

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 5th day of January 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.

A moment of silence was held out of respect for the passing of Robert "Bob" Pluskota. Mr. Pluskota was Post Commander of the Steger V.F.W. and spoke before the board at our last meeting held on December 15<sup>th</sup>.

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

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

**AWARDS, HONORS AND SPECIAL RECOGNITION**

None

Mayor Joyce asked Clerk Zagone to read from correspondence received: Clerk Zagone read a note from Village Resident Pat Tosi thanking the Village for the Christmas Basket she received and for the Senior Christmas Luncheon.

**MINUTES**

Trustee Perchinski made a motion to approve the minutes of the November 17<sup>th</sup> Public Hearing as all members have copies. Trustee Trotier seconded the motion. Voice vote; All ayes. Motion carried.

Trustee Hanus made a motion to approve the minutes of the December 15<sup>th</sup> meeting as all members have copies. Trustee Thurmond seconded the motion. Voice vote; All ayes. Motion carried.

**AUDIENCE PARTICIPATION**

Jody and Darlene Hoff of 3306 Loverock Ave came before the board with concerns regarding issues with a business operating at 3310 Loverock Ave. Mrs. Hoff distributed a letter detailing their concerns while Mr. Hoff gave a brief overview of concerns regarding tenants operating a business in a building whose landlord/owner has passed away. Mayor Joyce explained that this issue is being addressed by the Village to

determine exactly what is going on. Mayor Joyce asked the Hoff's to call police if they see any questionable activity and that Code Enforcement would be addressing their concerns and keeping them informed.

## **REPORTS**

### **MAYORS REPORT**

Winners of the Christmas Home Decorating Contest were announced:

1<sup>st</sup> Place: Katie & John Arnold at 3147 Morgan St.

2<sup>nd</sup> Place: Bob Wagner at 3529 Ashland Ave.

3<sup>rd</sup> Place: Tiffany Avanco & Harley Maye at 198 Barbara Lane

Winners of the Senior Coloring Contest were announced:

1<sup>st</sup> Place: Tied Leonard French and Kathleen

3<sup>rd</sup> Place: Debbie Rhodes

**VILLAGE CLERK** No Report.

### **Village Administrator**

Thank you, Mr. Mayor, Village Clerk, Board of Trustees, Department Heads/Staff and residents...

You may have noticed that the agenda looks a bit different than usual. We have made some improvements for better transparency to help the residents understand a bit more about what actions are being taken during the meeting and who our Officers and Department Heads are.... As Ordinances and Resolutions are added in future meetings, we will have a brief synopsis of them on the agenda.

Tonight, the Board will consider actions for the following items:

1- A professional services agreement with GW & Associates to provide financial services for the Village of Steger for Fiscal Year 2026. There is no increase in their contractual amount from last year. GW had been spending between 1300-1500 hours per year on Village Business. They look to bring the hours down to about 1,000 which will save us some money.

2- A master services agreement with M&J Underground and Sunset Sewer and Water, Inc for emergency Watermain Repairs. Our goal is to reduce our reliance on an outside vendor to reduce these costs in 2026. These agreements have both been reviewed by legal....

3- Acceptance of our Annual Renewal with Illinois Counties Risk Management Trust for our annual liability insurance renewal for 2026... I know that Mayor Joyce was intimately involved in updating information for our insurance carrier before I started... his hard work

has paid off and our overall cost is \$27,000 less this year or 5% reduction which is unheard as insurance costs continue to increase...

4- Acceptance of our Professional Janitorial Services Proposal with Absolute Best Cleaning Services, LLC for the Administration Offices, Community Center and Police Station for 2026

5- Approval of a business license for Joe's Auto Body LLC to be located at 37 E. 35th Place

6- Approval of a Special Use Permit for 3732 Chicago Avenue. This comes to you this evening with a Favorable recommendation from the ZBA with restrictions....

