

**MINUTES OF THE COMMITTEE OF THE WHOLE  
MEETING FOR THE  
VILLAGE OF STEGER, WILL & COOK  
COUNTIES, ILLINOIS**

The Board of Trustees convened in Committee of the Whole Meeting at 7:00 P.M. on this 2<sup>nd</sup> day of March 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, Stewart, Thurmond, Trotier and Perchinski. Mayor Joyce was present. Trustee Kaminski was absent.

Village Clerk Zagone was absent.

Also present: Executive Administrative Assistant DaVanna Terry (Deputy Clerk), Village Administrator Joseph Wiszowaty, Assistant Superintendent of Public Works Roy Stone, Fire Chief Mike Long, Police Chief Greg Smith, EMA Chief Jason Stevenson and Village Attorney Vlado Branjes.

**PUBLIC COMMENT – PUBLIC PARTICIPATION**

None.

**DISCUSSION ITEMS**

**1. 2026 Capital Projects – Bob Vail, Bernardi Securities**

Village Administrator Joseph Wiszowaty introduced Mr. Vail to go through a proposal that we have for the Village Board's consideration.

Bob Vail: Bernardi Securities is a Broker/Dealer in Illinois that help municipalities and local governments like Steger to finance Capital Projects, refinance debt, working with communities in various capacities for financing projects with bond issues. Tonight I want to go over some options for the Village. Mr. Vail went on to go over the points included in the packet he passed out, talked about the existing bond that the Village has and how his company can further assist with future projects. He added how funds from TIF #5 could assist existing sales tax income to help pay down any future bonds. He explained that his proposal would look to bond about \$3 to 3½ million to fund projects like a new Village Hall and other projects listed in the proposal. He then showed the different options for repayment. These would be 20- or 25-year bonds. Additionally, the existing 2018 bond could be restructured to lower the payments in 2027. Mr. Vail explained the repayment process assuming the bond runs through 2052. After questions from Trustee Perchinski and Trotier, Mr. Vail explained the advantages of extending the 2018 bonds and how it can lower the monthly payment, but it is not necessary to do this. It is just an option to lower the payment. Trustee Perchinski asked why the payments in 2027 and 2028 are lower. Mr. Vail explained that those are basically just interest.

For the benefit of the audience, Mayor Joyce asked VA Wiszowaty to explain what we are doing and why we are looking at bond issues.

VA Wiszowaty: So, what we are taking a look at is building a new Village Hall. This is going to take time, and it's going to take money. We have resources in the Village that we have accumulated over the last several years which we are going to use a portion of those, but not all of them. We want to make sure that we have enough money left over and we are responsible, that we have enough funds to cover any extenuating circumstances that might happen within the budget. It was suggested by our financial advisor that we use a portion of those up to \$1½ to 2 million to help fund a portion of this so we are not borrowing all of it.

Trustee Perchinski: So where would that leave our reserve?

VA Wiszowaty: That would bring us to about \$3 million. Trustee Perchinski: So, we are at about \$4½ million? VA Wiszowaty: The fund balance in General Fund was at \$4.8 million in fiscal year ending 2024. We will know better when we get our latest audit back. We will also be talking with our TIF advisors to see how much is available to use for these projects. Mayor Joyce: For large scale capital projects, we don't have the money on hand. To do anything in long-term planning we have to finance it. This is not committing us to anything today. We are engaging in this company to go over this, and if we decide to move forward, we will go this path. This will come up at future board meetings; this is just an informal meeting to inform the board where it starts and what it will cost if we decide on large scale capital projects.

Mr. Vail concluded by summarizing the options for borrowing \$3 million or \$3½ million.

## 2. School district 194 – Assistant Superintendent Eric Diehl

### Intergovernmental Agreement for 2026 – For action March 16, 2026

Mayor Joyce: The Village of Steger will provide the Steger School District 194 with the following services: The Village will mow Steger School District 194 fields at Columbia Central, Steger Intermediate, Steger Primary School and the site of the former Central Jr. High School. The retention basin at Columbia Central will be mowed when the ground is dry enough to support the weight of the tractor. The Village of Steger will salt all District 194 parking lots, driveways including those at the three schools, the Administration Center and the warehouse located on Loverock Ave. Following overnight or early morning snowfall, salting will be completed as early in the day as possible.

