



City of Peru



David R. Bartley
City Clerk

P.O. Box 299 • 1901 Fourth Street • Peru, IL 61354-0299
815-223-0061 • fax: 815-223-9489 www.peru.il.us dbartley@peru.il.us

AGENDA

REGULAR CITY COUNCIL MEETING

MONDAY, NOVEMBER 18, 2024

RESIDENTS ARE WELCOME TO WATCH THE MEETINGS VIA FACEBOOK LIVE AT
(<https://www.facebook.com/peru.illinois>)
QUESTIONS CAN BE PRESENTED USING THE COMMENT FUNCTION OR EMAILED TO
DBARTLEY@PERU.IL.US

ROLL CALL

7:00 P.M.

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

PRESENTATION

MINUTES/FINANCIAL REPORTS/ACTIVITY REPORTS

REGULAR MEETING MINUTES OF NOVEMBER 4, 2024

PERU POLICE DEPARTMENT MONTHLY REPORT FOR OCTOBER 2024

COMMITTEE REPORTS

1. **FINANCE COMMITTEE**

DISBURSEMENTS for November 20, 2024

2. **PUBLIC SERVICES COMMITTEE**

3. PUBLIC WORKS COMMITTEE

Motion to approve a Time and Material contract with Illinois Valley Excavating to complete drain tile repairs at the City's "Halm Farm" (PIN 11-33-315-000 & 11-33-401-000)

Discuss and approve an electric distribution system protection coordination analysis, with report, and the production of a relaying one-line diagram with BHMGE Engineers for a fixed fee of \$70,000.

Discuss and approve the purchase of IVR software with interface to mPower OMS, including services and training with mPower for \$21,000.

REPORT OF CITY ATTORNEY/ORDINANCES AND RESOLUTIONS

AN ORDINANCE AUTHORIZING EXECUTION OF AN ILLINOIS CASH FARM LEASE BETWEEN THE CITY OF PERU AND STEVE MICHELINI d/b/a MICHELINI FARMS

AN ORDINANCE AUTHORIZING EXECUTION OF AN ILLINOIS CASH FARM LEASE BETWEEN THE CITY OF PERU AND JOHN LAMPS

AN ORDINANCE AUTHORIZING THE ACCEPTANCE OF A PUBLIC UTILITY EASEMENT FROM JEAN E. TROMPETER, AS TRUSTEE, AND KARL M. PETERSON (North Area Trunk Sewer – PIN#: 17-05-114-000)

AN ORDINANCE AUTHORIZING THE ACCEPTANCE OF A PUBLIC UTILITY EASEMENT FROM BERNARD T. ERNAT AND PATRICIA A. ERNAT (North Area Trunk Sewer – PINs: 17-08-431-000 & 17-08-205-000)

PROCLAMATIONS

UNFINISHED BUSINESS

NEW BUSINESS

PETITIONS AND COMMUNICATIONS

ITEM NO. 1 Communication from POJO Limited Partnership requesting approval of final plat and waivers for POJO's Commercial Addition to the City of Peru

ITEM NO. 2 Communication from the Better Fishing Association requesting permission to hold the 25th Annual Kids Fishing Expo at Baker Lake on Saturday, May 10, 2025

MAYOR'S NOTES

PUBLIC COMMENT

CLOSED SESSION

ADJOURNMENT

CITY OF PERU REGULAR COUNCIL MEETING NOVEMBER 4, 2024

A regular meeting of the Peru City Council was called to order by Mayor Ken Kolowski in the Peru City Council Chambers on Monday, November 4, 2024, at 7:00 P.M.

City Clerk Dave Bartley called the roll with Aldermen Ballard, Tieman, Payton, Sapienza, Edgcomb, O'Sadnick, Lukosus and Moreno present. Mayor Kolowski present.

PUBLIC COMMENT

PRESENTATION

Police Chief Sarah Raymond (surrounded by the police department, friends, council and community members) was presented a surprise award from the United States Department of Defense. Mr. Michael Holub, vice chair for employer support of the guard and reserve, said the ESGR is a Department of the Defense office that's been around since 1972, and its job is to make sure civilian employers and military members of the reserve components work together. Mr. Holub stated he reminds military units about the history lessons in grade school, specifically Napoleon, and his quote about how he was always impressed at how much a soldier would strive for a little piece of colored paper. Mr. Holub stated the soldiers get their colored ribbons but sometimes the civilian employers don't get them, so we encourage [soldiers] to nominate them and that's called the Patriotic Employer Award. Mr. Holub stated that he liked the Patriotic Employer Award best because not only does it include the city's name, but also the individuals. Mr. Holub then read the letter Patrol Officer Damien Presthus sent in to nominate Raymond. (Ofc. Presthus is an active Specialist in the Army Reserves). Ofc. Presthus stated in his nomination letter that the police department takes great care of him as a soldier. Ofc. Presthus also stated in his letter that they (police department) not only care for me and my family while I'm gone, but they continue my pay. If I'm gone for less than 30 days, it's full pay and if it's over the pay difference of what I would be making they take care of that too. Ofc. Presthus also stated that Chief Raymond recognizes his training and skills as a soldier and utilizes it in his career in instances such as events and assisted in creating a 5K benefit run with him in mind. Ofc. Presthus stated the aspect of the run was to assist police officers still serving in the military on deployments. In his letter, Ofc. Presthus also stated he believes Chief Raymond and the department should be recognized for this, and he is truly thankful and grateful for working for such a great department and city.

Mayor Kolowski stated the award was well deserved and he was excited for Chief Raymond. Mayor Kolowski stated it is amazing what she does, not just for the safety of the community but what she does for veterans.

Chief Raymond stated that she was surprised to receive the award and grateful Ofc. Presthus took the time complete the nomination. Chief Raymond stated that she always tries to look out for people and do the best she can and to be recognized for that – is a pretty great feeling. Chief Raymond stated that she never would have thought or expected anything like that and it was the most shocked she has ever been in her life.

The City of Peru Health and Wellness Committee presented a check in the amount of \$12,219 to the Blue and Red Christmas Organization. The donation was the result of the annual Health and Wellness Charity Golf Outing. In its fifth year, the charity golf outing selected the organization to receive the proceeds of the event. Director of Human Resources Kim Reese stated the outing had 80 golfers and 43 organizations and local businesses as sponsors, as well as 46 local businesses and restaurants that donated items to be used as raffle items and prizes. Ms. Reese said 100% of the proceeds will go to Blue & Red Christmas for Kids, a Christmas program established in 2013 by the Peru police and fire departments. Police Chief Sarah Raymond said volunteers will wrap presents and shop for the program. Ms. Reese stated that over the past five years the charity golf outing has raised \$53,872 for various charities. Ms. Reese stated the committee is very proud of what they have been able to do for the charities and thanked everyone that has made this possible to contribute to these worthy organizations over the years.

CITY OF PERU REGULAR COUNCIL MEETING NOVEMBER 4, 2024

Mr. Nate Kloster, CEO of the Voluntary Action Center of Northern Illinois (Meals on Wheels) addressed the council and announced the organization’s purchase of the Peru Pizza House located at 1702 Fourth Street. Mr. Kloster reported they had outgrown their current location in LaSalle and were excited to be able to reach an agreement and in the process of fundraising concurrently for the purchase of the new location. Mr. Kloster reported that Meals on Wheels had delivered more delivered more than 146,000 meals last year to individuals in La Salle, Ottawa and Streator with the LaSalle location providing over 76,000 of the meals. Mr. Kloster stated they have about 12 vehicles they use to deliver meals every day out of the kitchen, and we have to have parking. so, it’s critical that this location has adequate parking. Mr. Kloster stated the property has been an ideal find, with another positive being that it takes congregation off-site. Mr. Kloster also stated the organization doesn’t need to worry about seniors walking in or getting into the facility and really excited to be coming to the community and look forward to a long future.

MINUTES/FINANCIAL REPORTS/ACTIVITY REPORTS

Mayor Kolowski presented the Regular Minutes of October 21, 2024 and City Clerk’s Report of Cash Received for September 2024. Alderman Payton made a motion the minutes be received and placed on file. Alderman Sapienza seconded the motion; motion carried.

FINANCE AND SAFETY COMMITTEE

Alderman Sapienza presented the following disbursements for payment on November 6, 2024:

<u>FUND NAME</u>	<u>TOTAL EXPENSES</u>
General Fund	\$493,829.22
Insurance Fund	140,305.64
Garbage Fund	78,552.91
Utility Fund	628,117.47
Landfill Fund	9,127.80
Airport Fund	<u>6,417.58</u>
Total	\$1,356,350.62

Alderman Sapienza made a motion the disbursements be received, placed on file and bills paid in the usual manner. Alderman Tieman seconded the motion. Clerk Bartley called the roll with Aldermen Ballard, Tieman, Payton, Sapienza, Edgcomb, O’Sadnick, Lukosus and Moreno voting aye. Motion carried.

Alderman Ballard made a motion to approve \$750.00 donation to Lighted Way. Alderman Tieman seconded the motion. Clerk Bartley called the roll with Aldermen Ballard, Tieman, Payton, Sapienza, Edgcomb, O’Sadnick, Lukosus and Moreno voting aye. Motion carried.

Finance Officer Tracy Mitchell presented the following Budget Presentation/Discussion:

We have again received an expected unqualified opinion related to the audit of our April 30, 2024, financial statements. The financial information audited was fairly stated without material misstatement.

Overall, if the question was asked as simply as possible...is the City better off after the close of FY24? My answer would be, “YES”. The best key performance indicator (KPI) is the Statement of Net Position. (See page 7 within the Management’s Discussion and Analysis). This is the equivalent of a Balance Sheet. Again, keeping it simple, Net Position is the amount by which the City’s assets and deferred outflows exceed its

CITY OF PERU REGULAR COUNCIL MEETING NOVEMBER 4, 2024

liabilities and deferred inflows. Assets: Cash and Investments, Receivables, and Capital/Infrastructure Investment. Deferred outflows are primarily estimated pension liability and attempts to smooth out the changes in pension expense and its liability based on actuarial assumptions. Liabilities are mainly debt from disbursements/accounts payable and payroll to long term bonds and post-employment benefits payable/pensions. Deferred inflows are primarily pensions and property tax.

If we look at the breakout, we see Government Activities and Business-type activities. You may be asking yourself what exactly makes up those activities? Government activities...includes the General Fund and the Special Revenue Funds. Specifically, our Special Revenue Funds include the Drug/Impound Fund, Motor Fuel Tax Fund, Garbage Fund and TIF related Funds.

The business type of activities includes the Proprietary Funds. Proprietary Funds operate like a business. Proprietary Funds include both Enterprise and Internal Service Funds. Our Enterprise Funds include the Utility, Landfill, and Airport. Majority of the time, we mainly discuss our 2 major funds, General Fund and the Utility Fund, where most of our revenues and expenses occur. Please note the government wide financial statements exclude the Fiduciary Funds which are our Police and Fire Pensions Funds.

At year-end, FY24, the City's net position was \$127,786,091. This represents an increase of \$7,966,117 over the FY23 net position of \$119,819,973 and includes all of our activities except for pension funds. This nearly \$8M increase breaks out between an increase in governmental activities of \$4.3M and \$3.6M business-type activities.

Net position used in government wide financial statements provides a comprehensive overview of the government's financial status. There are 3 components: Net Investment in Capital Assets which is buildings and infrastructure, Restricted Net position, which are resources restricted by external parties or law, and Unrestricted Net Position, resources available for general use.

Our net position was \$127,786,090. Of that amount, \$106,353,664 was invested in capital assets, net of related debt, and depreciation related to those assets. There were \$6,929,584 of assets restricted for purposes specified by external restrictions, constitutional provisions, debt agreements or enabling legislation. The remaining \$14,502,842 was unrestricted. You can kind of think of that as what can be attributed to future projects and expenditures.

If we were to isolate only the governmental activities, you will notice that we do have a negative unrestricted net position. Having negative unrestricted funds could affect a government's credit rating. What does credit rating impact? It basically sets the rate of future borrowing. Based on this number being a larger negative higher in previous fiscal years, and the financial health of our Proprietary funds I do not anticipate it would result in a change to our Aa3 bond rating with Moody's Rating Agency. Also, although net position is one of the strongest KPI's, it is within just 1 of 3 different categories used by rating agencies and again, we are better off than in previous years. If we evaluate this unrestricted balance of our governmental activities over the past 5 years, we have improved our position nearly 50%. This balance was negative (\$8.5M) in FY20, (\$7M) in FY21, (\$5.4) in FY22, and (\$5.8) in FY23 and now only negative (\$4.8) in FY24. Net Position is shown in more detail on page 11.

I also encourage you to read Note 4, pages 36-37, a summary of changes in Capital Assets and Note 5, pages 38-42, a summary of our Long-Term Liabilities. In FY24, we paid our debt down by \$1,695,000 of bonds payable, \$382,600 of notes payable, and \$115,647 of leases payable for equipment use.

In summary, our ASSETS increased and our LIABILITIES decreased resulting in The City of Peru's Government Wide Net Position to increase nearly \$8M but then how does that relate to the other common financial statement, the government-wide Statement of Revenues, Expenditures and Changes in Fund

CITY OF PERU REGULAR COUNCIL MEETING NOVEMBER 4, 2024

Balances? This is the equivalent of an Income Statement or P&L, Profit and Loss Statement. Simply stated, revenues minus expenses equal the change in net position. (This is on Page 8 of the MD&A).

In FY24, total government revenues increased nearly \$1M. Revenues were \$25.8M compared to \$24.8M in FY23. This is attributable to grants and increases in sales taxes. Expenses decreased and were \$21.4 this year compared to \$23.9 last year, primarily due to the additional spending last year related to GAF land purchase and Schweickert park projects.

During FY24 the City's business-type activities' revenues increased nearly \$1.7M to \$34.9M from \$33.2M. This was due to an increase in utility usage, and interest income. Expenses remained relatively consistent at \$31.3 compared to \$31.6 last year.

I would also like to comment that the Annual Treasurer's Report by law requires disclosure of a summary statement of operations for all funds. This is the Fund Balance or Equity of specific funds. The Fund Balance is different than Net Position. Net Position gives an overview of the government's financial health, while fund balance provides a detailed look at the financial status of a specific fund similar to the balances reported by fund in our monthly Treasurer's Report. For example, the total government fund balance is \$12.3M, whereas the total government net position is \$40.6M. This detailed reconciliation can be found on page 14 of the audit if you're interested. The basic financial statements can be found 11-21 and additional schedules which break it down in even more detail can be found on pages 92-107 of the audit.

Point of reference, (page 15), GF \$433K surplus figure previously discussed.

PUBLIC SERVICES COMMITTEE

Alderman Edgcomb made a motion to approve Mayor's appointment of the following individuals to the City of Peru Parks and Recreation Advisory Board for five-year terms commencing 11/5/24:

- Steve Michelini
- Dan Eiten
- Liz Grzybowski
- Ray Zborowski
- John Fusinatto
- Jeff Puetz
- Jill Bernal
- Douglas Olivero
- Scotty Miller

Alderman Tieman seconded the motion. Clerk Bartley called the roll with Aldermen Ballard, Tieman, Payton, Sapienza, Edgcomb, O'Sadnick, Lukosus and Moreno voting aye. Motion carried.

PUBLIC WORKS COMMITTEE

Alderman Moreno made a motion to award the OSLAD Washington Park Improvements Contract #1 to Gillan Construction in the amount of \$253,000.00. Alderman Lukosus seconded the motion. Clerk Bartley called the roll with Aldermen Ballard, Tieman, Payton, Sapienza, Edgcomb, O'Sadnick, Lukosus and Moreno voting aye. Motion carried.

CITY OF PERU REGULAR COUNCIL MEETING NOVEMBER 4, 2024

Alderman Lukosus made a motion to award Interceptor Sewer Cleaning & Inspection to Performance Pipelining, Inc. in the amount of \$68,421.00. Alderman Moreno seconded the motion. Clerk Bartley called the roll with Aldermen Ballard, Tieman, Payton, Sapienza, Edgcomb, O'Sadnick, Lukosus and Moreno voting aye. Motion carried.

REPORT OF CITY ATTORNEY/ORDINANCES AND RESOLUTIONS

Corporate Counsel Scott Schweickert presented a proposed ordinance entitled:

ORDINANCE NO. 6902

AN ORDINANCE APPROVING AND AUTHORIZING EXECUTION OF A PARKING LICENSE AGREEMENT WITH VOLUNTARY ACTION CENTER OF NORTHERN ILLINOIS, AN ILLINOIS NOT-FOR-PROFIT CORPORATION

Alderman Tieman made a motion the ordinance be adopted as written and read. Alderman Payton seconded the motion. Clerk Bartley called the roll with Aldermen Ballard, Tieman, Payton, Edgcomb, Sapienza, O'Sadnick, Lukosus and Moreno voting aye. Motion carried.

Corporate Counsel Scott Schweickert presented the minutes of the October 30, 2024, Planning/Zoning Commission hearing on the petition of Richard Weber concerning property located at 704 6th Street, Peru, IL. Alderman Tieman made a motion the minutes be received, placed on file and concur with the recommendation. Alderman Ballard seconded the motion. Motion carried.

Corporate Counsel Scott Schweickert presented a proposed ordinance entitled:

ORDINANCE NO. 6903

AN ORDINANCE GRANTING A VARIANCE AS SOUGHT BY THE PETITION OF RICHARD WEBER CONCERNING PROPERTY LOCATED AT 704 6TH STREET IN THE CITY OF PERU, ILLINOIS

Alderman Ballard made a motion the ordinance be adopted as written and read. Alderman Tieman seconded the motion. Clerk Bartley called the roll with Aldermen Ballard, Tieman, Payton, Edgcomb, Sapienza, O'Sadnick, Lukosus and Moreno voting aye. Motion carried.

Corporate Counsel Scott Schweickert presented the minutes of the October 30, 2024, Planning/Zoning Commission hearing on the petition of Life Balance Counseling and Wellness, Inc. concerning property located at 2218 Marquette Road, Peru, IL. Alderman Edgcomb made a motion the minutes be received, placed on file and concur with the recommendation. Alderman Payton seconded the motion. Motion carried.

Corporate Counsel Scott Schweickert presented a proposed ordinance entitled:

ORDINANCE NO. 6904

AN ORDINANCE GRANTING CERTAIN VARIANCES AND WAIVERS AS SOUGHT BY THE PETITION OF LIFE BALANCE COUNSELING AND WELLNESS, INC. CONCERNING PROPERTY LOCATED AT 2218 MARQUETTE ROAD IN THE CITY OF PERU, ILLINOIS

CITY OF PERU REGULAR COUNCIL MEETING NOVEMBER 4, 2024

Alderman Tieman made a motion the ordinance be adopted as written and read. Alderman Edgcomb seconded the motion. Clerk Bartley called the roll with Aldermen Ballard, Tieman, Payton, Edgcomb, Sapienza, O'Sadnick, Lukosus and Moreno voting aye. Motion carried.

