday July 25th at 12 pm there will be a parade starting at Fireman's (Harold Hecht) Park. It will go down Steger Road to Veterans Park. We will have Craft Vendors, Children's activities, bounce houses, the beer garden will be open from 12 noon until midnight. We will have a Food Truck Court on 36th Street adjacent to the football field. From 12 noon to 11:30 pm we will have the Illinois Regiment Worthington's Company who will do a reading and signing of the Declaration of Independence. At 3 pm there will be a Spy Trial. At 3:30 there will be a Tomahawk Talk and Throw discussing how they were used in that era. At 5 pm there will be an artillery demonstration with cannons. At 5:30 they will have a tactical demonstration with maneuvers. 6-9 pm will be an event called Phoenix rising. At 9 pm they are doing a night demonstration to the Star Spangled Banner. At 9:30 pm Automatic Noise will be playing in the Beer Garden. Sunday at 10 am the Food Trucks and Vendors will get there. From 10 am to Noon we will have a Patriotic Singsparation and Prayer hosted by all of the Steger churches. If you want to come out and pray with the churches from town they will be having a service starting at 10 am in the park. The beer garden will open at 12, at 12:30 we will be have a Kiddie Parade from the Community Center through the park. Children are encouraged to come out and participate. They can dress up in something patriotic, they can come and be themselves and be in the parade. At the end there will be gifts for all participants. From 12-4 pm there will be a car show. From 5-7 pm the Walk Ins are playing in the Beer Garden. From 7:30-9:30 the Blue Lounge Lizards Band will be playing. At Sunset we will be retiring the flag and then sometime after that will be the Fireworks Display. That will bring our event to an end. There are flyers available with all this information on them. Parking will be limited at the park. Close parking will be held for handicapt attendees. Auxilary parking will be in the K-Mart parking lot with a shuttle taking people back and forth.

There are maps available here showing how the park will be set up for the event. The entire park will be fenced off. There will be two entry points, one at each parking lot. There will be a bag check, there will be metal detectors at the entries, so if you want to come in you will have to have your bag searched and you will walk through a metal detector. After 8:30, no one under the age of 18 will be allowed in the park without a parent. Can't wait to see you all out there.

VILLAGE CLERK No report.

Village Administrator

Thank you, Mr. Mayor.

I would like to report this evening that I have officially begun the FY2027 budget process with our department heads. My goal is to present a proposed budget to the Village Board well in advance of the start of the new fiscal year so that it can be reviewed and adopted on time. Over the next several months, I will be working closely with our financial consultants to develop revenue projections and expenditure estimates, with the objective of presenting a draft budget to the Board sometime in September.

I also hope everyone had a wonderful Independence Day holiday. Village staff and I are actively coordinating our internal operations and public safety plans in preparation for the Village of Steger's 250th Semi-quincentennial Celebration, which will take place July 23rd through July 26th. We look forward to a safe and successful community event.

I am also pleased to report that we have finalized a Master Services Agreement with Robinson Engineering that has been reviewed and approved by our legal counsel. Once the agreement has been fully executed, I will distribute it to the Village Board. I would like to thank both our legal team and Robinson Engineering for their professionalism and collaboration in working through the many details necessary to reach this final agreement.

Regarding our Request for Proposals for residential garbage collection services, proposals are due on July 16th. Following receipt, staff will conduct a thorough review and evaluation of each submission before presenting a recommendation to the Mayor and Village Board for consideration. I would also like to note that, when proposals are opened, we will announce only the names of the firms that submitted proposals and will not disclose the proposed pricing at that time. Cost represents only 35 percent of the overall evaluation criteria. Our responsibility is to recommend the proposal that provides the greatest overall value and highest level of service to the residents of Steger—not simply the lowest price.

Finally, the Village Board has before it this evening a proposal to join the South Suburban Mayors and Managers Association's Employee Assistance Program. If approved, this benefit would be available to all full-time and part-time Village employees. The Village currently does not offer an Employee Assistance Program. Since I began serving as Village Administrator, we have had two employees who required assistance,

with the Village covering those costs directly. Those expenses alone exceeded what it would cost to provide this valuable benefit to our entire workforce. This program represents a proactive investment in the health and well-being of our employees while also being fiscally responsible.