7- Approval of a Special Use Permit for LOMA Truck Repair Inc. at 3102 Louis Sherman Drive. This comes to you with a favorable recommendation but does not attach to the property....

8- The final action is for an approval of Tag Days for the American Legion Auxiliary for their Poppy Days for May 22nd, 23rd, 24th and 25th....

I am finalizing our Budget numbers with the Village's Financial consultants and will be getting these out to our Department Heads and scheduling meetings with them to discuss our strategic and budget goals for this year. Next year we will begin this process much sooner to coincide with approval and adoption of the budget before the beginning of the fiscal year. We should have a draft budget to the Village Board very soon.

Finally, we have been reviewing the Village's Audit reports, and we will be working on addressing repeated audit findings policies and improving internal controls. These will be brought to the Village Board for approval so that these matters are no longer repeated in our audit findings.

Mayor Joyce thanked the Trustees that stepped up behind the scenes to help with the insurance review.

**Village Attorney** No Report

**Village Engineer** No report.

**Police Chief Greg Smith** No Report.

**Fire Chief Mike Long** I will hold my year end numbers for the next meeting. We did have a few minor fires in December. Thankfully none of them were holiday related. We do have 8 of our members starting various schoolings this month.

Mayor Joyce: Earlier this evening was the 12<sup>th</sup> Day of Christmas Bonfire, we had eleven residents come out at 5 pm. It went off without a hitch, I want to thank the Fire Department and Public Works for getting that all together. The Boulevard has been

cleaned up, we will be moving the Chamber Trailer off and that will conclude events on the Boulevard until Memorial Day Weekend.

**Assistant Superintendent of Public Works Roy Stone** Good evening and Happy New Year to everyone. The Department of Public Works finished off the month of December with 2 water-main breaks. Lead line update from December 13<sup>th</sup> through December 21<sup>st</sup>, Five Star completed 5 home inspections, replaced 8 lead services and hydro-vacced 32 homes. Five Star resumes work tomorrow after being off for the holidays. Quick year in review, January 1, 2025 to December 31, 2025 DPW called in 137 Julie dig tickets for 115 water main breaks, 13 repaired water service lines, replaced 5 Fire Hydrants, replaced 2 water main valves, repaired one water main valve, repaired one sanitary sewer and replaced 120 feet of water main.

**Community Center** Fay Kiaurakis distributed new hours, programs and schedules for the Community Center. This literature is available for review at the Steger Community Center. Ms. Kiaurakis explained that they have been very busy at the Community Center as exhibited by the numerous flyers that show new hours, new pricing schedule and calendars of events. Many of the programs will now be available to all resident members without use of a punch card. Punch cards will only be necessary for non-resident members. The Community Center is in talks with School District 194 to have after school help for kids needing help with homework. Details will be available at the Community Center. We will be hosting game nights and several other programs for the kids at the Community Center. The first Cartwheel Club was a great success and soon will have our first balance class for Seniors. We had in the area of 200 people come through for Basketball assessments which resulted in many new memberships to the Community Center.

Mayor Joyce added: In addition to new hours for the Community Center, the availability of what days it is available is changing. The Community Center will be closed on Sundays, but they will also be closed on the following Holidays. Memorial Day, Independence Day, Labor Day, Thanksgiving and Christmas Day. On the following days the Community Center will be open until 2 pm: New Years Day, Valentine's Day, President's Day, Good Friday, Christmas Eve, New Year's Eve and any Election Day in the State of Illinois. Additionally, the Village Hall Hours will be changing. Currently the Village Hall is only open Monday-Friday from 8 am to 4 pm. Starting next week, Monday-Friday the Village Hall will be open from 8:30 am to 5 pm. On the first and third Monday of each month which will be Village Board Meeting nights, the Village Hall Front desk will be open until 7 pm. Village Hall will now be open on Saturday from 9am-1pm. These new hours will be evaluated after 6 months.

**EMA Chief Jason Stevenson** Jack Willett reported on behalf of Chief Stevenson. There were no calls in December and, the Command Unit should be up and ready by February. We will be asking Police and Fire if they want things added to the Unit.