Corporate Counsel Scott Schweickert presented a proposed ordinance entitled:

ORDINANCE NO. 6905

AN ORDINANCE AMENDING SECTION 74-67 OF THE CITY OF PERU CODE OF ORDINANCES AS IT RELATES TO THE COMPOSITION OF THE PARKS AND RECREATION ADVISORY BOARD

Alderman Tieman made a motion the ordinance be adopted as written and read. Alderman Edgcomb seconded the motion. Clerk Bartley called the roll with Aldermen Ballard, Tieman, Payton, Edgcomb, Sapienza, O'Sadnick, Lukosus and Moreno voting aye. Motion carried.

ORDINANCE NO. 6906

AN ORDINANCE AUTHORIZING THE APPOINTMENT OF A DEPUTY MUNICIPAL CLERK

Alderman Payton made a motion the ordinance be adopted as written and read. Alderman Tieman seconded the motion. Clerk Bartley called the roll with Aldermen Ballard, Tieman, Payton, Edgcomb, Sapienza, O'Sadnick, Lukosus and Moreno voting aye. Motion carried.

ORDINANCE NO. 6907

AN ORDINANCE AMENDING ORDINANCE NO. 6828 THE CITY OF PERU EMPLOYEE MANUAL

Alderman Payton made a motion the ordinance be adopted as written and read. Alderman Edgcomb seconded the motion. Reported the amendment to the employee manual was due to change in language regarding personal days and clarifying that sick hours can be used if employee has an appointment with a specialist. Clerk Bartley called the roll with Aldermen Ballard, Tieman, Payton, Edgcomb, Sapienza, O'Sadnick, Lukosus and Moreno voting aye. Motion carried.

PROCLAMATIONS

UNFINISHED BUSINESS

NEW BUSINESS

PETITIONS AND COMMUNICATIONS

CITY OF PERU REGULAR COUNCIL MEETING NOVEMBER 4, 2024

MAYOR'S NOTES

Adam Thorson, Director of Parks, Recreation and Special reported on the upcoming Halloween in the Park event on October 26th at Washington Park. Mr. Thorson reported there was a lot of interest in attending the event with over 10 businesses.

Alderman O'Sadnick reported the Willie Buck event at Centennial Park on October 5th was a great conclusion to the Music Under the Oaks event.

PSM/Fire Chief Jeff reported that hydrant flushing will begin the week of October 14th and continue through October 25th.

Electric Operations Manager Kevin Minnick thanked the team for outage response efforts.

PUBLIC COMMENT

CLOSED SESSION

ADJOURNMENT

Alderman Payton made a motion that the meeting be adjourned. Alderman Moreno seconded the motion and motion carried. The meeting was adjourned at 7:58 p.m.

Peru Police Department
Monthly Report / October 2024

Date: November 18, 2024

To: Mayor Kolowski, City Clerk Bartley,
and Members of the City Council

From: Chief Sarah L. Raymond

Month/Year: October 2024

Peru Police Department

Department Roster (Serving Since)

Sworn Personnel

Chief Sarah Raymond	6/20/2004
Lieutenant Douglas Bernabei	7/1/2006
Lieutenant Arthur Smith	8/18/2002
Sergeant Edward DeGroot	12/28/1995
Sergeant Scott DeGroot	1/9/2000
Sergeant Matt Peters	1/7/2008
Sergeant John Atkins	8/12/2002
Sergeant Brad Jones	10/1/2007
Detective Amy Sines	9/22/2003
Officer Nick Biagioni	5/7/2007
Officer Ben Bentley	7/30/2007
Detective Jeff Paul	11/28/2007
Officer Ryan Kowalczyk	9/1/2010
Officer Brad Anderson	6/28/2015
Officer Aaron Querciagrossa	9/12/2016
Officer Josh Theisinger	7/31/2017
Officer Brendan Sheedy	9/3/2019
Officer Hunter Wright	11/9/2020
Officer Alec Lindemann	4/4/2022
Officer William Sommer	1/13/2020 F/T 11/14/2022
Officer Damien Presthus	11/28/2022
Officer Joseph Pienta	1/9/2023
Officer Brian Zebron	11/27/2023
Officer Casey Wood	12/11/2023
Officer Tyler Wolf	4/1/2024
Officer Zane Behrens	6/24/2024

Full-time Civilian Personnel

Administrative Assistant Michelle Wagner	5/10/1993 F/T 01/01/1996
Community Service Officer Blake Frund	2/26/2018
Public Safety TC Christie DeGroot	7/6/2021
Evidence Custodian Mark Credi	1/8/2024
Custodian Jeri Etscheid	12/7/2012 F/T 05/01/2023

Part-time Civilian Personnel

Crossing Guard Beverly Eich	1/14/2002
Crossing Guard Katherine Baker	9/3/2002
Crossing Guard Jacqueline Caputo	8/17/2009
Crossing Guard Debra Kurrle	8/23/2010
Crossing Guard Jeri Etscheid	8/21/2013
Crossing Guard Courtney Wagner	8/20/2014
Crossing Guard Paul Etscheid	8/17/2015
Crossing Guard Lisa Vondrehle	11/8/2016
Crossing Guard Anne Norrell	8/15/2023

Board of Fire and Police Commissioners

Roelif Loveland
 Greg Vaccaro
 Jamey Mertel

Operations Report

October 2024

Reports

Police-total calls for service/officer initiated activities	1883
Total case reports written	93
Total Accidents Investigated	41
(State reports) \$1500 damage or injuries	30
(CAD reports) under \$1500 damage	11
Motorist Assist	61
Alarms Received	24

Fines / Fees / Grants / Reimbursements

October 2024

Court Dispositions/Traffic Fines	
Administrative Adjudication Fines	\$3,250.00
D.U.I. Equipment Fund	\$800.00
Drug Enforcement Fund PPD Cases	\$0.00
Drug Enforcement Forfeitures	\$0.00
Court Supervision/Squad Car Fund	\$0.00
Vehicle Impound Fees	\$1,750.00
Photocopying Fees	\$305.00
Parking Ticket Fines	\$40.00
Warrant Fees	\$0.00
Grants Received in Dollars (Traffic Safety)	\$0.00
Reimbursements Received (L-P Football)	\$2,250.00
Total Police Income for Month	\$8,395.00

Traffic Enforcement

October 2024

Citations

Total Citations Issued including ADJ	112
Speeding Citations Issued	23
DUI Citations Issued	1
All Other Traffic Citations Issued	74
Parking Citations Issued	2
Total Number of Traffic Stops	170

Warnings

Vehicles stopped & driver given warning (written and verbal warnings)	99
--	----

Freedom of Information Act (FOIA) & Subpoenas & Backgrounds

October 2024

Total Number of Requests	57
Manhours Expended	30
Total Employee Cost	\$1,492.20

Administrative Adjudication Monthly Report

Citations

October 2024

Traffic & Non-Traffic Citations

Traffic Charges Filed	4
Non-Traffic Charges Filed	0
Total Charges Filed	0

Non-Traffic Citation Break-Down

Animal Violations	4
Burning Violations	0
Criminal Trespass	0
Disorderly Conduct	0
Illegal Consumption/Possession Alcohol	0
Noise Violations	0
Parking	0
Property Maintenance	6
Retail Theft	1
All Other Miscellaneous	0

Dispositions

October 2024

Pre-Paid Prior to Hearing	3
Admitted Liable/Pled Guilty	1
Failed to Appear/Default	7
Continued	1
Contested Hearing/Found Liable	0
Contested Hearing/Found Not Liable	1
Contested Hearing/Dismissed For Cause	3

Fines / Fees / Payments Collected

October 2024

Impound Fees Paid	\$1,000.00
Adjudication Fees Paid	\$2,250.00
Fees Collected from Previous Months	\$250.00
Total	\$3,500.00

Fines / Fees / Payments Time to Pay Given

October 2024

Impound Fee Payment Plan/Collection Pending	\$0.00
Adjudication Fees Payment Plan/Collection Pending	\$585.00
Total	\$585.00

Administrative Officer Fees Paid

October 2024

Administrative Officer Fees Paid	\$500.00
----------------------------------	----------

Community Presentations and Meetings

10/2/2024	Chief Raymond	SOAR/ROE #35 Training
	Admin Asst Wagner	SOAR/ROE #35 Training
10/3/2024	Administration	PACE Scheduling Online
10/7/2024	Lieutenant Bernabei	City Council Meeting
10/9/2024	Lt. Smith	ADJ Hearings
	Admin Asst Wagner	ADJ Hearings
10/14/2024	Chief Raymond	Peru Library Active Shooter Training
10/14/2024	Chief Raymond	Public Works Committee Meeting
10/14/2024	Chief Raymond	Finance Committee Meeting
10/15/2024	Chief Raymond	CESSA Meeting
10/16/2024	Lieutenant Bernabei	IV Chiefs Meeting
10/17/2024	Chief Raymond	Safety Committee Meeting
	Admin Asst Wagner	Safety Committee Meeting
10/17/2024	Lieutenant Bernabei	STEP Grant LEL Meeting
10/18/2024	Chief Raymond	ALICE Drill Parkside School
10/21/2024	Chief Raymond	City Council Meeting
10/21/2024	Chief Raymond	ALICE Drill LP School
10/24/2024	Chief Raymond	IVRD EXEC Director
	Lieutenant Bernabei	IVRD EXEC Director
10/25/2024	Chief Raymond	ALICE Drill Northview
10/28/2024	Chief Raymond	Public Works Committee Meeting
	Chief Raymond	Public Services Meeting
	Chief Raymond	Finance Committee Meeting
10/28/2024	Lieutenant Bernabei	IVRD CAD/RMS Meeting
10/29/2024	Chief Raymond	ISP Division of Forencis Services
10/29/2024	Lieutenant Bernabei	IVRD Board Meeting
10/30/2024	Chief Raymond	Health and Wellness
	Admin Asst Wagner	Health and Wellness

Community Service Officer Report

October 2024

Abandoned Vehicles	7
Administrative Duties	8
All Other City Ordinances	6
Animal Complaints	3
Assisted Fire/EMS	9
Assisted Police	11
Assists	2
Building/Zoning	3
Burning Complaint	0
Car Seat Installations	1
Community Contacts/School Walk Through	20
Extra Patrol	20
Failure to Register (Warrant Issued)	0
Fingerprints	4
Follow-ups/Meetings	72
Found article/Lost article	3
High Grass/Clippings	2
IDOC Releases	0
Information CADs	4
Motorist Assists	6
Parade Details	0
Park Security Checks	50
Parking Complaints	2
Private Property Accidents	0
Property Maintenance	7
Public Works	1
Roadway Obstruction	1
School Crossing	7
School Patrol	16
Sex/Violent Offender Registrations/verification	19
Special Details	5
Traffic Control	2
Training	3
Utilities Complaint	0
Vehicle Disposals	3
Vehicle Maintenance	15
	312
<u>Citations</u>	
ADJ	8
Parking	0

Thank you so much for
the many times you helped
Ben get off the floor & back
on his feet. You were very
gracious & kind to him as a blind
diabetic.

Thank you so very much.
We really appreciated your help.

*Y*OUR KIND EXPRESSION OF SYMPATHY

AND FRIENDSHIP WILL

ALWAYS REMAIN IN OUR MEMORIES.

*T*HANK YOU FOR YOUR THOUGHTFULNESS.

In Christ

Velma Youels & fam.

Peru Police Officers,

Thank you SO much
for helping my family
stay safe during an
unusual circumstance.
Words can't explain
how thankful we are!

Hopefully you can
use this small token
of appreciation
soon "j

♡ Myla Cofoid + family

T.Y.F.Y.S.

Stay safe
& thanks for going
above & beyond!

City of Peru Disbursements to be Paid 11/20/2024

FUND	FUND NAME		
10	General Fund	\$	1,138,099.64
60	Utility Fund	\$	2,892,424.23
80	Landfill Fund	\$	25,944.89
85	Airport Fund	\$	8,752.00
		\$	<u>4,065,220.76</u>

VENDOR	ACCOUNT	DETAIL	AMOUNT	FUND	DEPARTMENT	ACCOUNT DESCRIPTION
IV REGIONAL FIRE TRAINING	10 -4-00-53-3403	BREAKFAST WITH SANTA DONATION	250.00	NA	NA	DONATIONS
BLUE & RED CHRISTMAS FO	10 -4-00-56-3610	2024 GOLF OUTING	12,219.00	NA	NA	DONATIONS
IML RISK MANAGEMENT ASS	10 -5-12-45400	2025 WORKERS COMP	45.74	GENERAL	CLERK'S OFFICE	WORKER'S COMPENSATION
QUADIENT INC	10 -5-12-56000	PSTG METER REFILL	1,000.00	GENERAL	CLERK'S OFFICE	POSTAGE
QUADIENT INC	10 -5-12-56000	PSTG METER REFILL	1,000.00	GENERAL	CLERK'S OFFICE	POSTAGE
IV NET	10 -5-12-56100	MONTHLY PORT-CLERK	75.00	GENERAL	CLERK'S OFFICE	TELEPHONE/INTERNET/CABLE
ILLINOIS DEPARTMENT OF	10 -5-12-56500	DEATH CERT COPIES	604.00	GENERAL	CLERK'S OFFICE	VITAL RECORDS
DEBO ACE HARDWARE	10 -5-12-65200	SUPPLIES	29.99	GENERAL	CLERK'S OFFICE	OPERATING SUPPLIES
QUILL CORPORATION	10 -5-12-65200	OFFICE SUPPLIES	237.73	GENERAL	CLERK'S OFFICE	OPERATING SUPPLIES
QUILL CORPORATION	10 -5-12-65200	OFFICE SUPPLIES	24.92	GENERAL	CLERK'S OFFICE	OPERATING SUPPLIES
QUILL CORPORATION	10 -5-12-65200	OFFICE SUPPLIES	130.44	GENERAL	CLERK'S OFFICE	OPERATING SUPPLIES
QUILL CORPORATION	10 -5-12-65200	TONER	218.37	GENERAL	CLERK'S OFFICE	OPERATING SUPPLIES
IML RISK MANAGEMENT ASS	10 -5-14-45400	2025 WORKERS COMP	3,350.86	GENERAL	CITY ENGINEER	WORKERS' COMPENSATION
CHAMLIN & ASSOCIATES IN	10 -5-14-53450	BLDG INSPEC PLAN RVWS	4,777.00	GENERAL	CITY ENGINEER	INSPEC CONSULT/PLAN RVWS
TNT LAWN & SNOW, LLC	10 -5-14-54900	OCT24 CODE ENFRC	959.50	GENERAL	CITY ENGINEER	CODE ENFORCEMENT EXP
IV NET	10 -5-14-56100	MONTHLY PORT-ENG	75.00	GENERAL	CITY ENGINEER	TELEPHONE/INTERNET/CABLE
US BANK VOYAGER FLEET S	10 -5-14-65500	OCT24 FUEL-ENGINEER	470.18	GENERAL	CITY ENGINEER	FUEL & OIL VEHICLES
IML RISK MANAGEMENT ASS	10 -5-15-45400	2025 WORKERS COMP	99.36	GENERAL	ADMINISTRATIVE	WORKER'S COMPENSATION
CONNECTING POINT COMPUT	10 -5-15-51210	ARISTA PUBLIC SECTR COMP	1,327.50	GENERAL	ADMINISTRATIVE	R&M/COMPUTERS
CHAMLIN & ASSOCIATES IN	10 -5-15-53100	MISC ENGINEERING	5,874.50	GENERAL	ADMINISTRATIVE	ENGINEERING EXPENSE
IML RISK MANAGEMENT ASS	10 -5-15-55300	2025 IML DUES	1,000.00	GENERAL	ADMINISTRATIVE	PROFESSIONAL DUES
COMCAST BUSINESS CABLE/	10 -5-15-56100	CH INTERNET TO 1/9	131.90	GENERAL	ADMINISTRATIVE	TELEPHONE/INTERNET/CABLE
LASALLE PUBLISHING	10 -5-15-56200	OCT24 ADS	1,075.00	GENERAL	ADMINISTRATIVE	PUBLISHING/ADVERTISING
LASALLE PUBLISHING	10 -5-15-56200	SEP24 ADS	765.00	GENERAL	ADMINISTRATIVE	PUBLISHING/ADVERTISING
LASALLE PUBLISHING/LEGA	10 -5-15-56200	ANNUAL 24 REPORT	1,054.50	GENERAL	ADMINISTRATIVE	PUBLISHING/ADVERTISING
IML RISK MANAGEMENT ASS	10 -5-15-59200	2025 LIABILITY/PROP-GEN	34,931.34	GENERAL	ADMINISTRATIVE	LIABILITY INSURANCE
CIVICPLUS LLC	10 -5-15-59900	ONLINE CODE HOST	1,417.50	GENERAL	ADMINISTRATIVE	CONTRACTUAL SERVICE
MAUTINO DIST CO INC	10 -5-15-65200	WATER	33.00	GENERAL	ADMINISTRATIVE	OPERATING SUPPLIES
PETTY CASH	10 -5-15-91000	POSTAGE	10.45	GENERAL	ADMINISTRATIVE	ECONOMIC DEVELOPMENT
BCA ARCHITECTS, LTD	10 -5-15-91000	N DVLPMNT-CONCEPT DESIGN	9,800.00	GENERAL	ADMINISTRATIVE	ECONOMIC DEVELOPMENT
IML RISK MANAGEMENT ASS	10 -5-16-45400	2025 WORKERS COMP	53,585.22	GENERAL	POLICE	WORKER'S COMPENSATION
GALLS, AN ARAMARK CO. L	10 -5-16-47100	BENTLY CA RETURN	(112.02)	GENERAL	POLICE	CLOTHING ALLOWANCE
GALLS, AN ARAMARK CO. L	10 -5-16-47100	BENTLEY CA	7.99	GENERAL	POLICE	CLOTHING ALLOWANCE
GALLS, AN ARAMARK CO. L	10 -5-16-47100	BENTLEY CA	147.99	GENERAL	POLICE	CLOTHING ALLOWANCE
RYAN KOWALCZYK	10 -5-16-47100	KOWALCZYK CA REIMB	134.02	GENERAL	POLICE	CLOTHING ALLOWANCE
AMAZON CAPITAL SERVICES	10 -5-16-47100	ETSCHIED CA	109.95	GENERAL	POLICE	CLOTHING ALLOWANCE
CHAPMAN'S MECHANICAL	10 -5-16-51100	POLC-COOLING MNTNCE	1,426.24	GENERAL	POLICE	R&M/BUILDINGS
KENDRICK PEST CONTROL I	10 -5-16-51100	POLICE COMPLEX	65.00	GENERAL	POLICE	R&M/BUILDINGS