Mr. Mayor, that concludes my report.

Village Attorney No report.

Village Engineer Melanie Arnold reported that the MFT Street Resurfacing project concrete work has been completed. They are ready to begin the milling and paving of Kings Road as early as this week. I will keep you posted on that. They will hold off on Hereford and Green Street until all lead service line replacements have been completed. We are working with the contractor who is still making contact with some of the residents.

Then I want to give a little explanation about the Ordinance that is before you this evening. Ordinance 1352-2026 is a verbatim copy of the Ordinance previously passed by the board on March 6, 2023 prior to the issuance of the original loan for the Year One Lead Service Line Replacement Program project. This ordinance is also the same exact ordinance that was utilized in the Year Two Lead Service Line Replacement Project and was to be used for the Year Three Lead Service project that is about to be started. However, the IEPA now has a new attorney and during his review of the Year Three loan agreement which is with the Village now for signatures, he noticed that the required Public Notice back in 2023 was published beyond the 10 day period that was stipulated by the Ordinance. Therefore, he is requiring that the Village pass a new Debt Authorization Ordinance and provide the appropriate public notice within the 10 day window. So, that is why it is before you again tonight. You are not taking on any new debt, basically it is a reaffirmation of the previously passed Ordinance.

Police Chief Greg Smith No Report.

Fire Chief Mike Long

Operational Call Volume

During the month of June 2026, the department responded to a total of **166 calls for service**. The operational breakdown is as follows:

EMS Runs: 131 incidents, representing 78.9% of our total monthly volume.

Fire Runs: 35 incidents, representing 21.1% of our total monthly volume.

Mutual Aid Given: The department provided outside assistance to neighboring communities a total of 35 times.

Mutual Aid Received: The department required outside assistance from neighboring communities a total of 9 times.

Significant Incidents

July 4th Fireworks Incidents: On the 4th of July, crews responded to 2 separate fire incidents caused by fireworks. Both fires were quickly contained and resulted in only minor property damage.

Training & Regional Interoperability

Hosted Flashover Training: The department hosted 2 regional mutual aid training drills focusing specifically on flashover survival and live-fire behavior. These were live fire exercises conducted on our training towers.

Assistant Superintendent of Public Works Roy Stone

Good evening,

Public works has been extremely busy with day-to-day operations, as well as dealing with cleanup of the recent storms.

There have been four water main breaks since our last meeting. Three of them occurred over the holiday weekend.

I would like to thank Mayor Joyce and Village Administrator Joe Wiszowaty for showing up and working with me to assess the areas impacted by the floods. Additionally, I want to thank Code Enforcement and the EMA Team for their assistance with the flooding and downed trees.

The Public Works Team was scheduled to have a relaxing three-day weekend, but instead showed up in force, demonstrating dedication to the village and serving the community of Steger. Thank you for showing up and working through three water main breaks, two weather related flooding events, and extensive storm cleanup.

To the residence of Steger, your complaints and concerns do not go unheard. I completely understand your frustration as I have faced many flooding issues at my own home. Please know that I am continually working with Mayor Joyce, Administrator Joe Wiszowaty, and the Village Engineer to find answers.

Community Center Fay Kiaurakis

I just want to start by saying thank you so much to Chief Long and all of his Fire People. They originally came out to bring us water for our Water Balloon fight and they ended up being the targets. They were all good sports, and the kids that we had come out throughout the day had a great time. We even said time out long enough to have a bag of chips and some waters. Also, thank you so much to everyone that came out to have a good time, you all make coming to work such a pleasure. We also had Emissions come out for 3 days since the last meeting. They were here through sunshine and rain and they were greatly appreciated by everyone that used them. In short Community Assistance Month was a success and many people asked for the services to come back. So with that in mind we are hosting another Camp Out this Saturday, July 11, The K-9

demonstration will be back, and we will be showing Shang-Chi and the 10 rings. This was voted on by our kids. We will also be hosting the DMV, Red Cross, Gift of Hope, Emissions, and the fishing program again stay tuned for dates to come.

I would also like to thank Mrs. Connie for her continued generosity by her and her club for the children that come into our Community Center. She makes sure that the kids we have playing in the gym get a little something to eat when she is there. I can't thank you enough.