School District 194 will as part of this agreement allow Steger Recreation to use school gymnasiums when available for Steger Recreation Programs. The Village of Steger and Steger Recreation will be responsible for providing proper supervision for all activities. The Village of Steger and Steger Recreation will be responsible for reimbursing District 194 for the cost for any damages that might occur. The Village of Steger and Steger Recreation will provide a Certificate of Liability Insurance annually naming School District 194. For weekend activities at Columbia Central, Steger School District 194 will be responsible for unlocking the building, cleaning the facilities used and locking the building. The Village and the School District agree to indemnify and hold each other harmless from any claims or damages including attorney fees incurred by the Village and School District. The Village of Steger and Steger Recreation shall be allowed to use the school district ball fields on a first priority basis when the school district does not

need the fields and shall pay a reduced fee as established by the school district for non-tournament use. When the fields are used for tournaments, a high use fee will apply and each year the school district will prepare a fee schedule for use of the ball fields. This agreement will run through 2031. After legal review, this agreement will be put before the board for consideration.

### 3. Village Administrator Joseph Wiszowaty

#### Vehicle Leasing – Enterprise

Mayor Joyce: What the Village is looking to do as a cost saving measure, for long term and the aging of the fleet of vehicles that we have, we have looked in to leasing vehicles which is a cheaper option than outright purchasing them. VA Wiszowaty: This also will help a lot with our cash flow, so we are not putting out a lot of cash to acquire the vehicles. It is paid out over time rather than all at once.

Nolan Brown with Enterprise Fleet Management and his associate presented a program for leasing and maintaining vehicles for the Village of Steger. Mr. Brown went over the proposals handed out to board members, showed other municipalities taking advantage of this service and how it can save the Village of Steger in maintaining it's fleet of vehicles. Enterprise Fleet evaluates our current fleet, recommends vehicles in need a replacement, helps maintain vehicles and sells vehicles that are due to be replaced.

#### Salt for FY2026-2027 CMS Illinois

VA Wiszowaty: We are looking to take action tonight on the salt purchase for 2026-2027. I know this seems early, but we want to get with the state on this, they have always had the cheapest rates, so we want to make sure we are involved with that. This will authorize the mayor and myself to execute the necessary documents when they are due. We don't have a dollar amount yet for the salt, but it is typically cheaper than you will find from other sources.

### 4. Village Engineer Request – Robinson Engineering

#### Resolution to Authorize Submission of Application to Cook County for CDBG Funds for Program year 2026

VA Wiszowaty: Tonight the board will be taking action on the 2026 CDBG Application. The application that is presented for your approval tonight will authorize the 2026 Cook County CDBG Application. The application request is for \$500,000 funding for water infrastructure improvements located within the grant eligible areas which is bounded by 30<sup>th</sup> Street to the north, Steger Road to the south, Sandy Ridge Drive to the east and Halsted Boulevard to the west. These improvements would include fire hydrants, water valves that Public Works has determined are either broken or not functioning. The resolution is required for the grant application. The deadline for the application is March 20<sup>th</sup>.

### 5. Vacant Grass Mowing for 2026, Fertilization and Tree Services

Roy Stone: Gave an overview of the services that have been provided by Desiderio Landscaping for many years to the Village of Steger.

Mayor Joyce: We have been doing this work with Desiderio Landscaping for quite a few years but we don't have a written agreement with them nor a written price schedule. What we are asking the board to consider and accept is a written schedule of what they are going to charge for grass cutting, for fertilization of specified areas in town and also tree services that may or may not be an emergency.

6. New Mower for Public Works – Roy Stone

Roy Stone explained the need for a new zero turn mower to replace one of the aging models the Village currently owns. Repairs over the past two years has exceeded \$10,000. A new mower is just over \$15,000.

Mayor Joyce: In this request, I will be asking the School district if they will agree to pay for 50% of the new mower like they used to do provided we actually go back to cutting grass for them like we are supposed to.

7. Business License Application

Steger Coins & Collectibles, Inc. 3412 Chicago Road

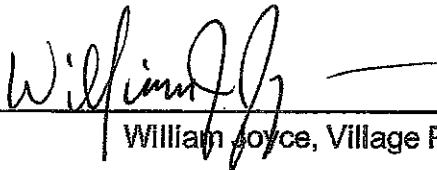
The manager of this new business introduced himself and gave an overview of the business they plan to operate in the village.

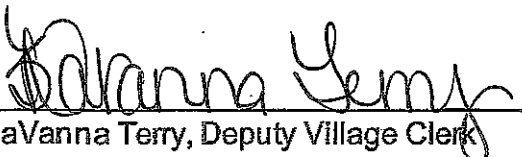
Being no further business:

Trustee Perchinski made a motion to adjourn the meeting.

Trustee Thurmond seconded the motion to adjourn. Voice vote; all ayes. Motion carried.

Meeting adjourned at 7:58 pm.

  
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William Joyce, Village President

  
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DaVanna Terry, Deputy Village Clerk