VENDOR	ACCOUNT	DETAIL	AMOUNT	FUND	DEPARTMENT	ACCOUNT DESCRIPTION
POMP'S TIRE SERVICE	10 -5-16-51300	TIRE STOCK	555.00	GENERAL	POLICE	R&M/VEHICLES
POMP'S TIRE SERVICE	10 -5-16-51300	PPD49 TIRE RPR	568.16	GENERAL	POLICE	R&M/VEHICLES
POMP'S TIRE SERVICE	10 -5-16-51300	TIRE STOCK	550.00	GENERAL	POLICE	R&M/VEHICLES
IL ASSN OF CHIEFS POLIC	10 -5-16-55300	MBSHP RENEWAL	265.00	GENERAL	POLICE	PROFESSIONAL DUES
PETTY CASH	10 -5-16-56000	POSTAGE	118.58	GENERAL	POLICE	POSTAGE
IV NET	10 -5-16-56100	MONTHLY PORT-POLICE	75.00	GENERAL	POLICE	TELEPHONE/INTERNET/CABLE
PEERLESS NETWORK	10 -5-16-56100	65546-2650 PEORIA ST	204.77	GENERAL	POLICE	TELEPHONE/INTERNET/CABLE
COMCAST BUSINESS	10 -5-16-56100	POLC INTERNET TO 11/15	710.00	GENERAL	POLICE	TELEPHONE/INTERNET/CABLE
COMCAST BUSINESS	10 -5-16-56100	POLC PHONE TO 11/15	411.74	GENERAL	POLICE	TELEPHONE/INTERNET/CABLE
MARCO TECHNOLOGIES LLC	10 -5-16-56400	POLC MAINT 11/24	1,220.02	GENERAL	POLICE	MAINTENANCE AGREEMENTS
AMEREN ILLINOIS	10 -5-16-57100	13260-71020 2650 N PEORIA ST	167.42	GENERAL	POLICE	UTILITIES
IML RISK MANAGEMENT ASS	10 -5-16-59200	2025 LIABILITY/PROP-POL	69,035.46	GENERAL	POLICE	LIABILITY INSURANCE
ARROW SALES & SERVICE	10 -5-16-59900	POL-EXTINGSHR SVC	25.00	GENERAL	POLICE	CONTRACTUAL SERVICE
ARROW SALES & SERVICE	10 -5-16-59900	POL-EXTINGSHR SVC	110.00	GENERAL	POLICE	CONTRACTUAL SERVICE
TNT LAWN & SNOW, LLC	10 -5-16-59900	OCT24 MOWS	537.00	GENERAL	POLICE	CONTRACTUAL SERVICE
STERICYCLE, INC.	10 -5-16-59900	COMPLIANCE SUBSCR	147.94	GENERAL	POLICE	CONTRACTUAL SERVICE
ONSOLVE, LLC	10 -5-16-59910	ANNUAL CODE RED	15,000.00	GENERAL	POLICE	CODE RED SERVICES
P F PETTIBONE & CO	10 -5-16-65200	TICKET BKS	437.85	GENERAL	POLICE	OPERATING SUPPLIES
ACTION TARGET	10 -5-16-65200	TARGETS	189.85	GENERAL	POLICE	OPERATING SUPPLIES
OSF SAINT ELIZABETH MED	10 -5-16-65200	BLS ECARDS	15.00	GENERAL	POLICE	OPERATING SUPPLIES
AMAZON CAPITAL SERVICES	10 -5-16-65200	FLASH DRIVES	101.67	GENERAL	POLICE	OPERATING SUPPLIES
AMAZON CAPITAL SERVICES	10 -5-16-65220	DOG BATH HEATER	113.49	GENERAL	POLICE	SPECIAL PROGRAMS EXPENSE
US BANK VOYAGER FLEET S	10 -5-16-65500	OCT24 FUEL-POLICE	5,049.04	GENERAL	POLICE	FUEL & OIL VEHICLES
PETTY CASH	10 -5-16-92900	TRUNK OR TREAT CANDY	59.94	GENERAL	POLICE	MISCELLANEOUS EXPENSE
IML RISK MANAGEMENT ASS	10 -5-17-45400	2025 WORKERS COMP	21,518.62	GENERAL	FIRE	WORKER'S COMPENSATION
CHAPMAN'S MECHANICAL	10 -5-17-51200	RPZ INSPC/FIRE	350.00	GENERAL	FIRE	R&M/EQUIPMENT
IAFC MEMBERSHIP	10 -5-17-55300	ANNUAL DUES	125.42	GENERAL	FIRE	PROFESSIONAL DUES
PEERLESS NETWORK	10 -5-17-56100	1128974-816 W ST	74.42	GENERAL	FIRE	TELEPHONE/INTERNET/CABLE
COMCAST CABLE	10 -5-17-56100	DEC24 CABLE	87.90	GENERAL	FIRE	TELEPHONE/INTERNET/CABLE
AMEREN ILLINOIS	10 -5-17-57100	95733-05296 1503 4TH FIRE	92.28	GENERAL	FIRE	UTILITIES
IML RISK MANAGEMENT ASS	10 -5-17-59200	2025 LIABILITY/PROP-FIRE	44,530.16	GENERAL	FIRE	LIABILITY INSURANCE
CINTAS CORP #396	10 -5-17-59900	CITY HALL/FIRE MATS	35.24	GENERAL	FIRE	CONTRACTUAL SERVICE
CINTAS CORP #396	10 -5-17-59900	FIRE MATS/SUPPL	35.24	GENERAL	FIRE	CONTRACTUAL SERVICE
DEBO ACE HARDWARE	10 -5-17-65200	SUPPLIES	537.41	GENERAL	FIRE	OPERATING SUPPLIES
HINCKLEY SPRINGS	10 -5-17-65200	FIRE-WATER SVC	118.91	GENERAL	FIRE	OPERATING SUPPLIES
SMITH'S SALES & SERVICE	10 -5-17-65200	MOTOMIX	140.00	GENERAL	FIRE	OPERATING SUPPLIES
US BANK VOYAGER FLEET S	10 -5-17-65500	OCT24 FUEL-FIRE	2,399.55	GENERAL	FIRE	FUEL & OIL VEHICLES
IML RISK MANAGEMENT ASS	10 -5-19-45400	2025 WORKERS COMP	16,687.46	GENERAL	STREET	WORKER'S COMPENSATION

VENDOR	ACCOUNT	DETAIL	AMOUNT	FUND	DEPARTMENT	ACCOUNT DESCRIPTION
MARTIN EQUIPMENT OF IL	10 -5-19-51200	LOADER-BROOM ATTCHMNT	400.93	GENERAL	STREET	R&M/EQUIPMENT
LAKESIDE INTERNATIONAL,	10 -5-19-51200	D319 TANDEM MNTNCE	1,372.17	GENERAL	STREET	R&M/EQUIPMENT
PERU AUTO ELECTRIC	10 -5-19-51300	BATTERY	169.00	GENERAL	STREET	R&M/VEHICLES
LAKESIDE INTERNATIONAL,	10 -5-19-51300	D318 MNTNCE	1,356.77	GENERAL	STREET	R&M/VEHICLES
LAKESIDE INTERNATIONAL,	10 -5-19-51300	D317 MNTNCE	206.80	GENERAL	STREET	R&M/VEHICLES
ADVANCE AUTO PARTS PROF	10 -5-19-51300	SUPPLIES	55.46	GENERAL	STREET	R&M/VEHICLES
COMMUNICATION WORKS	10 -5-19-51300	S110 RADIO INSTLL	1,855.00	GENERAL	STREET	R&M/VEHICLES
COMMUNICATION WORKS	10 -5-19-51300	D320 PLOW TRCK RADIO INSTLL	2,373.75	GENERAL	STREET	R&M/VEHICLES
ADVANCED ASPHALT CO	10 -5-19-51400	SURFACE MIX	899.78	GENERAL	STREET	R&M/STREETS
MERTEL GRAVEL CO	10 -5-19-51400	GRAVEL	232.94	GENERAL	STREET	R&M/STREETS
MERTEL GRAVEL CO	10 -5-19-51400	GRAVEL	5,178.12	GENERAL	STREET	R&M/STREETS
LADZINSKI CEMENT FINISH	10 -5-19-51400	910 PROSPECT AVE	5,150.00	GENERAL	STREET	R&M/STREETS
LADZINSKI CEMENT FINISH	10 -5-19-51400	910 PROSPECT AVE	5,350.00	GENERAL	STREET	R&M/STREETS
IL VALLEY EXCAVATING IN	10 -5-19-51400	ROCK-WATER ST DRAINAGE	2,347.29	GENERAL	STREET	R&M/STREETS
ADVANCED ASPHALT CO	10 -5-19-51434	2024 GF ST PRGM PAY6	45,421.75	GENERAL	STREET	STREET MAINT PROJECT
ADVANCED ASPHALT CO	10 -5-19-51434	2024 MFT PROGRAM PAY1	276,219.60	GENERAL	STREET	STREET MAINT PROJECT
IMUA-IL MUNICIPAL UTILI	10 -5-19-55510	SEP24 SAFETY TRNG	250.00	GENERAL	STREET	SAFETY TRAINING
PEERLESS NETWORK	10 -5-19-56100	1128977-1012 PEORIA ST	70.48	GENERAL	STREET	TELEPHONE/INTERNET/CABLE
AMEREN ILLINOIS	10 -5-19-57100	15285-27851 RT 251	55.53	GENERAL	STREET	UTILITIES
AMEREN ILLINOIS	10 -5-19-57100	35940-87050 4003 PLNK RD	275.11	GENERAL	STREET	UTILITIES
IML RISK MANAGEMENT ASS	10 -5-19-59200	2025 LIABILITY/PROP-STRT	25,733.25	GENERAL	STREET	LIABILITY INSURANCE
KENDRICK PEST CONTROL I	10 -5-19-59900	8TH & GREEN	20.00	GENERAL	STREET	CONTRACTUAL SERVICE
CINTAS CORPORATION	10 -5-19-59900	PW-EYEWASH STN	150.00	GENERAL	STREET	CONTRACTUAL SERVICE
MICHAEL TODD INDUSTRIAL	10 -5-19-61200	SIGNS	1,249.70	GENERAL	STREET	SIGNS
MICHAEL TODD INDUSTRIAL	10 -5-19-61200	62 ST SIGNS	6,160.66	GENERAL	STREET	SIGNS
DEBO ACE HARDWARE	10 -5-19-65200	SUPPLIES	412.15	GENERAL	STREET	OPERATING SUPPLIES
UNITED RENTALS (NORTH A	10 -5-19-65200	RATCHET STRAP-ROLLER	20.69	GENERAL	STREET	OPERATING SUPPLIES
S J SMITH CO., INC	10 -5-19-65200	ARGON MIX	6.51	GENERAL	STREET	OPERATING SUPPLIES
1ST AYD	10 -5-19-65200	SHOP MNTNC SUPPL	773.36	GENERAL	STREET	OPERATING SUPPLIES
AMAZON CAPITAL SERVICES	10 -5-19-65200	MARKERS	11.98	GENERAL	STREET	OPERATING SUPPLIES
US BANK VOYAGER FLEET S	10 -5-19-65500	OCT24 FUEL-STREETS	968.54	GENERAL	STREET	FUEL & OIL VEHICLES
ARNESON OIL COMPANY	10 -5-19-65500	DIESEL FUEL	2,158.97	GENERAL	STREET	FUEL & OIL VEHICLES
ARNESON OIL COMPANY	10 -5-19-65500	DIESEL FUEL	2,709.09	GENERAL	STREET	FUEL & OIL VEHICLES
DEERE CREDIT INC	10 -5-19-72370	030-0074839-000/PAY 36	99.71	GENERAL	STREET	INT-JOHN DEERE CREDIT
DEERE CREDIT INC	10 -5-19-88400	030-0074839-000/PAY 36	1,997.75	GENERAL	STREET	NEW EQUIPMENT/VEHICLES
CHAMLIN & ASSOCIATES IN	10 -5-19-88432	MASTER BLDR WAY PHIII	9,530.17	GENERAL	STREET	MVP DEV-MASTER BLDR WAY
CHAMLIN & ASSOCIATES IN	10 -5-19-88550	ITEP-PED BRIDGE	31,673.50	GENERAL	STREET	251 PEDSTRN BRDG-ITEP GRANT
IML RISK MANAGEMENT ASS	10 -5-22-45400	2025 WORKERS COMP	2,785.60	GENERAL	BUILDINGS & GROUNDS	WORKER'S COMPENSATION

VENDOR	ACCOUNT	DETAIL	AMOUNT	FUND	DEPARTMENT	ACCOUNT DESCRIPTION
KENDRICK PEST CONTROL I	10 -5-22-51100	MUN BLDG	40.00	GENERAL	BUILDINGS & GROUNDS	R&M/BUILDINGS/STRUCTURES
KENDRICK PEST CONTROL I	10 -5-22-51100	FIRE	40.00	GENERAL	BUILDINGS & GROUNDS	R&M/BUILDINGS/STRUCTURES
KENDRICK PEST CONTROL I	10 -5-22-51100	CEMETERY	35.00	GENERAL	BUILDINGS & GROUNDS	R&M/BUILDINGS/STRUCTURES
KENDRICK PEST CONTROL I	10 -5-22-51100	PW BLDG	35.00	GENERAL	BUILDINGS & GROUNDS	R&M/BUILDINGS/STRUCTURES
ADVANCED ASPHALT CO	10 -5-22-51700	STRIPING PRKNG LOT	1,620.00	GENERAL	BUILDINGS & GROUNDS	R&M/GROUNDS
JOHN POHAR & SONS, INC	10 -5-22-51700	POHAR REC TRAIL	3,045.00	GENERAL	BUILDINGS & GROUNDS	R&M/GROUNDS
JOHN POHAR & SONS, INC	10 -5-22-51700	POHAR REC TRAIL	5,880.00	GENERAL	BUILDINGS & GROUNDS	R&M/GROUNDS
TNT LAWN & SNOW, LLC	10 -5-22-51700	HORIZON HOUSE PROPERTY	8,000.00	GENERAL	BUILDINGS & GROUNDS	R&M/GROUNDS
TNT LAWN & SNOW, LLC	10 -5-22-51700	FRONTAGE RD LOT	214.68	GENERAL	BUILDINGS & GROUNDS	R&M/GROUNDS
PEERLESS NETWORK	10 -5-22-56100	1128988-1901 4TH ST-ADM	421.96	GENERAL	BUILDINGS & GROUNDS	TELEPHONE
AMEREN ILLINOIS	10 -5-22-57100	BOAT LAUNCH LTS	17.46	GENERAL	BUILDINGS & GROUNDS	UTILITIES
AMEREN ILLINOIS	10 -5-22-57100	77250-21000 1901 4TH	104.15	GENERAL	BUILDINGS & GROUNDS	UTILITIES
IML RISK MANAGEMENT ASS	10 -5-22-59200	2025 LIABILITY/PROP-BLDGS/GRDS	733.55	GENERAL	BUILDINGS & GROUNDS	LIABILITY INSURANCE
CINTAS CORP #396	10 -5-22-59900	CITY HALL/FIRE MATS	145.80	GENERAL	BUILDINGS & GROUNDS	CONTRACTUAL SERVICE
TNT LAWN & SNOW, LLC	10 -5-22-59900	OCT24 PARK MOWS	1,972.75	GENERAL	BUILDINGS & GROUNDS	CONTRACTUAL SERVICE
TNT LAWN & SNOW, LLC	10 -5-22-59900	OCT24 MOWS	7,649.05	GENERAL	BUILDINGS & GROUNDS	CONTRACTUAL SERVICE
SERVICEMASTER BEST CLEA	10 -5-22-59900	PW OCT24 CLEAN	650.00	GENERAL	BUILDINGS & GROUNDS	CONTRACTUAL SERVICE
ILLINOIS MILITARY MAINT	10 -5-22-59900	CLEAN 10/5-10/27	800.00	GENERAL	BUILDINGS & GROUNDS	CONTRACTUAL SERVICE
IML RISK MANAGEMENT ASS	10 -5-23-45400	2025 WORKERS COMP	3,214.96	GENERAL	PARKS	WORKER'S COMPENSATION
GATZA ELECTRICAL CONTRA	10 -5-23-51200	VETS PARK-CAMERAS	1,195.50	GENERAL	PARKS	R&M/EQUIPMENT
GATZA ELECTRICAL CONTRA	10 -5-23-51200	SUNSET PARK-CAMERAS	1,106.50	GENERAL	PARKS	R&M/EQUIPMENT
STUART TREE SERV	10 -5-23-51700	VETS MEMORIAL PRK TREE RMVL	1,480.00	GENERAL	PARKS	R&M/GROUNDS
R & R LANDSCAPING & IRR	10 -5-23-51700	VETS PARK RESTORATION	3,430.00	GENERAL	PARKS	R&M/GROUNDS
R & R LANDSCAPING & IRR	10 -5-23-51700	28TH ST PARK	4,765.00	GENERAL	PARKS	R&M/GROUNDS
CHAMLIN & ASSOCIATES IN	10 -5-23-53100	OSLAD GRANT WASH PRK	9,101.00	GENERAL	PARKS	ENGINEERING EXPENSE
AMEREN ILLINOIS	10 -5-23-57100	29031-01038 1301 PARK RD	71.45	GENERAL	PARKS	UTILITIES
SHEARER TREE SERVICE	10 -5-23-57500	MULCH	210.00	GENERAL	PARKS	LANDSCAPING
IML RISK MANAGEMENT ASS	10 -5-23-59200	2025 LIABILITY/PROP-PRKS	9,797.34	GENERAL	PARKS	LIABILITY INSURANCE
ADVANCED SANITATION	10 -5-23-59900	PKS-PRTBLE TOILET RENTLS	1,535.00	GENERAL	PARKS	CONTRACTUAL SERVICE
TNT LAWN & SNOW, LLC	10 -5-23-59920	OCT24 PARK MOWS	5,880.00	GENERAL	PARKS	GRASS CUTTING CONTR
DEBO ACE HARDWARE	10 -5-23-65200	SUPPLIES	599.64	GENERAL	PARKS	OPERATING SUPPLIES
MENARDS	10 -5-23-65200	SUNSET PARK SUPPL	49.48	GENERAL	PARKS	OPERATING SUPPLIES
SMITH'S SALES & SERVICE	10 -5-23-65200	SUPPLIES	52.00	GENERAL	PARKS	OPERATING SUPPLIES
FERRELLGAS	10 -5-23-65200	PROPANE	253.21	GENERAL	PARKS	OPERATING SUPPLIES
JOHN DEERE FINANCIAL	10 -5-23-65200	SUPPLIES	279.00	GENERAL	PARKS	OPERATING SUPPLIES
JD'S LOCK & KEY	10 -5-23-65200	SERVICE CALL/LABOR	409.00	GENERAL	PARKS	OPERATING SUPPLIES
RESTAURANT GIFT CARDS	10 -5-23-65210	HALLOWEEN DEC CONTEST	500.00	GENERAL	PARKS	EVENTS/PROGRAMS
SAPP BROS TRUCK STOPS I	10 -5-23-65500	FUEL	467.15	GENERAL	PARKS	FUEL & OIL VEHICLES