**Code Enforcement** Good evening Mr. Mayor and Board of Trustees. For December we had a total of 15 stop work orders, 20 dog calls, 33 inspections, 15 junk autos and 10 other tickets were issued.

### **TRUSTEES REPORTS**

Trustee Thurmond: The water committee met today and we discussed the Layne proposal with further recommendations to use the bronze bowl with the new motor as it needs to be replaced anyway. The final total is \$78,320.00 for this repair and we want to emphasize that we should move forward as soon as possible with this project.

Mayor Joyce: So, at the last meeting in December, we talked about this with the board and asked for permission to get recommendations from the water committee and move forward with their decision. We did note that it would be a sole source bid and that it could potentially be the max of what was asked in their proposal. Unless, one of the trustees wants to revisit this, can we move forward? Having already been approved at a previous meeting, I just want to make sure there are no requests to reconsider. With none heard, I will seek state funding for this project. We do have the funding until we get word from the state, otherwise we will re-evaluate one of the ECO grants that we had planned for other things. This is more important at this point.

### **BILLS**

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

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

**CORRESPONDENCE** None

**UNFINISHED BUSINESS** None

### **NEW BUSINESS**

Trustee Thurmond made a motion to approve a Professional Services Agreement between the Village of Steger and GW & Associates, P.C. Trustee Perchinski seconded the motion. Roll was called. The following Trustees voted aye; Hanus, Kaminski, Stewart, Thurmond, Trotier and Perchinski. Motion carried.

Trustee Perchinski made a motion to approve a Master Services Agreement between the Village of Steger and M&J Underground, Inc. Trustee Thurmond seconded the motion.

Mayor Joyce: This is formalizing what we have been doing with M&J and Sunset, we have been working with them for years without an agreement, this actually just puts down numbers so we know what we are paying beforehand.

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

Trustee Perchinski made a motion to approve a Master Services Agreement between the Village of Steger and Sunset Sewer and Water, Inc. Trustee Thurmond seconded the motion. Roll was called. The following Trustees voted aye; Hanus, Kaminski, Stewart, Thurmond, Trotier and Perchinski. Motion carried.

Trustee Stewart made a motion to approve the Annual Renewal with Illinois Counties Risk Management Trust for December 1, 2025 to December 1, 2026. Trustee Perchinski seconded the motion.

Discussion: Trustee Perchinski, I would like to see the renewal. Did we talk to the broker about double checking and making sure that the amounts of coverage that we have are correct? Mayor Joyce: Yes, we got the evaluations, we added one building that was not listed. In going through this, there was an over-coverage of vehicles that had been removed from service. We had vehicles that needed to be added, we had properties that were not properly in the system. We had one building that was incorrect, they showed that there were fuel tanks in the police station. All of these things have been corrected and that's where the reduction in premium came from. Our Workmen's Comp went down, our Police Liability went down. There were a couple minor increases, but going forward, the expectation is over the next 6 months, I am working with Department Heads going over the equipment lists because it is outdated. We are trying to update it with the equipment we have and retire what we don't have. I have the complete packet upstairs if anyone wants to go over it.

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

Trustee Hanus made a motion to approve a Professional Janitorial Services Proposal between the Village of Steger and Absolute Best Cleaning Services, LLC. Trustee Perchinski seconded the motion.

Discussion: Trustee Thurmond expressed concerns with questionable cleaning quality from the past. I am not knocking the company at all, but it just so happens that some of the areas in question were easy areas that could be maintained, and they just don't. I have problem rewarding someone for giving just average or below average performance. I would like to recommend tabling for 6 months and ask the company to honor their existing pricing for 6 months, revisit it after we see quality increase, that is up to the board. Mayor Joyce: Are you making that in form of a motion to table? You have to do that, and before you make that motion, if there is a quality issue with one of our vendors, the time to tell us is not at time of renewal, it during the timeframe when there is a problem. The owner of Absolute Best Cleaning has been very responsive anytime we call him with a problem and he corrects it that day. I have not, since I have been here,

received any complaints about Absolute Best Cleaning and I am not aware of any being sent to the previous Village Administrator, she would have passed that information on. If there is an issue, no one is complaining to the people that need to correct it. As far as their cost increase, they are going up because their labor costs have gone up. They are not cleaning only Village Hall, they also clean the Community Center and the Police Station.