As you know we are always adding to our Center, I'm proud to announce we now have a water table for the ground and a sand table for little ones to play at in our atrium. The kids that have been playing with it have really enjoyed it, so come on over if you have little ones and a couple hours to spare.

I would also like to thank Trustee Cindy Trotier for organizing a Flu Shot Clinic for the Village of Steger on Sept. 24, 2026 (Thurs.) from 1 pm - 4 pm. It will be held at the Louis Sherman Community Center. Trustee Trotier, would you like to say a few words about it?

Trustee Trotier: I encourage everyone to stop by, we try and make it as late as possible during the day to accommodate families those who have kids in school and the hours that we were dealt, but as you know having the flu shot avoids passing that around and I hope that our Public Works Department will take advantage of this service. If you have any questions, let us know. More details will follow. Thank you, Faye.

Finally, we had 1,859 people come through the Community Center the entire month of June including 50 for Emissions.

EMA Chief Jason Stevenson

I did not prepare a report tonight, but I want to give a thumbs up to my guys. I happen to be on vacation last week so I missed all the fun here. I got reports from my guys that they were out with Roy and his team all night. They stepped up pretty good.

Code Enforcement Paul Myers

Good evening everyone, I was out with DPW, EMA, Fire Department, Police Department assisting with the floods on the 4th of July weekend. Since last board meeting, Code Enforcement has given 30 grass tickets/garbage tickets. One trailer ticket, one over weight ticket, 5 dog tickets, 20 warning tickets. Code Enforcement has brought in over \$80,000 in permits, 285 permits so far this year. I still have 3 stop work orders going on and we are looking for another one to go out soon.

TRUSTEES REPORT

Trustee Thurmond: I wanted to take a minute to mention I got a call from a neighbor who was very excited that she got somebody knocking on her door that was asking if

she was okay after a tree had fallen on her house. She was commending Jack Willett for approaching her and making sure she was okay. Thank you.

BILLS

Trustee Trotier made a motion to pay the bills as listed when funds become available. Trustee Thurmond seconded the motion.

Roll was called. The following Trustees voted aye; Hanus, Kaminski, Stewart, Thurmond, Trotier and Perchinski. Motion carried.

Resident Kathy Hannah questioned why we were paying things on the Warrant List that were supposed to be grants.

Mayor Joyce: So how the money works when we are paying for engineering or legal fees, when it comes to grant work programs, the Village of Steger pays that money out of the general or motor fuel fund, once we do that, we apply for reimbursement of that money for the grant.

Ms. Hannah also questioned the payment to Republic Services for garbage service.

Mayor Joyce: The Village bills the residents and collects from them for garbage service. The Village in turn pays the bill with Republic.

CORRESPONDENCE

UNFINISHED BUSINESS None

NEW BUSINESS

ORDINANCE NO. 1348-2026 An Ordinance Amending Article II of the Village of Steger Municipal Code regarding Water Rates, Water Fund Stabilization, Capital Improvement Funding, Senior Citizen Credit and Related Water Utility Fees. Synopsis: This Ordinance increases water rate, establishes a Capital Improvement/Debt Service Fee, Senior Citizen Credits, Multi-Family/Commercial fee, Reconnection and turn on fee and authorizes monthly water utility billing. The Village completed a Water Study which supports the actions as the water fund is inadequately funded.

Discussion: Mayor Joyce: The board has been asked to review this, the board has been asked to approve this measure, and this measure is not taken lightly. There have been a lot of factors taken into this. As far as the water rate itself, there have been a lot of rumors of what is going to happen to your bill. The water rate is going from .0563 cents to .1039 cents. That is only your water consumption. It is not affecting your sewer fees or any other part of your bill. What is being added into this bill is, through the process of running for this office and listening to multiple residents talk about water quality, we know the water infrastructure is old and needs to be replaced. The only way to do this is through bonds or grants and we have opportunities to get loans from the Illinois

Department of Public Health and a couple others. We have the ability to get a large sum of money over the next 5 or 6 years, but the problem is we don't have the money to show that we can pay back without taking from something else. So, there is Capital Water Improvement Debt Service Fee that is going to be put on the Water bill. A number of you over the past few months have questioned the sewer rehabilitation charge. That was put on many years ago when Thorncreek mandated that we had to fix the sewers. Unfortunately, very little work was done on the sewers because that money was used instead to fix the water mains that kept breaking. The projected rate that we are at right now is we are borrowing money from other accounts to sustain the water system in town. We can't keep going like this. At this rate, by the end of my term if we don't pass this, we will be insolvent and probably bankrupt in the water fund. We can't kick it down the road anymore. Over the years there have been a couple attempts to shore it up, but, the short answer is we can't keep going this way. Do any trustees have questions about the ordinance?