VENDOR	ACCOUNT	DETAIL	AMOUNT	FUND	DEPARTMENT	ACCOUNT DESCRIPTION
SAPP BROS TRUCK STOPS I	10 -5-23-65500	FUEL	545.76	GENERAL	PARKS	FUEL & OIL VEHICLES
FIRST WESTERN EQUIPMENT	10 -5-23-72370	LEASE/PURCH	88.09	GENERAL	PARKS	LEASE FEES/INTEREST
NEW EQUIPMENT LEASING I	10 -5-23-72370	2023 EXMARK MOWER-PAY 20	74.35	GENERAL	PARKS	LEASE FEES/INTEREST
MAZE LUMBER COMPANY	10 -5-23-88000	SUNSET PARK LIGHTING	65.88	GENERAL	PARKS	NEW EQUIPMENT
ADVANCED SANITATION	10 -5-23-88000	SUNSET PARK LIGHTING-RENTAL	3,600.00	GENERAL	PARKS	NEW EQUIPMENT
FIRST WESTERN EQUIPMENT	10 -5-23-88000	LEASE/PURCH	462.08	GENERAL	PARKS	NEW EQUIPMENT
NEW EQUIPMENT LEASING I	10 -5-23-88000	2023 EXMARK MOWER-PAY 20	2,086.65	GENERAL	PARKS	NEW EQUIPMENT
IML RISK MANAGEMENT ASS	10 -5-24-45400	2025 WORKERS COMP	1,948.54	GENERAL	CEMETERY	WORKER'S COMPENSATION
JOHN DEERE FINANCIAL	10 -5-24-47100	BENCKENDORF CA	160.98	GENERAL	CEMETERY	CLOTHING ALLOWANCE
MENDOTA MONUMENT CO	10 -5-24-51100	FOUNDATION MNTNCE	1,200.00	GENERAL	CEMETERY	R&M/BUILDINGS
AMAZON CAPITAL SERVICES	10 -5-24-51200	ADAPTER	113.97	GENERAL	CEMETERY	R&M/EQUIPMENT
PEERLESS NETWORK	10 -5-24-56100	1128981-2121 SHOOTING PARK RD	82.51	GENERAL	CEMETERY	TELEPHONE/INTERNET/CABLE
AMEREN ILLINOIS	10 -5-24-57100	56462-08657 SHOOTING PK RD	106.28	GENERAL	CEMETERY	UTILITIES
AMEREN ILLINOIS	10 -5-24-57100	87671-76497 MAUSOLEUM	71.45	GENERAL	CEMETERY	UTILITIES
IML RISK MANAGEMENT ASS	10 -5-24-59200	2025 LIABILITY/PROP-CMTRY	3,540.29	GENERAL	CEMETERY	LIABILITY INSURANCE
CINTAS CORPORATION	10 -5-24-59900	CMTRY-EYEWASH STN	122.00	GENERAL	CEMETERY	CONTRACTUAL SERVICE
DEBO ACE HARDWARE	10 -5-24-65200	SUPPLIES	766.52	GENERAL	CEMETERY	OPERATING SUPPLIES
SMITH'S SALES & SERVICE	10 -5-24-65200	PART	119.99	GENERAL	CEMETERY	OPERATING SUPPLIES
JOHN DEERE FINANCIAL	10 -5-24-65200	SUPPLIES	21.98	GENERAL	CEMETERY	OPERATING SUPPLIES
US BANK VOYAGER FLEET S	10 -5-24-65500	OCT24 FUEL-CEMETERY	323.38	GENERAL	CEMETERY	FUEL & OIL VEHICLES
IML RISK MANAGEMENT ASS	10 -5-25-45400	2025 WORKERS COMP	1,949.71	GENERAL	CITY GARAGE	WORKER'S COMPENSATION
IML RISK MANAGEMENT ASS	10 -5-25-59200	2025 LIABILITY/PROP-GRG	4,739.72	GENERAL	CITY GARAGE	LIABILITY INSURANCE
IML RISK MANAGEMENT ASS	10 -5-26-45400	2025 WORKERS COMP	158.40	GENERAL	FINANCE	WORKER'S COMPENSATION
IML RISK MANAGEMENT ASS	10 -5-27-45400	2025 WORKERS COMP	147.29	GENERAL	IT	WORKER'S COMPENSATION
US BANK VOYAGER FLEET S	10 -5-27-65500	OCT24 FUEL-IT	172.30	GENERAL	IT	FUEL & OIL VEHICLES
IML RISK MANAGEMENT ASS	10 -5-28-45400	2025 WORKERS COMP	116.89	GENERAL	LEGAL	WORKER'S COMPENSATION
IML RISK MANAGEMENT ASS	10 -5-29-45400	2025 WORKERS COMP	115.70	GENERAL	HR HEALTH&WELLNESS	WORKER'S COMPENSATION
IL VALLEY REGIONAL DISP	10 -5-29-52803	DEC24 PER CAP	19,890.96	GENERAL	HR/HEALTH & WELFARE	IVRD PER CAPITA CONTRIB
IL DEPT OF REVENUE	60 -20600	OCT24 UTILITY TAX	60,984.46	UTILITY	NA	UTILITY TAX
IML RISK MANAGEMENT ASS	60 -5-12-45400	2025 WORKERS COMP	497.77	UTILITY	CLERK'S OFFICE	WORKER'S COMPENSATION
CREATIVE SERVICES	60 -5-12-56000	OCT24 UTIL BILLS	3,095.94	UTILITY	CLERK'S OFFICE	POSTAGE
CREATIVE SERVICES	60 -5-12-59900	OCT24 UTIL BILLS	605.20	UTILITY	CLERK'S OFFICE	CONTRACTUAL SERVICE
LETTERKRAFT PRINTERS	60 -5-12-65200	STMT PREPRINTS (NOV-JAN)	647.10	UTILITY	CLERK'S OFFICE	OPERATING SUPPLIES
IML RISK MANAGEMENT ASS	60 -5-15-45400	2025 WORKERS COMP	22,440.26	UTILITY	ADMINISTRATIVE	WORKER'S COMPENSATION
JOHN DEERE FINANCIAL	60 -5-15-47100	URBANC CA	2.00	UTILITY	ADMINISTRATIVE	CLOTHING ALLOWANCE
JOHN DEERE FINANCIAL	60 -5-15-47100	MUDGE CA	241.93	UTILITY	ADMINISTRATIVE	CLOTHING ALLOWANCE
AMAZON CAPITAL SERVICES	60 -5-15-47100	ROGERS CA BOOTS	245.13	UTILITY	ADMINISTRATIVE	CLOTHING ALLOWANCE
AMAZON CAPITAL SERVICES	60 -5-15-47200	BIRKENBEUEL UNIF	186.54	UTILITY	ADMINISTRATIVE	UNIFORM SERVICE

VENDOR	ACCOUNT	DETAIL	AMOUNT	FUND	DEPARTMENT	ACCOUNT DESCRIPTION
AMAZON CAPITAL SERVICES	60 -5-15-47200	BIRKENBEUEL UNIF	47.28	UTILITY	ADMINISTRATIVE	UNIFORM SERVICE
SLATE ROCK FR	60 -5-15-47200	CUMMINGS UNIF	330.64	UTILITY	ADMINISTRATIVE	UNIFORM SERVICE
BHMG ENGINEERS	60 -5-15-53100	EPA & ANN RPT	1,199.52	UTILITY	ADMINISTRATIVE	ENGINEERING EXPENSE
GUYS WITH CAPES LLC	60 -5-15-53450	HOURLY CONSULTING	3,100.00	UTILITY	ADMINISTRATIVE	CONSULTING SERVICES
MERCHANT SERVICES	60 -5-15-53500	SEP24 CC FEES	1,198.10	UTILITY	ADMINISTRATIVE	BANK FEES/SERVICE CHARGES
MERCHANT SERVICES	60 -5-15-53500	SEP24 CWBEC FEES	4,205.81	UTILITY	ADMINISTRATIVE	BANK FEES/SERVICE CHARGES
IMUA-IL MUNICIPAL UTILI	60 -5-15-55500	SEP24 SAFETY TRNG	250.00	UTILITY	ADMINISTRATIVE	EDUCATION/MEETINGS
PEARSON, COLE K	60 -5-15-55500	LUNCH TRNG REIMB	27.58	UTILITY	ADMINISTRATIVE	EDUCATION/MEETINGS
FEDEX	60 -5-15-56000	SHIPPING	17.03	UTILITY	ADMINISTRATIVE	POSTAGE
IV NET	60 -5-15-56100	NOV24 PORT CHARGES	150.00	UTILITY	ADMINISTRATIVE	TELEPHONE/INTERNET/CABLE
PEERLESS NETWORK	60 -5-15-56100	1128979 4005 PLANK RD	299.83	UTILITY	ADMINISTRATIVE	TELEPHONE/INTERNET/CABLE
IML RISK MANAGEMENT ASS	60 -5-15-59200	2025 LIABILITY-ELEC	82,119.49	UTILITY	ADMINISTRATIVE	LIABILITY INSURANCE
IML RISK MANAGEMENT ASS	60 -5-15-59200	2025 LIABILITY-WATER	30,478.09	UTILITY	ADMINISTRATIVE	LIABILITY INSURANCE
BHMG ENGINEERS	60 -5-15-59900	ENG SVCS-SYSTEM STUDY	20,384.37	UTILITY	ADMINISTRATIVE	CONTRACTUAL SERVICES
MIDWEST RENEWABLE ENERG	60 -5-15-59900	REC ISSUANCE	60.25	UTILITY	ADMINISTRATIVE	CONTRACTUAL SERVICES
CINTAS CORP #396	60 -5-15-59900	ELEC MATS/SUPPL	48.95	UTILITY	ADMINISTRATIVE	CONTRACTUAL SERVICES
CINTAS CORP #396	60 -5-15-59900	PW MATS/SUPPL	228.83	UTILITY	ADMINISTRATIVE	CONTRACTUAL SERVICES
CINTAS CORP #396	60 -5-15-59900	PW MATS/SUPPL	78.98	UTILITY	ADMINISTRATIVE	CONTRACTUAL SERVICES
CINTAS CORP #396	60 -5-15-59900	ELEC MATS/SUPPL	102.09	UTILITY	ADMINISTRATIVE	CONTRACTUAL SERVICES
CINTAS CORPORATION	60 -5-15-59900	ELEC-EYEWASH STN	198.36	UTILITY	ADMINISTRATIVE	CONTRACTUAL SERVICES
SERVICEMASTER BEST CLEA	60 -5-15-59900	ELEC OCT24 CLEAN	975.00	UTILITY	ADMINISTRATIVE	CONTRACTUAL SERVICES
AMAZON CAPITAL SERVICES	60 -5-15-65200	KEYBOARD	50.99	UTILITY	ADMINISTRATIVE	OPERATING SUPPLIES
KENDRICK PEST CONTROL I	60 -5-61-51100	PLANT & BLDGS	15.00	UTILITY	POWER & GENERATION	R&M/BUILDINGS
KENDRICK PEST CONTROL I	60 -5-61-51100	HYDRO	15.00	UTILITY	POWER & GENERATION	R&M/BUILDINGS
SPRINGFIELD ELECTRIC	60 -5-61-51208	PLANK RD SUBSTATION	469.76	UTILITY	POWER & GENERATION	R&M/GENERATION EQUIPMENT
POWER SYSTEM ENGINEERIN	60 -5-61-59900	CONSULT-LABOR	6,746.55	UTILITY	POWER & GENERATION	CONTRACTUAL SERVICES
IL MUNICIPAL ELECTRIC A	60 -5-61-64310	OCT 2024 LARGE POWER	1,415,189.21	UTILITY	POWER & GENERATION	LARGE POWER PURCHASE
TRI-STATE FIRE CONTROL	60 -5-61-65200	ELEC-ANN EXT INSPECT	708.00	UTILITY	POWER & GENERATION	OPERATING SUPPLIES
AMEREN ILLINOIS	60 -5-61-66720	66792-35002 1026 CENTER ST	71.45	UTILITY	POWER & GENERATION	UTILITIES
AMEREN ILLINOIS	60 -5-61-66720	69001-44002 4003 PLNK RD	82.34	UTILITY	POWER & GENERATION	UTILITIES
SPRINGFIELD ELECTRIC	60 -5-62-51290	WIRE	949.68	UTILITY	DISTRIBUTION SYSTEM	R&M/DIST EQUIP/LINES/SVCS
SPRINGFIELD ELECTRIC	60 -5-62-51290	WIRE	372.27	UTILITY	DISTRIBUTION SYSTEM	R&M/DIST EQUIP/LINES/SVCS
SPRINGFIELD ELECTRIC	60 -5-62-51290	TIE	88.20	UTILITY	DISTRIBUTION SYSTEM	R&M/DIST EQUIP/LINES/SVCS
SPRINGFIELD ELECTRIC	60 -5-62-51290	ELEC COVER	220.36	UTILITY	DISTRIBUTION SYSTEM	R&M/DIST EQUIP/LINES/SVCS
SPRINGFIELD ELECTRIC	60 -5-62-51290	DISTR SUPPLIES	74.13	UTILITY	DISTRIBUTION SYSTEM	R&M/DIST EQUIP/LINES/SVCS
SPRINGFIELD ELECTRIC	60 -5-62-51290	WIRE	279.02	UTILITY	DISTRIBUTION SYSTEM	R&M/DIST EQUIP/LINES/SVCS
SPRINGFIELD ELECTRIC	60 -5-62-51290	PVC	174.50	UTILITY	DISTRIBUTION SYSTEM	R&M/DIST EQUIP/LINES/SVCS
UNITED RENTALS (NORTH A	60 -5-62-51290	MINI EXCAVATOR RENTAL FUEL	35.55	UTILITY	DISTRIBUTION SYSTEM	R&M/DIST EQUIP/LINES/SVCS

VENDOR	ACCOUNT	DETAIL	AMOUNT	FUND	DEPARTMENT	ACCOUNT DESCRIPTION
CRESCENT ELECTRIC SUPPL	60 -5-62-51290	UPC	699.53	UTILITY	DISTRIBUTION SYSTEM	R&M/DIST EQUIP/LINES/SVCS
ANIXTER INC	60 -5-62-51290	DISTR SUPPLIES	960.00	UTILITY	DISTRIBUTION SYSTEM	R&M/DIST EQUIP/LINES/SVCS
ANIXTER INC	60 -5-62-51290	DISTR SUPPLIES	4,702.54	UTILITY	DISTRIBUTION SYSTEM	R&M/DIST EQUIP/LINES/SVCS
ADVANCED SANITATION	60 -5-62-51290	SKDSTR RENTAL-IV AUTO GRP	2,400.00	UTILITY	DISTRIBUTION SYSTEM	R&M/DIST EQUIP/LINES/SVCS
AUSTIN TAYLOR	60 -5-62-51290	TRANSFORMER INS ISSUE	1,146.29	UTILITY	DISTRIBUTION SYSTEM	R&M/DIST EQUIP/LINES/SVCS
AUSTIN TAYLOR	60 -5-62-51290	TRANSFORMER INS RPLC VALUE	874.21	UTILITY	DISTRIBUTION SYSTEM	R&M/DIST EQUIP/LINES/SVCS
DEBBIE BRADBURY	60 -5-62-51290	TRANSFORMER INS ISSUE	1,250.00	UTILITY	DISTRIBUTION SYSTEM	R&M/DIST EQUIP/LINES/SVCS
DEBO ACE HARDWARE	60 -5-62-65200	SUPPLIES	468.33	UTILITY	DISTRIBUTION SYSTEM	OPERATING SUPPLIES
MENARDS	60 -5-62-65200	POLEBARN NAIL	7.98	UTILITY	DISTRIBUTION SYSTEM	OPERATING SUPPLIES
MENARDS	60 -5-62-65200	POLE TAGS	43.48	UTILITY	DISTRIBUTION SYSTEM	OPERATING SUPPLIES
SMITH'S SALES & SERVICE	60 -5-62-65200	SUPPLIES	44.00	UTILITY	DISTRIBUTION SYSTEM	OPERATING SUPPLIES
JOHN DEERE FINANCIAL	60 -5-62-65200	SUPPLIES	35.97	UTILITY	DISTRIBUTION SYSTEM	OPERATING SUPPLIES
AMAZON CAPITAL SERVICES	60 -5-62-65200	SEALANT	14.91	UTILITY	DISTRIBUTION SYSTEM	OPERATING SUPPLIES
SPRINGFIELD ELECTRIC	60 -5-62-65300	PUMP PLIERS	24.99	UTILITY	DISTRIBUTION SYSTEM	SMALL TOOLS
SPRINGFIELD ELECTRIC	60 -5-62-65300	SCREWDRIVER	15.97	UTILITY	DISTRIBUTION SYSTEM	SMALL TOOLS
ANIXTER INC	60 -5-62-65300	TOOL	63.57	UTILITY	DISTRIBUTION SYSTEM	SMALL TOOLS
ANIXTER INC	60 -5-62-65300	WRENCH	260.04	UTILITY	DISTRIBUTION SYSTEM	SMALL TOOLS
ANIXTER INC	60 -5-63-51200	LIGHT BAR RPLCMNT KIT	1,238.46	UTILITY	STREET LIGHTING	R&M/EQUIPMENT
WASTE MANAGEMENT CORP S	60 -5-64-51200	DUMPSTER SVC	71.70	UTILITY	HYDROELECTRIC PLANT	R&M/EQUIPMENT
TOEDTER OIL CO INC	60 -5-64-51200	DRUM OIL	323.72	UTILITY	HYDROELECTRIC PLANT	R&M/EQUIPMENT
CENTRAL MILLWRIGHT SERV	60 -5-64-51200	HYDRO TOOL MNTNCE	1,161.56	UTILITY	HYDROELECTRIC PLANT	R&M/EQUIPMENT
VIPOWER SERVICES	60 -5-64-51200	UNIT 1 MNTNCE	9,984.59	UTILITY	HYDROELECTRIC PLANT	R&M/EQUIPMENT
GE GRID SOLUTIONS LLC	60 -5-64-51200	GEN OUTPUT CAPACITORS	22,773.87	UTILITY	HYDROELECTRIC PLANT	R&M/EQUIPMENT
PEERLESS NETWORK	60 -5-64-56100	1128971 952 N 27TH	206.54	UTILITY	HYDROELECTRIC PLANT	TELEPHONE
DEBO ACE HARDWARE	60 -5-64-65200	SUPPLIES	856.10	UTILITY	HYDROELECTRIC PLANT	OPERATING SUPPLIES
BEEMSTERBOER AGGREGATES	60 -5-64-65200	HYDRO-CINDERS	1,051.20	UTILITY	HYDROELECTRIC PLANT	OPERATING SUPPLIES
SPRINGFIELD ELECTRIC	60 -5-72-51100	LIGHTING	320.50	UTILITY	WTP/WWTP	R&M BUILDINGS
KENDRICK PEST CONTROL I	60 -5-72-51100	DISPOSAL PLANT	35.00	UTILITY	WTP/WWTP	R&M BUILDINGS
KENDRICK PEST CONTROL I	60 -5-72-51100	WPWTP	35.00	UTILITY	WTP/WWTP	R&M BUILDINGS
SPRINGFIELD ELECTRIC	60 -5-72-51200	WWTP	130.40	UTILITY	WTP/WWTP	R&M EQUIPMENT
SPRINGFIELD ELECTRIC	60 -5-72-51200	WEST WWTP	782.40	UTILITY	WTP/WWTP	R&M EQUIPMENT
AERO-MOD	60 -5-72-51200	PROXIMITY SENSOR/VALVE	398.62	UTILITY	WTP/WWTP	R&M EQUIPMENT
UTILITY EQUIPMENT CO	60 -5-72-51290	HEADWORKS BRUNNER ST	400.00	UTILITY	WTP/WWTP	R&M WELLS
TEST INC.	60 -5-72-52804	WATER & WWTP CONTRACT	23,681.61	UTILITY	WTP/WWTP	WS/WWTP SERVICE CONTRACT
PEERLESS NETWORK	60 -5-72-56100	1128970 2901 PEORIA ST	142.46	UTILITY	WTP/WWTP	TELEPHONE
AIRGAS USA, LLC-NORTH D	60 -5-72-59310	CYLINDER LEASES	562.83	UTILITY	WTP/WWTP	EQUIPMENT RENTAL
MIDWEST SALT	60 -5-72-61300	SALT	3,420.00	UTILITY	WTP/WWTP	SALT
MIDWEST SALT	60 -5-72-61300	SALT	3,043.50	UTILITY	WTP/WWTP	SALT