Village Administrator Wiszowaty: I will definitely reach out to them with any concerns that you have with them. If there are specific concerns with them, we can address that with them and I absolutely would do that. Mayor Joyce: To my department heads, if you have any concerns within your building, you should be addressing it with the Village Administrator so that he can correct the problem. To Trustee Thurmond: do you want to make a motion to table? Trustee Thurmond: No, not at this time.

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

Trustee Hanus made a motion to approve a new business license application for Joe's Auto Body, LLC at 37 E. 35<sup>th</sup> Place; pending inspections. Trustee Perchinski seconded the motion. Roll was called. The following Trustees voted aye; Hanus, Kaminski, Stewart, Thurmond, Trotier and Perchinski. Motion carried.

Trustee Thurmond made a motion to approve a Special Use Permit for 3732 Chicago Road as recommended by the Planning & Zoning Board. Trustee Stewart seconded the motion.

Discussion: This is for the Tidy John Place? Answered: Yes. Mayor Joyce: So, in the special use permit for 3732 Chicago Rd, it was recommended by the zoning board, the special use permit is subject to the restrictions of fencing and screening for the outdoor storage area and it is also understood that at no time will waste be stored or transported on the property. These concerns were discussed with all surrounding businesses including Scrementi's who took no exception as long as stored items are out of view.

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

Trustee Stewart made a motion to approve a Special Use Permit for LOMA Truck Repair, Inc. at 3102 Louis Sherman Dr. as recommended by the Planning & Zoning Board. Trustee Thurmond seconded the motion. Roll was called. The following Trustees voted aye; Hanus, Kaminski, Stewart, Thurmond, Trotier and Perchinski. Motion carried.

Trustee Perchinski made a motion to approve Tag Day for American Legion Auxiliary for Poppies: Friday, May 22<sup>nd</sup>, Saturday, May 23<sup>rd</sup>, Sunday, May 24<sup>th</sup> and Monday, May 25<sup>th</sup>.

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

At 7:38 pm:

Trustee Perchinski made a motion to adjourn to Executive Session pursuant to Section 2(c)(5) of the Open Meetings Act, 5 ILCS 120/2 (c)(5), to discuss the purchase or lease of real property for the Village of Steger; for the purposes of discussion of the appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body pursuant to 5 ILCS 120/2 (1). Trustee Stewart seconded the motion. The following Trustees voted aye; Hanus, Kaminski, Stewart, Thurmond, Trotier and Perchinski. Motion carried.

At 8:16:

Trustee Perchinski made a motion to reconvene the regular meeting of the Steger Village Board. Trustee Thurmond seconded the motion. Roll was called. The following Trustees voted aye; Hanus, Kaminski, Stewart, Thurmond, Trotier and Perchinski. Motion carried.

Trustee Stewart made a motion to reconsider the Cleaning Contract with Absolute Best Cleaning Services approved earlier in the meeting. Trustee Trotier seconded the motion. Roll was called. The following Trustees voted aye; Hanus, Kaminski, Stewart, Thurmond, Trotier and Perchinski. Motion carried.

Trustee Stewart made a motion to approve the contract between the Village of Steger and Absolute Best Cleaning Services, LLC pending legal review. Trustee Trotier seconded the motion. Roll was called. The following Trustees voted aye; Hanus, Kaminski, Stewart, Trotier and Perchinski. Trustee Thurmond abstained. 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 8:20 pm.

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William Joyce, Village President

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Joseph M. Zagone, Jr., Village Clerk