Trustee Perchinski: Can you also let the audience know what the future rates will be and the future Capital Improvement fees will be?

VA Wiszowaty: While you are looking, there were a couple of material changes from the original ordinance that was presented to you based on some recommendations. For seniors that qualify for the BAP which used to be the Circuit Breaker, for those seniors, they will no longer have a minimum monthly charge, they will be charged for actual consumption. The other, they would qualify for a \$16.88 per month credit. All senior citizens, whether they qualify for BAP or not will be eligible to not have Capital Improvement Debt Service Fee.

Mayor Joyce: So, if you are a senior citizen, 65 and older, there are a couple different things in this new ordinance. The first being, if you are 65 or older, you do not need to pay for the Capital Improvement Fee, you are exempt from that fee. If you are a Senior who is on the BAP program, you will be subject to the new water rate, you will not have a minimum water charge anymore you will only pay for actual usage. Then, there is credit for those low income seniors toward their water bill to offset the cost of the water increases. At no time will anybody get money back. The Capital Improvement and Debt Service Fees start out at \$6 per month effective September 1, 2026, in January of 2027 it will go to \$8.50, in 2028 it will go to \$8.65, in 2029 it will go to \$8.80, in 2030 it will go to \$8.95 and in 2031 it will go to \$9.05 per month. This will not be done immediately. Once this ordinance is passed, we will put it out in pamphlet form, we will be mailing it out to all homes what the changes are. For Seniors it will tell what you need to do. For Seniors to qualify for any of this, it must be a house you own, and you live in. It cannot be applied to a rental property. It cannot be for your child's property. It is a benefit for the seniors and seniors only. The sewer rehab fee remains unchanged because that is in the agreement with Thorncreek that needs to be discussed.

VA Wiszowaty: Also included in this Ordinance is a violation and penalty for tampering with water meters. There is a \$500 fine for tampering with a village water meter, plus there will be a mandatory \$2500 deposit restart water service after being caught tampering with a meter. The penalty will be steep for theft of village water. We are taking it very seriously. Mayor Joyce: Right now if you are caught tampering or if you have by-

passed the meter and you are caught, your water is immediately shut off. It is a \$500 fine for getting caught, if you want water service restored to that address it is a \$2500 cash deposit. To get your deposit back, you must make on time payments for 24 months. If you miss one payment or are late, you lose your deposit. Plus, you are being charged \$100 for reconnection fee. So if you get caught tampering with your meter, to turn your water back on will be \$3100 plus the cost of a new meter.

Trustee Thurmond made a motion to adopt ORDINANCE NO. 1348-2026 An Ordinance Amending Article II of the Village of Steger Municipal Code regarding Water Rates, Water Fund Stabilization, Capital Improvement Funding, Senior Citizen Credit and Related Water Utility Fees. Synopsis: This Ordinance increases water rate, establishes a Capital Improvement/Debt Service Fee, Senior Citizen Credits, Multi-Family/Commercial fee, Reconnection and turn on fee and authorizes monthly water utility billing. The Village completed a Water Study which supports the actions as the water fund is inadequately funded.

Trustee Hanus seconded the motion.

Discussion: Trustee Perchinski: Who drafted this Ordinance:

VA Wiszowaty: The attorney. Trustee Perchinski: Okay and everyone read this?