VENDOR	ACCOUNT	DETAIL	AMOUNT	FUND	DEPARTMENT	ACCOUNT DESCRIPTION
MIDWEST SALT	60 -5-72-61300	SALT	3,649.50	UTILITY	WTP/WWTP	SALT
MIDWEST SALT	60 -5-72-61300	SALT	3,565.50	UTILITY	WTP/WWTP	SALT
AQUA SMART INC.	60 -5-72-62000	CORROSION INHIBITOR	11,147.68	UTILITY	WTP/WWTP	CHEMICALS FOR TREATMENT
HAWKINS, INC	60 -5-72-62000	AZONE	2,138.00	UTILITY	WTP/WWTP	CHEMICALS FOR TREATMENT
HAWKINS, INC	60 -5-72-62000	AZONE	2,283.00	UTILITY	WTP/WWTP	CHEMICALS FOR TREATMENT
REPUBLIC SERVICES #792	60 -5-72-65010	WWTP WASTE CONTAINER	16,584.24	UTILITY	WTP/WWTP	SLUDGE REMOVAL
DEBO ACE HARDWARE	60 -5-72-65200	SUPPLIES	638.51	UTILITY	WTP/WWTP	OPERATING SUPPLIES
MAZE LUMBER COMPANY	60 -5-72-65200	LUMBER	13.98	UTILITY	WTP/WWTP	OPERATING SUPPLIES
AMEREN ILLINOIS	60 -5-72-66720	09973-76815 RT 6 WEST	71.45	UTILITY	WTP/WWTP	UTILITIES
AMEREN ILLINOIS	60 -5-72-66720	16520-07000 900 BRUNNER	130.96	UTILITY	WTP/WWTP	UTILITIES
AMEREN ILLINOIS	60 -5-72-66720	60154-25937 901 BRUNNER	71.45	UTILITY	WTP/WWTP	UTILITIES
VALLEY FABRICATION INC	60 -5-73-51200	EQUIP MNTNCE	211.22	UTILITY	WATER DISTRIBUTION	R&M EQUIPMENT
STANDARD EQUIPMENT CO	60 -5-73-51200	QUICK CONNECTS	600.89	UTILITY	WATER DISTRIBUTION	R&M EQUIPMENT
CORE&MAIN	60 -5-73-51200	PRESSURE REGULATORS	700.00	UTILITY	WATER DISTRIBUTION	R&M EQUIPMENT
UTILITY EQUIPMENT CO	60 -5-73-51520	WATERMAIN RPLCMNT	210.00	UTILITY	WATER DISTRIBUTION	R&M/WATER MAINS
UTILITY EQUIPMENT CO	60 -5-73-51520	STOCK & LEAD RPRS	2,100.39	UTILITY	WATER DISTRIBUTION	R&M/WATER MAINS
UTILITY EQUIPMENT CO	60 -5-73-51520	CONCRETE BLOCK	127.68	UTILITY	WATER DISTRIBUTION	R&M/WATER MAINS
UTILITY EQUIPMENT CO	60 -5-73-51520	DOLLAR TREE ENTRANCE RPR	3,164.78	UTILITY	WATER DISTRIBUTION	R&M/WATER MAINS
UTILITY EQUIPMENT CO	60 -5-73-51520	DOLLAR TREE ENTRANCE/VALVES	552.00	UTILITY	WATER DISTRIBUTION	R&M/WATER MAINS
UTILITY EQUIPMENT CO	60 -5-73-51520	38TH ST BOX EXT	450.00	UTILITY	WATER DISTRIBUTION	R&M/WATER MAINS
UTILITY EQUIPMENT CO	60 -5-73-51525	HYDRANT INSTLL	5,576.31	UTILITY	WATER DISTRIBUTION	R&M HYDRANTS
JOHN POHAR & SONS, INC	60 -5-73-52000	WENZEL RD-EXTEND CULVERT	4,067.10	UTILITY	WATER DISTRIBUTION	R&M SEWERS
FERGUSON ENTERPRISES LL	60 -5-73-52940	DEGREASER	1,796.21	UTILITY	WATER DISTRIBUTION	R&M LIFT STATIONS
FERGUSON WATERWORKS	60 -5-73-52940	DEGREASER	1,796.21	UTILITY	WATER DISTRIBUTION	R&M LIFT STATIONS
FERGUSON WATERWORKS	60 -5-73-52960	METERS	3,838.73	UTILITY	WATER DISTRIBUTION	R&M METERS
CHAMLIN & ASSOCIATES IN	60 -5-73-53100	SANITARY MANHOLE REHAB	2,709.00	UTILITY	WATER DISTRIBUTION	ENGINEERING
PEERLESS NETWORK	60 -5-73-56100	1128982 1352 E ROCK ST	406.13	UTILITY	WATER DISTRIBUTION	TELEPHONE/INTERNET/CABLE
PEERLESS NETWORK	60 -5-73-56100	1128984 700 30TH ST	70.48	UTILITY	WATER DISTRIBUTION	TELEPHONE/INTERNET/CABLE
DEBO ACE HARDWARE	60 -5-73-65200	SUPPLIES	851.53	UTILITY	WATER DISTRIBUTION	OPERATING SUPPLIES
SMITH'S SALES & SERVICE	60 -5-73-65200	SUPPLIES	51.00	UTILITY	WATER DISTRIBUTION	OPERATING SUPPLIES
SMITH'S SALES & SERVICE	60 -5-73-65200	CHAINS	68.00	UTILITY	WATER DISTRIBUTION	OPERATING SUPPLIES
JOHN DEERE FINANCIAL	60 -5-73-65200	SUPPLIES	176.53	UTILITY	WATER DISTRIBUTION	OPERATING SUPPLIES
AMAZON CAPITAL SERVICES	60 -5-73-65200	IPAD CHARGERS	83.94	UTILITY	WATER DISTRIBUTION	OPERATING SUPPLIES
MUNICIPAL MARKING DIST-	60 -5-73-65200	PRECAUTION PAINT	409.50	UTILITY	WATER DISTRIBUTION	OPERATING SUPPLIES
MUNICIPAL MARKING DIST-	60 -5-73-65200	MARKING PAINT	177.00	UTILITY	WATER DISTRIBUTION	OPERATING SUPPLIES
JOHN DEERE FINANCIAL	60 -5-73-65210	SAFETY GEAR	283.47	UTILITY	WATER DISTRIBUTION	SAFETY SUPPLIES
AMAZON CAPITAL SERVICES	60 -5-73-65210	WADERS	169.95	UTILITY	WATER DISTRIBUTION	SAFETY SUPPLIES
AMEREN ILLINOIS	60 -5-73-66720	78187-01938 2909 PEORIA ST	71.45	UTILITY	WATER DISTRIBUTION	UTILITIES

VENDOR	ACCOUNT	DETAIL	AMOUNT	FUND	DEPARTMENT	ACCOUNT DESCRIPTION
AMEREN ILLINOIS	60 -5-73-66720	86200-06895 BRUNNER ST	86.75	UTILITY	WATER DISTRIBUTION	UTILITIES
CIT TRUCKS-PERU 2650	60 -5-75-51300	E201 MNTNCE	449.42	UTILITY	TRUCKS & VEHICLES	R&M/VEHICLES
CIT TRUCKS-PERU 2650	60 -5-75-51300	E701 MNTNCE	983.62	UTILITY	TRUCKS & VEHICLES	R&M/VEHICLES
CIT TRUCKS-PERU 2650	60 -5-75-51300	E205 MNTNCE	541.27	UTILITY	TRUCKS & VEHICLES	R&M/VEHICLES
CIT TRUCKS-PERU 2650	60 -5-75-51300	E301 MNTNCE	675.46	UTILITY	TRUCKS & VEHICLES	R&M/VEHICLES
PERU AUTO ELECTRIC	60 -5-75-51300	PART	10.00	UTILITY	TRUCKS & VEHICLES	R&M/VEHICLES
PERU AUTO ELECTRIC	60 -5-75-51300	COMPRESSOR	78.00	UTILITY	TRUCKS & VEHICLES	R&M/VEHICLES
PERU AUTO ELECTRIC	60 -5-75-51300	CABLE	16.00	UTILITY	TRUCKS & VEHICLES	R&M/VEHICLES
CENTRAL MILLWRIGHT SERV	60 -5-75-51300	LINE TRK RPR	65.25	UTILITY	TRUCKS & VEHICLES	R&M/VEHICLES
CENTRAL MILLWRIGHT SERV	60 -5-75-51300	LINE TRK BOX RPRS	2,423.19	UTILITY	TRUCKS & VEHICLES	R&M/VEHICLES
COMMUNICATION WORKS	60 -5-75-51300	E106 RADIO INSTLL	4,783.75	UTILITY	TRUCKS & VEHICLES	R&M/VEHICLES
COMMUNICATION WORKS	60 -5-75-51300	W207 RADIO INSTLL	1,816.00	UTILITY	TRUCKS & VEHICLES	R&M/VEHICLES
US BANK VOYAGER FLEET S	60 -5-75-65500	OCT24 FUEL-ELEC	1,714.21	UTILITY	TRUCKS & VEHICLES	FUEL & OIL VEHICLES
US BANK VOYAGER FLEET S	60 -5-75-65500	OCT24 FUEL-WTR	2,056.93	UTILITY	TRUCKS & VEHICLES	FUEL & OIL VEHICLES
CHAMLIN & ASSOCIATES IN	60 -5-77-88405	5TH & 10TH ST WM	2,168.00	UTILITY	PLANT & EQUIPMENT	NEW WATER MAIN
SKI SEALCOATING & MAINT	60 -5-77-88405	5TH & 10TH ST WM PAY4	57,342.23	UTILITY	PLANT & EQUIPMENT	NEW WATER MAIN
CHAMLIN & ASSOCIATES IN	60 -5-77-88408	AREA 2 PH1 SS	21,120.00	UTILITY	PLANT & EQUIPMENT	NEW WM (RT 6) 4TH ST
D CONSTRUCTION	60 -5-77-88408	AREA 5 PH2 SS-PAYS	838,415.59	UTILITY	PLANT & EQUIPMENT	NEW WM (RT 6) 4TH ST
CHAMLIN & ASSOCIATES IN	60 -5-77-88450	WWTP & WTP MASTER PLAN	2,458.00	UTILITY	PLANT & EQUIPMENT	WTP UPGRADES
CHAMLIN & ASSOCIATES IN	60 -5-77-88513	N TRUNK LINE SWR	21,473.50	UTILITY	PLANT & EQUIPMENT	TRUNK LINE-SEWER
MPOWER TECHNOLOGIES, IN	60 -5-77-88850	SYSTEM UPGRADES	15,429.07	UTILITY	PLANT & EQUIPMENT	SYSTEM UPGRADES
CHAMLIN & ASSOCIATES IN	80 -5-90-53100	SLOUGH BRIDGE INSPECT	25,791.98	LANDFILL	OPERATING EXPENSES	ENGINEERING EXPENSE
IML RISK MANAGEMENT ASS	80 -5-90-59200	2025 LIABILITY-LF	152.91	LANDFILL	OPERATING EXPENSES	LIABILITY INSURANCE
EDG CONSULTANTS LLC	85 -5-90-52650	RUNWAY LIGHT REPAIR	1,425.40	AIRPORT	OPERATING EXPENSES	R&M RUNWYS/APRNS/HNGR FL
EDG CONSULTANTS LLC	85 -5-90-52650	RUNWAY LIGHT MNTNCE	2,000.00	AIRPORT	OPERATING EXPENSES	R&M RUNWYS/APRNS/HNGR FL
IV NET	85 -5-90-56100	OCT24 PORT CHARGES	50.00	AIRPORT	OPERATING EXPENSES	TELEPHONE
PEERLESS NETWORK	85 -5-90-56100	1128973-4251 ED URBAN DR	384.12	AIRPORT	OPERATING EXPENSES	TELEPHONE
AMEREN ILLINOIS	85 -5-90-57100	13710-62063 4260 ED URB	226.14	AIRPORT	OPERATING EXPENSES	UTILITIES
AMEREN ILLINOIS	85 -5-90-57100	61228-53139 PLNK RD	119.39	AIRPORT	OPERATING EXPENSES	UTILITIES
IML RISK MANAGEMENT ASS	85 -5-90-59200	2025 LIABILITY-APRT	4,378.37	AIRPORT	OPERATING EXPENSES	LIABILITY INSURANCE
DEBO ACE HARDWARE	85 -5-90-65200	SUPPLIES	22.58	AIRPORT	OPERATING EXPENSES	OPERATING SUPPLIES
ARROW SALES & SERVICE	85 -5-90-65200	AIRPORT-EXTINGSHR SVC	146.00	AIRPORT	OPERATING EXPENSES	OPERATING SUPPLIES
Total Accts Payable Disbursements			\$ 3,698,484.43			

City of Peru Payroll Totals

GENERAL FUND	Payroll
10 ELECTED OFFICIALS	4,037.92
12 CLERK'S OFFICE	2,585.33
14 ENGINEER	16,648.68
15 ADMINISTRATIVE	847.12
16 POLICE	123,697.27
17 FIRE	27,922.92
19 STREET	30,944.00
23 PARKS	1,894.66
22 BUILDINGS & GROUNDS	6,367.32
24 CEMETERY	7,897.39
25 CITY GARAGE	6,629.37
26 FINANCE	9,612.09
27 IT	10,213.12
28 LEGAL	6,698.26
29 HUMAN RESOURCES	7,057.07
10 TOTAL GENERAL FUND	<u>\$ 263,052.52</u>
UTILITY FUND	
12 CLERK'S OFFICE	6,448.15
15 ADMINISTRATIVE	2,638.22
61 POWER & GENERATION	17,838.21
62 DISTRIBUTION SYSTEM	47,375.78
73 WATER DISTRIBUTION	29,383.45
60 TOTAL UTILITY FUND	<u>\$ 103,683.81</u>
TOTAL ALL PAYROLL EXPENSE	<u>\$ 366,736.33</u>

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING EXECUTION OF AN ILLINOIS CASH FARM LEASE BETWEEN THE CITY OF PERU AND STEVE MICHELINI d/b/a MICHELINI FARMS

WHEREAS, the City of Peru, Illinois (“City”) is a home rule unit of government and, pursuant to Section 6(a) of Article VII of the 1970 Constitution of the State of Illinois, may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the City is the owner of approximately 61.5 tillable acres of farmland commonly known as Lots 2, 3 & 4 of Master-View Park Subdivision to the City of Peru, Illinois (“Subject Property”); and

WHEREAS, the City desires to enter into an Illinois Cash Farm Lease (“Lease”) with Steve Michelini d/b/a Michelini Farms (“Tenant”) for the Subject Property for the 2025 crop year, a copy of which Lease is attached hereto and incorporated herein; and

WHEREAS, the City Council finds it is in the best interests of the City to enter into the attached Lease with Tenant.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PERU, ILLINOIS, A HOME RULE MUNICIPALITY, AS FOLLOWS:

SECTION 1: The City Council finds as fact the recitals contained in the preamble to this Ordinance, and hereby incorporates them herein by reference.

SECTION 2: The Lease attached hereto is hereby approved in all respects, and the Mayor and City Clerk are hereby authorized and directed to execute said Lease for and on behalf of the City.

SECTION 3. This Ordinance shall be effective immediately from and after its passage and approval according to law.

PRESENTED, PASSED, AND ADOPTED at a regular meeting of the City Council of the City of Peru, Illinois, by an aye and nay roll call vote, with _____ voting aye, _____ voting nay, _____ absent, and Mayor Kolowski _____ voting _____, which meeting was held on the 18th day of November, 2024.

APPROVED: November 18, 2024

Ken Kolowski, Mayor

(CORPORATE SEAL)

ATTEST:

David R. Bartley
City Clerk

<u>Aldermen</u>	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
Ballard			
Tieman			
Payton			
Edgcomb			
O'Sadnick			
Sapienza			
Lukosus			
Moreno			

Illinois Cash Farm Lease

To use this lease form: Complete two identical copies – one for the Lessor (Landowner) and one for the Lessee (Tenant). Cross out any provisions that are not to become a part of the contract and add any additional provisions that are desired. If preparing the lease manually, use ink or typewriter; however, the web-based lease form can be filled in on-line before printing. This lease form is available on the farmdoc website at <http://www.farmdoc.uiuc.edu/legal/farm_lease_forms_abs.html>. Additional leasing information can be found in the Leasing Fact Sheets prepared by University of Illinois Farm Business Management Educators located at <http://www.farmdoc.uiuc.edu/manage/leasing_fact_sheets.html>. **Note: A lease creates and alters legal rights; thus, Landowners and Tenants may want to discuss specific lease provisions with their respective legal advisors.**

Date and names of parties. This lease is entered into on November 18, 2024, between:

Lessor(s) (Insert Landowner's exact name): City of Peru, an Illinois home rule municipal corporation,

whose mailing address is 1901 Fourth Street, Peru, Illinois 61354,

and

Lessee(s) (Insert Tenant's exact name): Steve Michelini d/b/a Michelini Farms,

whose mailing address is 4301 Plank Road, Peru, Illinois 61354,

and whose Social Security Number or Employer Identification Number is _____.

The parties to this lease agree to the following provisions.

Section 1. Description of Rented Land and Length of Tenure

A. Description of Land. The Landowner (Lessor) rents and leases to the Tenant (Lessee), to occupy and to use for agricultural purposes only, the following real estate located in the County of LaSalle & Bureau and the State of Illinois, and described as follows: _____

See Attached "Exhibit A" incorporated herein - 61.5 tillable acres total

commonly know as the Lots 2, 3 & 4 of MVP Subdivision farm and consisting of approximately 61.5 acres; ~~together with all buildings and improvements thereon belonging to the Lessor, except _____~~.

B. Length of tenure. The term of this lease shall be from January 1, 2025, to December 31, 2025[^], and the Lessee shall surrender possession at the end of this term or at the end of any extension thereof. Extensions must be in writing and attached to this lease, and both parties agree that failure to execute an extension at least two (2) months before the end of the current term shall be constructive notice of intent to allow the lease to expire.

Section 2. Fixed Cash Rent (With Option for Indexing)

Tenant agrees to pay Landowner an annual fixed cash rent as identified below; however, if the "option for indexing" is also completed, the rent shall be adjusted as described in the option for the years following the first year.

Fixed Rent: The annual cash rent shall be the sum of \$ 18,450. This represents 61.5 acres of cropland at \$ 300.00 per acre, plus _____ acres of _____ at \$ _____ per acre, plus _____ acres of _____ at \$ _____ per acre, plus _____.

~~**Option for Indexing:** After the first year, the annual cash rent for a particular lease year shall be the Fixed Rent identified above, but adjusted annually after the first year as follows: _____~~

CAUTION: "Flexible Rent" may cause a lease to be treated like a "share lease" under federal regulations (e.g., 7 CFR 1412.504) stating how government agricultural program payments can be divided between landlord and tenant. Consult with your legal advisor.

~~Section 2 (Alternate): Flexible Rent Using Option I, II, or III~~

Note: Strike either Section 2 or Section 2 (Alternate): The cash rent can be flexible and change each crop year. A base rent can be established and adjusted based upon yield and/or price fluctuations. The factors to be used in adjusting the rent in Options I and II must be listed below.

Crop(s)	Base cash rent (per acre)	Base yield (bu or ton/acre)	Base price (per bu or per ton)	Min. cash rent (per acre)	Max. cash rent (per acre)
	\$	\$	\$	- \$	- \$
	\$	\$	\$	- \$	- \$
	\$	- \$	- \$	- \$	- \$

The current price for the current year shall be the average price at close of day based on the following time period(s) and location(s):

Crop(s)	Day	Month	through	Day	Month	at	Price source

A- For each lease year, the per-acre base cash rent for each crop shall be adjusted at the close of the cropping season by one of the following methods:

~~OPTION I - FLEXING FOR PRICE ONLY~~

Crop(s)	Base rent	x (Current price - Base price)	= Rent/acre¹	x Acres grown	= Adj. Rent for year
	\$	x \$	= \$	x	= \$
	\$	x \$	= \$	x	= \$
	\$	x \$	= \$	x	= \$
				Total all crops	= \$

~~OPTION II - FLEXING FOR PRICE AND YIELD~~

Crop(s)	Base rent	x (Current price - Base Price)	x (Current yld² - Base yld)	= Rent/acre¹	x Acres grown	= Adj. Rent for year
	\$	x \$	x \$	= \$	x	= \$
	\$	x \$	x \$	= \$	x	= \$
	\$	x \$	x \$	= \$	x	= \$
				Total all crops	= \$	= \$

~~OPTION III - OTHER PROCEDURE TO BE USED~~

B- Additional Rent for Inflexible items (complete at beginning of lease period)

Pasture	\$
Hay land	\$
Other inflexible cropland	\$
Timber, wasteland	\$
Farmstead	\$

~~TOTAL INFLEXIBLE RENT~~ \$

C- ~~TOTAL RENT FOR YEAR:~~ Sum the Flexible cropland rent (calculated from Part A, Option I, II or III) and the Total Inflexible Rent (from Part B) \$

¹ If calculated figure is less than "Min. cash rent" in "Basic Information," use the set minimum. If calculated figure is more than "Max cash rent" in "Basic Information," use the set maximum.

² The current yield shall be the "farm" yield for the current lease year.

Section 3. Investments and Expenses

A. The Landlord agrees to furnish the property and to pay the items of expense listed below:

1. The above-described farm; ~~including fixed improvements.~~
2. ~~Materials for necessary repairs and improvements to buildings and permanent fences except as agreed to in B4 and amendments to this lease.~~
3. ~~Skilled labor employed in making and repairing improvements and all labor for painting buildings.~~
4. Taxes on land, improvements, and personal property owned by the Lessor.
5. ~~Fire and wind insurance, at a fair replacement value, on the residence and all buildings owned by the Lessor and used by the Lessee in storing or housing grain, feed, livestock and equipment.~~
6. ~~Ground limestone. Lessor is to furnish _____ percent or share of total cost, including hauling and spreading.~~
7. ~~A water supply adequate for household use and _____ animal units of livestock.~~
8. ~~Other items:~~

B. The Lessee agrees to furnish the property and to pay the items of expense listed below:

1. All the machinery, equipment, labor, fuel, and power necessary to farm the premises properly.
2. The hauling to the farm, except when otherwise agreed, of all material which the Lessor furnishes for making repairs and minor improvements, and the performing of labor, ~~except skilled, required for such repairing and improving.~~
3. All seed, inoculation, disease-treatment materials, and fertilizers, ~~except that which the Lessor agrees to furnish above.~~
4. The following described items and all other items of expense not furnished by the Lessor as provided in A:

Section 4. Tenant's Duties in Operating Farm

The Tenant further agrees to perform and carry out the stipulations below. (Strike out any not desired.)

A. Activities required:

1. To cultivate the farm faithfully and in a timely, thorough, and businesslike manner.
2. To prevent noxious weeds from going to seed on said premises and to destroy the same and keep the weeds and grass cut.
3. To haul and spread all manure on appropriate fields at times and in quantities consistent with environmental protection requirements.
4. To keep open ditches, tile drains, tile outlets, grass waterways, and terraces in good repair.
5. To preserve established watercourses or ditches, and to refrain from any operation that will injure them.
6. To keep the building, fences (including hedges), and other improvements in good repair and condition as they are when the Tenant takes possession or in as good repair and condition as they may be put by the Lessor during the term of the lease – ordinary wear, loss by fire, or unavoidable destruction excepted.
7. To take proper care of all trees, vines, and shrubs, and to prevent injury to the same.
8. To keep the farmstead neat and orderly.
9. To prevent all unnecessary waste, or loss, or damage to the property of the Lessor.
10. To comply with pollution control and environmental protection requirements as required by local, state, and federal agencies, as well as to implement soil erosion control practices to comply with the soil loss standards mandated by local, state, and federal agencies.
11. To use prudence and care in transporting, storing, handling, and applying all fertilizers, pesticides, herbicides, and other chemicals and similar substances; to read and follow label instructions for the use of such materials in order to avoid injury or damages to persons or property or both on the leased premises and adjoining areas; and to comply with state pesticide training, licensing, storing, and usage.
12. Any chemicals for weed or insect control or other use, when used, should be applied at levels not to exceed the manufacturer's recommendation for the soil types involved. The Tenant agrees to provide to the Lessor, annually, a written report indicating the product name, amount, date of application and location of application of all pesticides, fertilizers, and seed used on the farm.
13. No chemicals will be stored on the property for more than one year. When chemicals or petroleum products are stored on the farm, they will be only those planned to be used on the farm and they will be in closed, tight containers above ground and clearly marked. No chemicals or chemical containers will be disposed of on the property.
14. To generally follow Natural Resource Conservation Service and Farm Service Agency recommendations and to maintain all other requirements necessary to qualify current and future farm operators to participate in federal farm programs.
15. Other: Tenant shall cut and keep roadway ditches well maintained at all times.

B. Activities restricted. The Tenant further agrees, unless the written consent of the Lessor has been obtained:

1. Not to assign this lease to any person or persons or sublet any part of the premises herein leased.
2. Not to erect or permit to be erected any structure or building or to incur any expense to the Lessor for such purposes.
3. Not to add electrical wiring, plumbing, or heating to any building. (If consent is given such additions must meet standards and requirements of power and insurance companies.)
4. Not to plow permanent pasture or meadowland.
5. Not to allow any stock on any tillable land except by annual agreement.
6. Not to burn or remove cornstalks, straw, or other crop residues grown upon the farm.
7. Not to cut live trees for sale purposes or personal uses.
8. Not to erect or permit to be erected any commercial advertising signs on the farm, other than seed variety signs.
9. Not to enter into any agreement, contract, or other farming or business arrangement that alters rights in the Lessor's security interest, right of entry, default or possession.
10. Not to permit, encourage, or invite other persons to use any part or all of this property for any purpose or activity not directly related to its use for agricultural production, except as specifically noted here:

11. Other: _____

Section 5. Management and Business Procedures

The Lessor and Tenant agree that they will observe the following provisions (Strike out any not desired.)

A. General Cropping System. Except when mutually decided otherwise, the land use and cropping shall be ~~approximately as follows:~~ as determined by Tenant.

- ~~_____ acres for rotated crops~~
- ~~_____ acres in permanent pasture~~
- ~~_____ acres in non-grazed woodland~~
- ~~_____ acres in building and lots~~
- ~~_____ acres in other _____~~

B. Insurance. For the term of the lease, Tenant shall maintain insurance with a carrier acceptable to the Landlord, insuring Tenant while performing on these premises hereunder for the following types and in stated minimum amounts:

Crop Insurance	\$ _____ per acre
Liability Insurance:	\$ 1,000,000 per person
	\$ 1,000,000 per occurrence
Property Damage:	\$ 1,000,000 per occurrence
Workers Compensation:	As required by statute

Tenant shall furnish Landlord with a Certificate of Insurance and give notice of termination of coverage.

Tenant agrees that all applicable insurance policies name the Landlord as an additional insured

~~**C. Financial and production records.** The Tenant agrees to keep financial and production records of the farm business and to furnish an annual report to the Lessor, on such forms as the Lessor may provide, on or before _____~~

D. Cash Rent Installments. The cash rent shall be paid each year in the following installments:

Dollars of percent of rent due	Date Due
\$18,450.00(100%)	4/15/25
_____	_____
_____	_____
_____	_____
Balance Due	_____

~~**E. End of lease reimbursements.** At the end of this lease, the Lessor agrees to reimburse the Tenant:~~

~~1. For the Tenant's remaining cost in limestone. The Tenant's remaining cost shall be calculated by depreciating the Tenant's net cost at the rate of _____ percent annually.~~

~~2. For the Tenant's cost of soluble phosphate (P₂O₅) and potash (K₂O) fertilizers applied on crops harvested for grain in the last year of this lease minus the amount of these plant food elements, valued at the same rates, contained in the Tenant's share of these crops.~~

~~3. _____~~

~~**F. Land use in last year of lease.** If, during the last six months of the lease term, or after notice to terminate has been given if this lease has become a year to year lease, the parties fail to agree on questions of land use, cropping system, fertilizer applications, or any deviations from the lease provisions, then the specific agreements in this lease shall prevail or, in the absence of agreements in the lease, the Lessor shall decide and the Tenant agrees to abide by the Lessor's decisions. The Lessor's decisions shall not contradict any provisions in this lease or violate good farming procedures.~~

G. Conservation. Both Lessor and Tenant affirm the goals of minimizing soil erosion losses and preserving the productivity of the land in ways that are consonant with their needs and desires for acceptable current returns to their individual inputs on the leased premises. To these ends they agree to implement as far as possible the best management practices recommended by the Natural Resource Conservation Service and to cooperate with that agency's soil and water conservation programs.

H. Tenant responsible for hired labor. The Tenant shall be solely responsible for all employer obligations on hired labor with respect to safety requirements and social security and workers' compensation contributions, and the Lessor shall have no responsibilities therefore.

I. Other management agreements: _____

Section 6. Default, Possession, Landlord's Lien, Right of Entry, Mineral Rights, Liability, Extent of Agreement

The Lessor and Tenant agree to the following provisions. (Strike out any not desired.)

A. Termination upon default. If either party fails to carry out substantially the terms of this lease in due and proper time, the lease may be terminated by the other party by serving a written notice citing the instance(s) of default and specifying a termination date of 30 days from the date of such notice. Settlement shall then be made in accordance with the provisions of Clause B of this section, the reimbursement agreements of Section 5, and any amendments to this lease.

B. Yielding possession. The Tenant agrees at the expiration or termination of this lease to yield possession of the premises to the Lessor without further demand or notice, in as good order and condition as when they were entered upon by the Tenant, loss by fire, flood, or tornado, and ordinary wear excepted. If the Tenant fails to yield possession, the Tenant shall pay to the Lessor a penalty of \$150 per day or the statutory double rent, whichever is less, for each day the Tenant remains in possession thereafter, in addition to any damages caused by the Tenant to the Lessor's land or improvements, and said payments shall not entitle the Tenant to any interest of any kind or character in or on the premises.

C. Landlord's lien. The Landlord's lien provided by statute on crops grown or growing, together with any other security agreement(s) created by Tenant in favor of Landlord, shall be the security for the rent herein specified and for the faithful performance of the terms of the lease. The Tenant shall provide the Lessor with the names of persons to whom the Tenant intends to sell crops grown on these premises at least 30 days prior to the sale of such crops. A lesser period may be allowed by mutual written agreement. Tenant consents to any filing required by law to perfect the statutory landlord's lien upon crops. If the Tenant fails to pay the rent due or fails to keep any of the agreements of this lease, all costs and attorney fees of the Lessor in enforcing collection or performance shall be added to and become a part of the obligations payable by the Tenant.

D. Landowner's right of entry. The Lessor reserves the right personally or by agents, employees, or assigns to enter upon the premises at any reasonable time to view them, to work or make repairs or improvements thereon, to care for and dispose of the Lessor's share of crops, to develop mineral resources as provided in Clause E below, or, after constructive notice has been given that the lease may not be extended, and following severance of crops, to plow and prepare a seed bed, apply fertilizers, and any other operation necessary to good farming by the succeeding operator, these operations not to interfere with the Tenant in carrying out the regular farming operations.

E. Mineral rights. Nothing in this lease shall confer upon the Tenant any right to minerals underlying the land. Such mineral rights are hereby reserved by the Lessor together with the full right to enter upon the premises and to bore, search, excavate, work, and remove the minerals, to deposit excavated rubbish, to pass over the premises with vehicles, and to lay down and work any railroad track or tracks, tank, pipelines, power lines, and structures as may be necessary or convenient for the above purpose. The Lessor agrees to reimburse the Tenant for any actual damage the Tenant may suffer for crops destroyed by these activities and to release the Tenant from obligation to continue farming this property when development of mineral resources interferes materially with the Tenant's opportunity to make a satisfactory return.

F. Landowner liability. The Tenant takes possession of the leased premises subject to the hazards of operating a farm, and assumes all risk of accidents personally as well as for family, employees, or agents in pursuance of farming operations, or in performing repairs on buildings, fences, tile, and other improvements.

G. Binding on heirs, etc. The terms of this lease shall be binding on the heirs, executors, administrators, and assigns of both Lessor and Tenant in like manner as upon the original parties.

Section 7. Additional Lease Provisions

Early Termination.

Lessor may terminate this Lease as to all or any part of the premises at any time upon thirty (30) days written notice to Tenant and Tenant shall relinquish and release possession to Landlord of all or such portion of the premises as specified in the written notice. If, on the effective date of the notice of termination as provided herein, Tenant's crops are not ready for harvest, Landlord shall reimburse Tenant the cash rent paid hereunder (or prorated part, if applicable) and shall further reimburse Tenant for Tenant's costs actually incurred during the term of this Lease for seed, fertilizer, herbicide, insecticide and fuel used for such crops.

Signatures of parties to lease:

	<i>Landowner</i>		<i>Date</i>
	<i>Landowner</i>		<i>Date</i>
By _____	<i>Agent</i>		<i>Date</i>
	<i>Tenant</i>		<i>Date</i>
	<i>Tenant</i>		<i>Date</i>

~~Amendments and Extensions to the Lease~~
 (Must be completed manually/cannot be completed on-line)

~~Amendments, alterations, and extensions to this lease may be made in writing in the space below at any time by mutual agreement. The written amendments should be noted on both the Landlord's and Tenant's copies of the lease (complete and sign two identical copies). If the parties fail to agree on a proposed alteration, the existing provisions of the lease shall control operations.~~

~~**A. Improvements made by the Tenant at the Tenant's own expense.** When the Lessor and Tenant agree that the Tenant may make all or part of an improvement (such as buildings, additions to buildings, major repairs, fences, bathrooms, water systems, etc.) to the farm at the Tenant's own expense and that the Tenant is to be reimbursed for any costs remaining at the end of the lease, the necessary information shall be recorded in one of the following blanks and, after being duly signed by both parties, it shall become a part of the lease above and obligate the Lessor and his or her heirs and assigns to make such reimbursement. Such improvements will become the Lessor's property upon completion of the form below. The Lessor thereby assumes the responsibility for property taxes, insurance coverage, and risk of loss.~~

Description and location of the improvement	Tenant's net cost	Annual rate of depreciation (percent)	Date depreciation begins	Signatures and Date Signed
1.				Lessor:
				Tenant:
2.				Lessor:
				Tenant:
3.				Lessor:
				Tenant:

~~**B. Lessor's written consent to Tenant's participation in items in Section 4, Clause B:**~~

~~1. Item: _____ Description and restrictions: _____

 Date: _____ Lessor's Signature _____~~

~~2. Item: _____ Description and restrictions: _____

 Date: _____ Lessor's Signature _____~~

~~**C. Other amendments.** To be dated, signed and attached to both Landowner's and Tenant's copies of lease.~~

~~**D. Lease Extensions**~~

Lease Extension # 1	Lease Extension # 2	Lease Extension # 3
This lease, originally dated _____, 20____, shall be extended to _____.	This lease, originally dated _____, 20____, shall be extended to _____.	This lease, originally dated _____, 20____, shall be extended to _____.
From _____, 20____,	From _____, 20____,	From _____, 20____,
To _____, 20____.	To _____, 20____.	To _____, 20____.
Signed: _____, 20____	Signed: _____, 20____	Signed: _____, 20____
_____ Lessor	_____ Lessor	_____ Lessor
_____ Tenant	_____ Tenant	_____ Tenant

EXHIBIT A

DESCRIPTION OF LAND

Parcel 1:

Lot 2 of Master-View Park Subdivision to the City of Peru, Illinois, as per plat recorded June 23, 2022 with the Bureau County Recorder as Document Number 2022R02412.

(Bureau County PIN# 18-13-400-003 - 30.561± acres)

Parcel 2:

Lot 3 of Master-View Park Subdivision, as per plat recorded on June 23, 2022, in the LaSalle County Recorder's Office as Document Number 2022-08149 situated in LaSalle County, Illinois.

(LaSalle County PIN#11-31-305-001 - 21.27± acres)

Parcel 3:

Lot 4 of Master-View Park Subdivision, as per plat recorded on June 23, 2022, in the LaSalle County Recorder's Office as Document Number 2022-08149 situated in LaSalle County, Illinois.