Are we unintentionally not allowing a waiver for Senior Citizens that don't own their house like Centennial or Millenium Village? Mayor Joyce: The residents of those complexes would fall under the company, not the residents. Residents of those complexes do not pay for water. Trustee Perchinski: In Section 6 under Letter D it only provides a waiver for people who hold title to the property. If you are a renter? VA Wiszowaty: Renters do not qualify. I don't think that is fair to Senior Citizens. Mayor Joyce: This is going to the building. Whoever owns the building is responsible. Trustee Perchinski: That is not

always the case. I would like to include the renters in on this also. Trustee Thurmond: I think it opens up the room for tampering. Mayor Joyce: Then you are opening it up to the Colonies doesn't have to pay it. Trustee Perchinski: Who pays the water bill at the Colonies? Mayor Joyce: The Colonies. VA Wiszowaty: This addresses that because the Capital Improvement Fee is going to be on each individual unit now as opposed to just one meter. Trustee Perchinski: So the renter that do pay their own bill they will not get the discount. Trustee Trotier: Maybe that is something the apartments can work out to help the seniors that rent from them. Let them figure it out. Trustee Perchinski: I am sure there are renters who are made to pay their own water bills because the landlord doesn't want the responsibility. I would like to see those people eligible for the waiver as well. VA Wiszowaty: The landlord is not getting a senior discount on taxes because he rents to seniors. Trustee Perchinski: So we are saying seniors who rent and pay their own water bill will not get any discounts. VA Wiszowaty: The way that the Ordinance is structured, that is a correct statement, yes. Trustee Perchinski: I disagree with this.

Mayor Joyce: This is written so that you cannot abuse it. Trustee Thurmond made an attempt to close the discussion. Mayor Joyce allowed Trustee Perchinski to continue.

Trustee Perchinski: There are two section 13's. It's not a big deal, but these are things that we should catch. There is a Section 13 that is the repealer and the Section that talks about (illegible). Will the new system with the antenna's let our residents know about leaks sooner? Mayor Joyce: The system monitors water flow continually. For the record and thank you for pointing it out, Section 13 effective date does not need to be there. The effective date is the end of the Ordinance.

Trustee Thurmond amended his motion to adopt ORDINANCE NO. 1348-2026 An Ordinance Amending Article II of the Village of Steger Municipal Code regarding Water Rates, Water Fund Stabilization, Capital Improvement Funding, Senior Citizen Credit and Related Water Utility Fees. (With change to the effective date) Synopsis: This Ordinance increases water rate, establishes a Capital Improvement/Debt Service Fee, Senior Citizen Credits, Multi-Family/Commercial fee, Reconnection and turn on fee and authorizes monthly water utility billing. The Village completed a Water Study which supports the actions as the water fund is inadequately funded.

Trustee Kaminski seconded the motion.

Roll was called. The following Trustees voted aye; Hanus, Kaminski, Stewart, Thurmond and Trotier. Trustee Perchinski voted no. Motion carried

ORDINANCE NO. 1351-2026 An Ordinance Authorizing and Approving the Purchase of Real Estate by the Village of Steger.

Synopsis: This Ordinance authorizes the Village to purchase real estate for municipal purposes in accordance with Illinois law.

VA Wiszowaty: Mr. Mayor, if you could, just for the record state the actual address of the property on the motion. Mayor Joyce: This is for the purchase of 3201 Union Ave, the former Beauty Salon/adult Daycare Center that has turned into a rental flop house. We were given a DECO Grant for Village Hall and it has to be spent before the end of this year, the building became available, the owners have now agreed to sell the property to the Village of Steger. The total cost for purchasing the building and the lots next to it does not exceed the DECO Grant which is \$500,000. \$485,000 is the total purchase price is for all three properties. The balance of the money covers the legal work that was done by the lawyers. This is being purchased at no cost to the Village.

Trustee Thurmond made a motion to adopt ORDINANCE NO. 1351-2026

Trustee Kaminski seconded the motion.

Discussion: A resident asked if this purchase includes the bar to the south of the corner building in question.

Mayor Joyce: We are buying the corner building and we are buying the property between the two buildings. We are not buying Signature Sports Bar and Grill. Pending the boards approval, what will happen is, once we take it over, the building will be emptied out. It is being purchased with grant money that cannot be used for anything else. Trustee Stewart: Just to clarify, when the village takes ownership, the tenants will

be out of the building and it will be vacant? Mayor Joyce: This is pending the tenants vacating the building. We do have to put down a \$10,000 deposit that is nonrefundable if we pull out of the sale before closing. If the renters are not out, we get the deposit back plus 20%. If we can find the money to renovate it, it will be a new Village Hall. If the funds cannot be raised we will find a new buyer for it and clean it up instead of being what it is currently. Trustee Perchinski: This is a nice thing to have, but we just put a bunch of money into this building. Grant is still taxpayer money. I get the urgent need to spend taxpayer money, but this is a multi-level building. There is very little parking and it is not ideal. This does not include the millions of dollars that we will have to put into it to make it correct.