(LaSalle County PIN# 11-31-305-002 - 15.439± acres)

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING EXECUTION OF AN ILLINOIS CASH FARM LEASE BETWEEN THE CITY OF PERU AND JOHN LAMPS

WHEREAS, the City of Peru, Illinois (“City”) is a home rule unit of government and, pursuant to Section 6(a) of Article VII of the 1970 Constitution of the State of Illinois, may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the City is the owner of approximately 65 tillable acres of farmland commonly known as the “Halm Farm” generally located north of May Road and east of Illinois Route 251 in the City of Peru, Illinois (“Subject Property”); and

WHEREAS, the City desires to enter into an Illinois Cash Farm Lease (“Lease”) with John Lamps (“Tenant”) for the Subject Property for the 2025 crop year, a copy of which Lease is attached hereto and incorporated herein; and

WHEREAS, the City Council finds it is in the best interests of the City to enter into the attached Lease with Tenant.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PERU, ILLINOIS, A HOME RULE MUNICIPALITY, AS FOLLOWS:

SECTION 1: The City Council finds as fact the recitals contained in the preamble to this Ordinance, and hereby incorporates them herein by reference.

SECTION 2: The Lease attached hereto is hereby approved in all respects, and the Mayor and City Clerk are hereby authorized and directed to execute said Lease for and on behalf of the City.

SECTION 3. This Ordinance shall be effective immediately from and after its passage and approval according to law.

PRESENTED, PASSED, AND ADOPTED at a regular meeting of the City Council of the City of Peru, Illinois, by an aye and nay roll call vote, with _____ voting aye, _____ voting nay, _____ absent, and Mayor Kolowski _____ voting _____, which meeting was held on the 18th day of November, 2024.

APPROVED: November 18, 2024

Ken Kolowski, Mayor

(CORPORATE SEAL)

ATTEST:

David R. Bartley
City Clerk

<u>Aldermen</u>	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
Ballard			
Tieman			
Payton			
Edgcomb			
O'Sadnick			
Sapienza			
Lukosus			
Moreno			

Illinois Cash Farm Lease

To use this lease form: Complete two identical copies – one for the Lessor (Landowner) and one for the Lessee (Tenant). Cross out any provisions that are not to become a part of the contract and add any additional provisions that are desired. If preparing the lease manually, use ink or typewriter; however, the web-based lease form can be filled in on-line before printing. This lease form is available on the farmdoc website at <http://www.farmdoc.uiuc.edu/legal/farm_lease_forms_abs.html>. Additional leasing information can be found in the Leasing Fact Sheets prepared by University of Illinois Farm Business Management Educators located at <http://www.farmdoc.uiuc.edu/manage/leasing_fact_sheets.html>. **Note: A lease creates and alters legal rights; thus, Landowners and Tenants may want to discuss specific lease provisions with their respective legal advisors.**

Date and names of parties. This lease is entered into on November 18, 2024, between:

Lessor(s) (Insert Landowner's exact name): City of Peru, Illinois,
whose mailing address is 1901 Fourth Street, Peru, Illinois 61354,
and

Lessee(s) (Insert Tenant's exact name): John Lamps,
whose mailing address is 2923 East 6th Road, LaSalle, Illinois 61301,
~~and whose Social Security Number or Employer Identification Number is _____.~~

The parties to this lease agree to the following provisions.

Section 1. Description of Rented Land and Length of Tenure

A. Description of Land. The Landowner (Lessor) rents and leases to the Tenant (Lessee), to occupy and to use for agricultural purposes only, the following real estate located in the County of LaSalle and the State of Illinois, and described as follows: _____
See Attached "Exhibit A," incorporated herein

commonly known as the Halm farm and consisting of approximately 70.6 acres, ~~together with all buildings and improvements thereon belonging to the Lessor, except _____~~ or upon harvest of that year's crops

B. Length of tenure. The term of this lease shall be from January 1, 2025, to December 31, 2025[^], and the Lessee shall surrender possession at the end of this term or at the end of any extension thereof. Extensions must be in writing and attached to this lease, and both parties agree that failure to execute an extension at least Three months before the end of the current term shall be constructive notice of intent to allow the lease to expire.

Section 2. Fixed Cash Rent (With Option for Indexing)

Tenant agrees to pay Landowner an annual fixed cash rent as identified below; however, if the "option for indexing" is also completed, the rent shall be adjusted as described in the option for the years following the first year.

Fixed Rent: The annual cash rent shall be the sum of \$ 18,720.00. This represents 65 tillable acres of cropland at \$ 288.00 per acre, plus _____ acres of _____ at \$ _____ per acre, plus _____ acres of _____ at \$ _____ per acre, plus _____.

~~**Option for Indexing:** After the first year, the annual cash rent for a particular lease year shall be the Fixed Rent identified above, but adjusted annually after the first year as follows: _____~~

CAUTION: "Flexible Rent" may cause a lease to be treated like a "share lease" under federal regulations (e.g., 7 CFR 1412.504) stating how government agricultural program payments can be divided between landlord and tenant. Consult with your legal advisor.

~~Section 2 (Alternate): Flexible Rent Using Option I, II, or III~~

~~Note: Strike either Section 2 or Section 2 (Alternate). The cash rent can be flexible and change each crop year. A base rent can be established and adjusted based upon yield and/or price fluctuations. The factors to be used in adjusting the rent in Options I and II must be listed below.~~

Crop(s)	Base cash rent (per acre)	Base yield (bu or ton/acre)	Base price (per bu or per ton)	Min. cash rent (per acre)	Max. cash rent (per acre)
_____	\$ _____	\$ _____	\$ _____	- \$ _____	- \$ _____
_____	\$ _____	\$ _____	\$ _____	- \$ _____	- \$ _____
_____	\$ _____	\$ _____	\$ _____	- \$ _____	- \$ _____

~~The current price for the current year shall be the average price at close of day based on the following time period(s) and location(s):~~

Crop(s)	Day	Month	through	Day	Month	at	Price source
_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____

~~A. For each lease year, the per-acre base cash rent for each crop shall be adjusted at the close of the cropping season by one of the following methods:~~

~~OPTION I - FLEXING FOR PRICE ONLY~~

Crop(s)	Base rent	x (Current price - Base price)	= Rent/acre¹	x Acres grown	= Adj. Rent for year
_____	\$ _____	x \$ _____	= \$ _____	x _____	= \$ _____
_____	\$ _____	x \$ _____	= \$ _____	x _____	= \$ _____
_____	\$ _____	x \$ _____	= \$ _____	x _____	= \$ _____
				Total all crops	= \$ _____

~~OPTION II - FLEXING FOR PRICE AND YIELD~~

Crop(s)	Base rent	x (Current price - Base Price)	x (Current yld² - Base yld)	= Rent/acre¹	x Acres grown	= Adj. Rent for year
_____	\$ _____	x \$ _____	x \$ _____	= \$ _____	x _____	= \$ _____
_____	\$ _____	x \$ _____	x \$ _____	= \$ _____	x _____	= \$ _____
_____	\$ _____	x \$ _____	x \$ _____	= \$ _____	x _____	= \$ _____
				Total all crops	= \$ _____	

~~OPTION III - OTHER PROCEDURE TO BE USED~~

~~_____~~
~~_____~~
~~_____~~
~~_____~~

~~B. Additional Rent for Inflexible items (complete at beginning of lease period)~~

Pasture	\$ _____
Hay land	\$ _____
Other inflexible cropland	\$ _____
Timber, wasteland	\$ _____
Farmstead	\$ _____

~~TOTAL INFLEXIBLE RENT \$ _____~~

~~C. TOTAL RENT FOR YEAR: Sum the Flexible cropland rent (calculated from Part A, Option I, II or III) and the Total Inflexible Rent (from Part B)~~

~~\$ _____~~

¹ If calculated figure is less than "Min. cash rent" in "Basic Information," use the set minimum. If calculated figure is more that "Max cash rent" in "Basic Information," use the set maximum.
² The current yield shall be the "farm" yield for the current lease year.

Section 3. Investments and Expenses

A. The Landlord agrees to furnish the property and to pay the items of expense listed below:

1. The above-described farm; ~~including fixed improvements.~~
2. ~~Materials for necessary repairs and improvements to buildings and permanent fences except as agreed to in B4 and amendments to this lease.~~
3. ~~Skilled labor employed in making and repairing improvements and all labor for painting buildings.~~
4. Taxes on land, improvements, and personal property owned by the Lessor.
5. ~~Fire and wind insurance, at a fair replacement value, on the residence and all buildings owned by the Lessor and used by the Lessee in storing or housing grain, feed, livestock and equipment.~~
6. ~~Ground limestone. Lessor is to furnish _____ percent or share of total cost, including hauling and spreading.~~
7. ~~A water supply adequate for household use and _____ animal units of livestock.~~
8. ~~Other items:~~

B. The Lessee agrees to furnish the property and to pay the items of expense listed below:

1. All the machinery, equipment, labor, fuel, and power necessary to farm the premises properly.
2. The hauling to the farm, except when otherwise agreed, of all material which the Lessor furnishes for making repairs and minor improvements, and the performing of labor, ~~except skilled, required for such repairing and improving.~~
3. All seed, inoculation, disease-treatment materials, and fertilizers, ~~except that which the Lessor agrees to furnish above.~~
4. The following described items and all other items of expense not furnished by the Lessor as provided in A:

Section 4. Tenant's Duties in Operating Farm

The Tenant further agrees to perform and carry out the stipulations below. (Strike out any not desired.)

A. Activities required:

- | | |
|---|---|
| <ol style="list-style-type: none"> 1. To cultivate the farm faithfully and in a timely, thorough, and businesslike manner. 2. To prevent noxious weeds from going to seed on said premises and to destroy the same and keep the weeds and grass cut. 3. To haul and spread all manure on appropriate fields at times and in quantities consistent with environmental protection requirements. 4. To keep open ditches, tile drains, tile outlets, grass waterways, and terraces in good repair. 5. To preserve established watercourses or ditches, and to refrain from any operation that will injure them. 6. To keep the building, fences (including hedges), and other improvements in good repair and condition as they are when the Tenant takes possession or in as good repair and condition as they may be put by the Lessor during the term of the lease – ordinary wear, loss by fire, or unavoidable destruction excepted. 7. To take proper care of all trees, vines, and shrubs, and to prevent injury to the same. 8. To keep the farmstead neat and orderly. 9. To prevent all unnecessary waste, or loss, or damage to the property of the Lessor. 10. To comply with pollution control and environmental protection requirements as required by local, state, and federal agencies, as well as to implement soil erosion control practices to comply with the soil loss standards mandated by local, state, and federal agencies. | <ol style="list-style-type: none"> 11. To use prudence and care in transporting, storing, handling, and applying all fertilizers, pesticides, herbicides, and other chemicals and similar substances; to read and follow label instructions for the use of such materials in order to avoid injury or damages to persons or property or both on the leased premises and adjoining areas; and to comply with state pesticide training, licensing, storing, and usage. 12. Any chemicals for weed or insect control or other use, when used, should be applied at levels not to exceed the manufacturer's recommendation for the soil types involved. The Tenant agrees to provide to the Lessor, annually, a written report indicating the product name, amount, date of application and location of application of all pesticides, fertilizers, and seed used on the farm. 13. No chemicals will be stored on the property for more than one year. When chemicals or petroleum products are stored on the farm, they will be only those planned to be used on the farm and they will be in closed, tight containers above ground and clearly marked. No chemicals or chemical containers will be disposed of on the property. 14. To generally follow Natural Resource Conservation Service and Farm Service Agency recommendations and to maintain all other requirements necessary to qualify current and future farm operators to participate in federal farm programs. 15. Other: <u>Tenant shall cut and keep roadway ditches well maintained at all times.</u>
 <hr/><hr/><hr/> |
|---|---|

B. Activities restricted. The Tenant further agrees, unless the written consent of the Lessor has been obtained:

1. Not to assign this lease to any person or persons or sublet any part of the premises herein leased.
2. Not to erect or permit to be erected any structure or building or to incur any expense to the Lessor for such purposes.
3. Not to add electrical wiring, plumbing, or heating to any building. (If consent is given such additions must meet standards and requirements of power and insurance companies.)
4. Not to plow permanent pasture or meadowland.
5. Not to allow any stock on any tillable land except by annual agreement.
6. Not to burn or remove cornstalks, straw, or other crop residues grown upon the farm.
7. Not to cut live trees for sale purposes or personal uses.
8. Not to erect or permit to be erected any commercial advertising signs on the farm, other than seed variety signs.
9. Not to enter into any agreement, contract, or other farming or business arrangement that alters rights in the Lessor's security interest, right of entry, default or possession.
10. Not to permit, encourage, or invite other persons to use any part or all of this property for any purpose or activity not directly related to its use for agricultural production, except as specifically noted here:

11. Other: _____

Section 5. Management and Business Procedures

The Lessor and Tenant agree that they will observe the following provisions (Strike out any not desired.)

A. General Cropping System. Except when mutually decided otherwise, the land use and cropping shall be ~~approximately as follows:~~ as determined by Tenant.

- ~~_____ acres for rotated crops~~
- ~~_____ acres in permanent pasture~~
- ~~_____ acres in non-grazed woodland~~
- ~~_____ acres in building and lots~~
- ~~_____ acres in other _____~~

B. Insurance. For the term of the lease, Tenant shall maintain insurance with a carrier acceptable to the Landlord, insuring Tenant while performing on these premises hereunder for the following types and in stated minimum amounts:

Crop Insurance	\$ _____ per acre
Liability Insurance:	\$ 1,000,000 per person
	\$ 1,000,000 per occurrence
Property Damage:	\$ 1,000,000 per occurrence
Workers Compensation:	As required by statute

Tenant shall furnish Landlord with a Certificate of Insurance and give notice of termination of coverage.

Tenant agrees that all applicable insurance policies name the Landlord as an additional insured

C. Financial and production records. ~~The Tenant agrees to keep financial and production records of the farm business and to furnish an annual report to the Lessor, on such forms as the Lessor may provide, on or before _____~~

D. Cash Rent Installments. The cash rent shall be paid each year in the following installments:

Dollars of percent of rent due	Date Due
\$18,720.00 (100%)	4/15/25
_____	_____
_____	_____
Balance Due	_____

E. End of lease reimbursements. ~~At the end of this lease, the Lessor agrees to reimburse the Tenant:~~

~~1. For the Tenant's remaining cost in limestone. The Tenant's remaining cost shall be calculated by depreciating the Tenant's net cost at the rate of _____ percent annually.~~

~~2. For the Tenant's cost of soluble phosphate (P₂O₅) and potash (K₂O) fertilizers applied on crops harvested for grain in the last year of this lease minus the amount of these plant food elements, valued at the same rates, contained in the Tenant's share of these crops.~~

~~3. _____~~

F. Land use in last year of lease. ~~If, during the last six months of the lease term, or after notice to terminate has been given if this lease has become a year to year lease, the parties fail to agree on questions of land use, cropping system, fertilizer applications, or any deviations from the lease provisions, then the specific agreements in this lease shall prevail or, in the absence of agreements in the lease, the Lessor shall decide and the Tenant agrees to abide by the Lessor's decisions. The Lessor's decisions shall not contradict any provisions in this lease or violate good farming procedures.~~

G. Conservation. Both Lessor and Tenant affirm the goals of minimizing soil erosion losses and preserving the productivity of the land in ways that are consonant with their needs and desires for acceptable current returns to their individual inputs on the leased premises. To these ends they agree to implement as far as possible the best management practices recommended by the Natural Resource Conservation Service and to cooperate with that agency's soil and water conservation programs.

H. Tenant responsible for hired labor. The Tenant shall be solely responsible for all employer obligations on hired labor with respect to safety requirements and social security and workers' compensation contributions, and the Lessor shall have no responsibilities therefore.

I. Other management agreements: _____

Section 6. Default, Possession, Landlord's Lien, Right of Entry, Mineral Rights, Liability, Extent of Agreement

The Lessor and Tenant agree to the following provisions. (Strike out any not desired.)

A. Termination upon default. If either party fails to carry out substantially the terms of this lease in due and proper time, the lease may be terminated by the other party by serving a written notice citing the instance(s) of default and specifying a termination date of 30 days from the date of such notice. Settlement shall then be made in accordance with the provisions of Clause B of this section, the reimbursement agreements of Section 5, and any amendments to this lease.

B. Yielding possession. The Tenant agrees at the expiration or termination of this lease to yield possession of the premises to the Lessor without further demand or notice, in as good order and condition as when they were entered upon by the Tenant, loss by fire, flood, or tornado, and ordinary wear excepted. If the Tenant fails to yield possession, the Tenant shall pay to the Lessor a penalty of \$150 per day or the statutory double rent, whichever is less, for each day the Tenant remains in possession thereafter, in addition to any damages caused by the Tenant to the Lessor's land or improvements, and said payments shall not entitle the Tenant to any interest of any kind or character in or on the premises.

C. Landlord's lien. The Landlord's lien provided by statute on crops grown or growing, together with any other security agreement(s) created by Tenant in favor of Landlord, shall be the security for the rent herein specified and for the faithful performance of the terms of the lease. The Tenant shall provide the Lessor with the names of persons to whom the Tenant intends to sell crops grown on these premises at least 30 days prior to the sale of such crops. A lesser period may be allowed by mutual written agreement. Tenant consents to any filing required by law to perfect the statutory landlord's lien upon crops. If the Tenant fails to pay the rent due or fails to keep any of the agreements of this lease, all costs and attorney fees of the Lessor in enforcing collection or performance shall be added to and become a part of the obligations payable by the Tenant.

D. Landowner's right of entry. The Lessor reserves the right personally or by agents, employees, or assigns to enter upon the premises at any reasonable time to view them, to work or make repairs or improvements thereon, to care for and dispose of the Lessor's share of crops, to develop mineral resources as provided in Clause E below, or, after constructive notice has been given that the lease may not be extended, and following severance of crops, to plow and prepare a seed bed, apply fertilizers, and any other operation necessary to good farming by the succeeding operator, these operations not to interfere with the Tenant in carrying out the regular farming operations.

E. Mineral rights. Nothing in this lease shall confer upon the Tenant any right to minerals underlying the land. Such mineral rights are hereby reserved by the Lessor together with the full right to enter upon the premises and to bore, search, excavate, work, and remove the minerals, to deposit excavated rubbish, to pass over the premises with vehicles, and to lay down and work any railroad track or tracks, tank, pipelines, power lines, and structures as may be necessary or convenient for the above purpose. The Lessor agrees to reimburse the Tenant for any actual damage the Tenant may suffer for crops destroyed by these activities and to release the Tenant from obligation to continue farming this property when development of mineral resources interferes materially with the Tenant's opportunity to make a satisfactory return.

F. Landowner liability. The Tenant takes possession of the leased premises subject to the hazards of operating a farm, and assumes all risk of accidents personally as well as for family, employees, or agents in pursuance of farming operations, or in performing repairs on buildings, fences, tile, and other improvements.