Roll was called. The following Trustees voted aye; Hanus, Kaminski, Stewart, Thurmond and Trotier. Trustee Perchinski voted no. Motion carried

Trustee Perchinski made a motion to table ORDINANCE NO. 1352-2026 An Ordinance Authorizing the Village of Steger, Cook and Will Counties, Illinois to Borrow Funds from the Public Water Supply Loan Program. Synopsis: Authorizes the Village to borrow up to \$25 million from the State of Illinois for lead Service Line Replacement. This loan does not constitute an indebtedness of the Village.

Trustee Hanus seconded the motion.

Roll was called. The following Trustees voted aye; Hanus, Kaminski, Stewart, Thurmond, Trotier and Perchinski. Motion carried

BOARD ACTIONS

Trustee Trotier made a motion to approve Village participation in the South Suburban Mayors and Managers Employee Assistance Program. (\$30.52 per employee per year.) Trustee Stewart seconded the motion.

Discussion: Trustee Perchinski: I have just a couple of questions, first of all, this is for Mental Health? VA Wiszowaty: This is for an employee assistance program. Whether they are going through situations that are domestic relations, or if there are health issues that could be mental. This is not only for the employee, but their families also. If we had a situation where we had to have them seen for crisis, the Fire Department had a fire and they needed to have a mental health expert here on staff for a few days, they would come and do that. Trustee Perchinski: So, the information we got, it looks like we have already joined. VA Wiszowaty: We did. Trustee Perchinski: Without Board approval. VA Wiszowaty: We don't need Board approval because it is within acceptable area to do that. Trustee Perchinski: It's on the agenda. VA Wiszowaty: I put it on the agenda so that it could be ratified because it had a July 1st deadline pending. I went ahead and did it for July 1st. If you don't want to do it, I'm sure they won't mind cancelling it. Trustee Perchinski: But, I think we started in May, right? VA Wiszowaty: We should have actually started this in April. We should have had it in place years ago, but we hadn't.

Roll was called. The following Trustees voted aye; Hanus, Kaminski, Stewart, Thurmond, Trotier and Perchinski. Motion carried

The owner of Inner Man Holistic Services, LLC, Gia Davis was introduced by Mayor Joyce. Her business will be filling the space formerly occupied by Callie's Place. Ms. Davis gave a brief overview of the services she will provide for adults with intellectual and developmental disabilities.

Trustee Thurmon made a motion to approve a new Business License for Gia Davis for Inner Man Holistic Services, LLC at 3334 Chicago Road, Steger, pending inspections. Trustee Trotier seconded the motion.

Discussion: Trustee Perchinski: So, I am ready the summery here and I love what you are doing here. It looks like you have a capacity of 75 people? Ms. Davis: We are looking to be licensed by the Illinois State Fire Marshall for 75. So, it is not what we choose, it is what the State Fire Marshall says we can have. Trustee Perchinski: So, we have had issues with Callie's in the past with parking and neighbors. What do you feel your parking situation is going to be? Ms. Davis: Most of our clients do not drive. They will take some form of transportation that we either provide through different transportation services, or PACE. So, parking is not an issue. Trustee Perchinski: That was my only question and thank you for coming to Steger. We appreciate you. Ms. Davis: Thank you. Roll was called. The following Trustees voted aye; Hanus, Kaminski, Stewart, Thurmond, Trotier and Perchinski. Motion carried

Trustee Perchinski made a motion to permanently table the Executive Session on the agenda.

Trustee Stewart seconded the motion.

Voice vote: All Ayes. Motion carried

Being no further business:

Trustee Perchinski made a motion to adjourn the meeting. Trustee Stewart seconded the motion to adjourn. Voice vote; all ayes. Motion carried.

Meeting adjourned at 9:02 pm.

William Joyce, Village President

Joseph M. Zagone, Jr. Village Clerk