G. Binding on heirs, etc. The terms of this lease shall be binding on the heirs, executors, administrators, and assigns of both Lessor and Tenant in like manner as upon the original parties.

Section 7. Additional Lease Provisions

Early Termination.

Lessor may terminate this Lease as to all or any part of the premises at any time upon thirty (30) days written notice to Tenant and Tenant shall relinquish and release possession to Landlord of all or such portion of the premises as specified in the written notice. If, on the effective date of the notice of termination as provided herein, Tenant's crops are not ready for harvest, Landlord shall reimburse Tenant the cash rent paid hereunder (or prorated part, if applicable) and shall further reimburse Tenant for Tenant's costs actually incurred during the term of this Lease for seed, fertilizer, herbicide, insecticide and fuel used for such crops.

Signatures of parties to lease:

	<i>Landowner</i>		<i>Date</i>
	<i>Landowner</i>		<i>Date</i>
By _____	<i>Agent</i>		<i>Date</i>
	<i>Tenant</i>		<i>Date</i>
	<i>Tenant</i>		<i>Date</i>

~~Amendments and Extensions to the Lease~~
 (Must be completed manually/cannot be completed on-line)

~~Amendments, alterations, and extensions to this lease may be made in writing in the space below at any time by mutual agreement. The written amendments should be noted on both the Landlord's and Tenant's copies of the lease (complete and sign two identical copies). If the parties fail to agree on a proposed alteration, the existing provisions of the lease shall control operations.~~

~~**A. Improvements made by the Tenant at the Tenant's own expense.** When the Lessor and Tenant agree that the Tenant may make all or part of an improvement (such as buildings, additions to buildings, major repairs, fences, bathrooms, water systems, etc.) to the farm at the Tenant's own expense and that the Tenant is to be reimbursed for any costs remaining at the end of the lease, the necessary information shall be recorded in one of the following blanks and, after being duly signed by both parties, it shall become a part of the lease above and obligate the Lessor and his or her heirs and assigns to make such reimbursement. Such improvements become the Lessor's property upon completion of the form below. The Lessor thereby assumes the responsibility for property taxes, insurance coverage, and risk of loss.~~

Description and location of the improvement	Tenant's net cost	Annual rate of depreciation (percent)	Date depreciation begins	Signatures and Date Signed
1-				Lessor: Tenant:
				Tenant:
2-				Lessor: Tenant:
				Tenant:
3-				Lessor: Tenant:
				Tenant:

~~**B. Lessor's written consent to Tenant's participation in items in Section 4, Clause B.**~~

~~1. Item: _____ Description and restrictions: _____

 _____ Date: _____ Lessor's Signature _____~~

~~2. Item: _____ Description and restrictions: _____

 _____ Date: _____ Lessor's Signature _____~~

~~**C. Other amendments:** To be dated, signed and attached to both Landowner's and Tenant's copies of lease.~~

~~**D. Lease Extensions**~~

Lease Extension # 1-	Lease Extension # 2-	Lease Extension # 3-
This lease, originally dated _____, 20____, shall be extended : ..	This lease, originally dated _____, 20____, shall be extended : ..	This lease, originally dated _____, 20____, shall be extended : ..
From _____, 20____,	From _____, 20____,	From _____, 20____,
To _____, 20____.	To _____, 20____.	To _____, 20____.
Signed: _____, 20____	Signed: _____, 20____	Signed: _____, 20____
_____ Lessor	_____ Lessor	_____ Lessor
_____ Tenant	_____ Tenant	_____ Tenant

EXHIBIT A

PARCEL 1:

That part of the Southeast Quarter of Section 33, Township 34 North, Range 1 East of the Third Principal Meridian, which lies South and West of the LaSalle and Bureau County Railroad;

PARCEL 2:

The South Half of the Southwest Quarter of Section 33, Township 34 North, Range 1 East of the Third Principal Meridian, excepting 5.16 acres heretofore conveyed to the State of Illinois,

also excepting the West 16 acres thereof being described as; the West 16 acres of the East 74.84 acres of the South Half of the Southwest Quarter in said Section 33;

also excepting that part described as follows:

Commencing at the Southwest corner of the Southwest Quarter of said Section 33; thence North 90 degrees 00 minutes 00 seconds East 1032.56 feet along the South line of said Southwest Quarter to the Point of Beginning of the tract to be described; thence North 00 degrees 11 minutes 18 seconds East 570 feet to a point; thence South 90 degrees 00 minutes 00 seconds East 400 feet to a point; thence South 00 degrees 00 minutes 00 seconds West to a point on the South line of the Southwest Quarter of said Section 33; thence South 90 degrees 00 minutes 00 seconds West to the point of beginning;

all situated in LaSalle County, Illinois

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE ACCEPTANCE OF A PUBLIC UTILITY EASEMENT FROM JEAN E. TROMPETER, AS TRUSTEE, AND KARL M. PETERSON

(North Area Trunk Sewer – PIN#: 17-05-114-000)

WHEREAS, the City of Peru, an Illinois home rule municipal corporation (hereinafter, “City”), proposes certain utility improvements along the west side of Peoria Street north of Venture Drive, namely the North Area Trunk Sewer Project; and

WHEREAS, in order to construct said improvements, there is a need for the City to obtain a Public Utility Easement from Jean E. Trompeter, as Trustee of the Jean E. Trompeter Trust Dated June 3, 2016, and Karl M. Peterson; and they have agreed to provide the City with the Public Utility Easement, a copy of which is attached hereto and made a part hereof; and

WHEREAS, the acquisition of the Public Utility Easement is a matter pertaining to the government and affairs of the City, is for a proper public purpose, and is in the best interests of the health, safety, and welfare of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PERU, ILLINOIS, A HOME RULE MUNICIPALITY, AS FOLLOWS:

SECTION 1: The Mayor, for and on behalf of the City, is hereby authorized and directed to execute and accept, and the City Clerk, for and on behalf of the City, is hereby authorized and directed to attest, to the attached Public Utility Easement from Jean E. Trompeter, as Trustee of the Jean E. Trompeter Trust Dated June 3, 2016, and Karl M. Peterson.

SECTION 2: This Ordinance shall be effective immediately from and after its passage and approval as provided by law.

PRESENTED, PASSED, AND ADOPTED at a regular meeting of the City Council of the City of Peru, Illinois, by an aye and nay roll call vote, with ___ voting aye, ___ voting nay, ___ absent, and Mayor Kolowski _____ voting _____, which meeting was held on the 18th day of November, 2024.

APPROVED: November 18, 2024

Ken Kolowski, Mayor

(CORPORATE SEAL)

ATTEST:

David R. Bartley
City Clerk

<u>Aldermen</u>	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
Ballard			
Tieman			
Payton			
Edgcomb			
O'Sadnick			
Sapienza			
Lukosus			
Moreno			

***PUBLIC
UTILITY
EASEMENT***

Peoria Street
Peru, Illinois 61354

PIN: 17-05-114-000

This space reserved for Recorder's use only.

GRANTORS, JEAN E. TROMPETER, as Trustee of the Jean E. Trompeter Trust Dated June 3, 2016, **and KARL M. PETERSON** (hereinafter, "Grantors"), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey to **GRANTEE, CITY OF PERU**, an Illinois home rule municipal corporation, its successors, permittees, and assigns (hereinafter, "Grantee") the following perpetual rights and easements:

- (a) To construct, operate, repair, maintain, patrol, inspect, relocate, reconstruct, and remove from time to time sanitary sewers and storm sewers and any and all manholes, tiles, pipes, connections, catch basins, and, without limitation, such other installations as may be required or may be deemed necessary by Grantee for sanitary sewer, storm sewer and/or drainage purposes;
- (b) To construct, operate, repair, maintain, patrol, inspect, relocate, reconstruct, and remove from time-to-time water mains and lines and any and all necessary manholes, tiles, pipes, connections, catch basins, fire hydrants, buffalo boxes, and, without limitation, such other installations as may be required or may be deemed necessary by Grantee for water service purposes; and
- (c) To construct, operate, repair, maintain, patrol, inspect, relocate, reconstruct, and remove from time-to-time transmission, distribution, and communication lines and systems, including cables, conduits, conductors, grounds, drains, fiberoptic cables, conduits and, without limitation, such other installations as may be required or may be deemed necessary by Grantee for electric and/or communication service purposes;

in, over, under, across, along, and upon the real estate described and depicted on the Easement Exhibit attached hereto and incorporated herein (hereinafter "Easement Tract").

The aforesaid perpetual rights and easements are granted together with the right (i) to use adjacent roads, streets, and alleys for such purposes and to use reasonable working space adjacent to said Easement Tract during construction or maintenance of said utility systems; (ii) to control the growth of any vegetation, trees, shrubs, or saplings on the Easement Tract; and (iii) to clear and remove, without any liability whatsoever to Grantee, any obstacles on the Easement Tract which interfere or threaten to interfere with the safe and proper construction, operation, and maintenance of any said utility systems on the Easement Tract, or which create hazardous conditions, and to keep the Easement Tract clear of such obstacles and obstructions. Grantee shall have the right to clear and remove any such obstacles, but not the obligation to do so.

Grantors hereby further grant, bargain, sell and convey to Grantee a Temporary Construction Easement in, over, under, across, along, and upon that portion of the real estate depicted as “Temporary Construction Easement” on the attached Easement Exhibit for Grantee’s use, access, and temporary storage of dirt, construction materials, and equipment during Grantee’s construction of sanitary sewer system improvements as part of the City of Peru’s North Area Trunk Sewer Project. The Temporary Construction Easement shall be in full force and effect until said improvements are fully constructed and completed. The anticipated completion date for the North Area Trunk Sewer Project is eighteen (18) months from commencement of construction.

Notwithstanding the forgoing, Grantee agrees to reimburse Grantors for the reasonable value of any growing crops upon the Easement Tract or Temporary Construction Easement area which are damaged during the construction of said sanitary sewer system improvements as part of the North Area Trunk Sewer Project, and for the loss in production for said affected crops upon areas within the Easement Tract or Temporary Construction Easement area for a period of five (5) years after completion of said North Area Trunk Sewer Project. Any request for reimbursement pursuant to this paragraph shall be made in writing to Grantee and supported by documents establishing such loss. Grantee further agrees that with any excavation upon the Easement Tract, it will use its best efforts to separate topsoil from the underlying clay and restore the excavated area with topsoil. Grantee shall also, at Grantee’s sole cost and expense, replace any drain tile within the Easement Tract or Temporary Construction Easement area that is damaged by Grantee during construction of the North Area Trunk Sewer Project improvements.

Grantors hereby release and waive all rights under and by virtue of the homestead exemption laws of the State of Illinois. This Easement shall run with the land and shall be binding upon the parties hereto, their respective heirs, successors, administrators, and assigns.

WITNESS the hand and seal of the Grantors this 6th day of November, A.D., 2024.

GRANTORS:

Jean E. Trompeter, as Trustee of the Jean E. Trompeter Trust Dated June 3, 2016

Karl M. Peterson

Karl M. Peterson

STATE OF _____)
) SS
COUNTY OF _____)

I, a Notary Public, in and for said County, in the State aforesaid, do hereby certify that Jean E. Trompeter, Trustee of the Jean E. Trompeter Trust Dated June 3, 2016, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act, and as the free and voluntary act of said Trust, for the uses and purposes therein set forth.

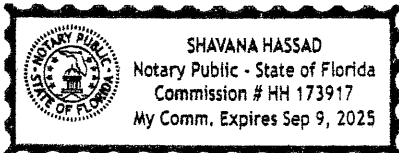
Given under my hand and notarial seal this _____ day of _____, A.D., 2024.

Notary Public

STATE OF Florida)
) SS
COUNTY OF Lee)

I, a Notary Public, in and for said County, in the State aforesaid, do hereby certify that Karl M. Peterson, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 6 day of November 2024, A.D., 2024.



Shavana Hassad

Notary Public

ACCEPTANCE

The above and foregoing Easement is accepted by the City of Peru, Illinois, pursuant to direction of its City Council, this _____ day of _____, 2024.

**CITY OF PERU, an Illinois
Home-Rule Municipal Corporation**

BY: _____
Ken Kolowski, Mayor

(CORPORATE SEAL)

ATTEST:

David R. Bartley, City Clerk





**This Instrument Prepared By
and Return To:**

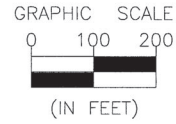
City of Peru, Illinois
ATTN: Corporation Counsel
1901 Fourth Street
Peru, IL 61354
TEL (815) 224-6020
FAX (815) 223-9381

EASEMENT EXHIBIT

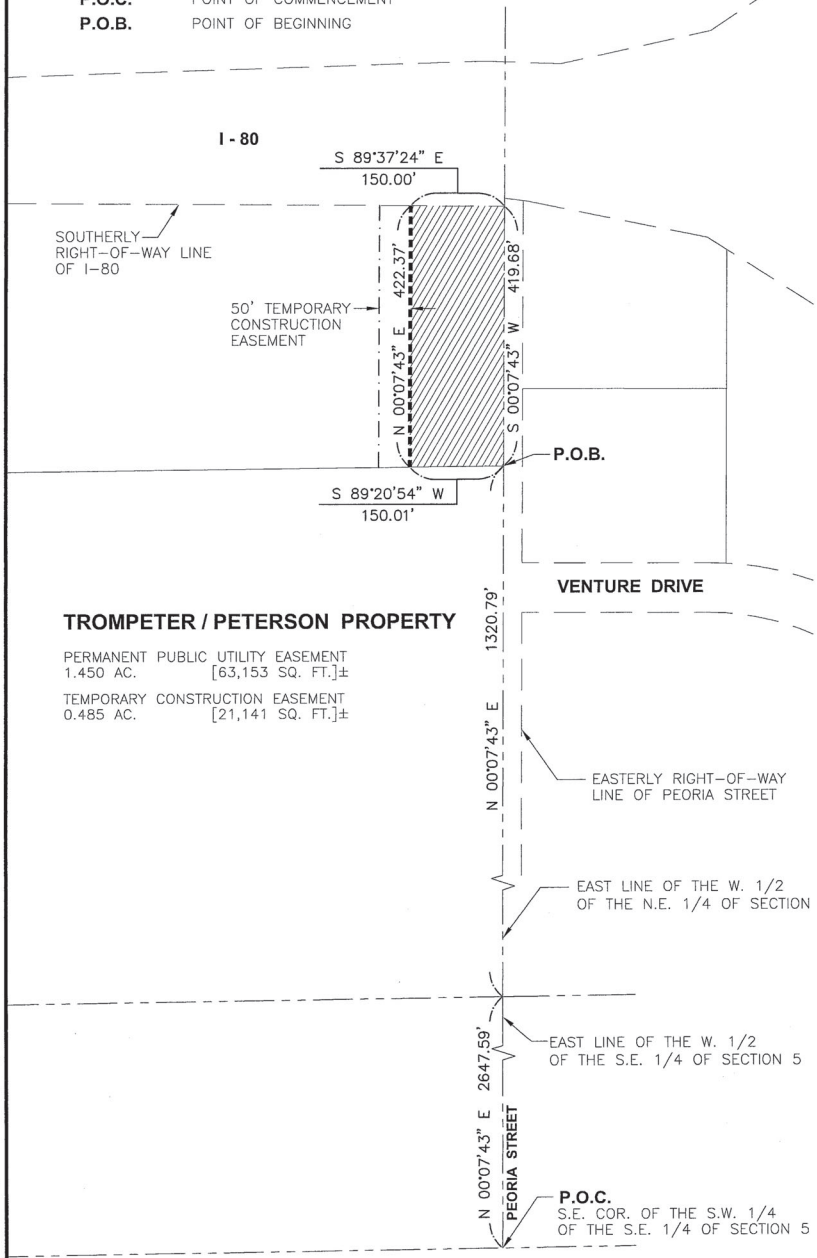
FOR PERMANENT PUBLIC UTILITY EASEMENT PART OF N.E. 1/4 OF SECTION 5 T. 33 N., R. 1 E. OF THE 3rd P.M. JANUARY, 2024

LEGEND

-  PERMANENT PUBLIC UTILITY EASEMENT
-  TEMPORARY CONSTRUCTION EASEMENT
-  SECTION LINE
-  EXISTING RIGHT-OF-WAY LINE
- P.O.C.** POINT OF COMMENCEMENT
- P.O.B.** POINT OF BEGINNING



CHAMLIN & ASSOCIATES, INC. © 2023
Drawing Name: G:\Users\515767-01-Peru-Arby-Trunk-Sewer\CAD\C3D\NEW TRUNK SEWER ALIGNMENT\NEW-EASEPLAT\NEW-EASEPLAT-TROMPETER.dwg Last Modified: Jan 19, 2024 - 10:23am Plotted on: Jan 23, 2024 - 10:19am by nanciv



expires 11-30-2024
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-001717
miker@chamlin.com

I, MICHAEL S. RICHETTA, HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED UNDER MY DIRECTION

ILL. PLS NO. 035-003788 DATE 1/23/2024



PERMANENT PUBLIC UTILITY EASEMENT

LEGAL DESCRIPTION

That part of the Northeast Quarter of Section 5, Township 33 North, Range 1 East of the Third Principal Meridian, in the City of Peru, LaSalle County, Illinois, described as follows:

Commencing at the Southeast Corner of the Southwest Quarter of the Southeast Quarter of said Section 5; thence North 00 degrees 07 minutes 43 seconds East 2647.59 feet along the East Line of the West Half of the Southeast Quarter of said Section 5; thence continuing North 00 degrees 07 minutes 43 seconds East 1320.79 feet along the East Line of the West Half of the Northeast Quarter of said Section 5 to the Point of Beginning; thence South 89 degrees 20 minutes 54 seconds West 150.01 feet; thence 00 degrees 07 minutes 43 seconds East 422.37 feet to a point on the Southerly Right-of-Way Line of I-80; thence South 89 degrees 37 minutes 24 seconds East 150.00 feet along said Right-of-Way Line to a point on said East Line of the West Half of the Northeast Quarter; thence South 00 degrees 07 minutes 43 seconds West 419.68 feet along said East Line of the West Half of the Northeast Quarter to the Point of Beginning, containing 1.450 acres more or less.

ALSO

A temporary construction easement as shown on the attached exhibit.

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE ACCEPTANCE OF A PUBLIC UTILITY EASEMENT FROM BERNARD T. ERNAT AND PATRICIA A. ERNAT

(North Area Trunk Sewer – PINs: 17-08-431-000 & 17-08-205-000)

WHEREAS, the City of Peru, an Illinois home rule municipal corporation (hereinafter, “City”), proposes certain utility improvements north of Midtown Road and west of Peoria Street, namely the North Area Trunk Sewer Project; and

WHEREAS, in order to construct said improvements, there is a need for the City to obtain a Public Utility Easement from Bernard T. Ernat and Patricia A. Ernat, and they have agreed to provide the City with the Public Utility Easement, a copy of which is attached hereto and made a part hereof; and

WHEREAS, the acquisition of the Public Utility Easement is a matter pertaining to the government and affairs of the City, is for a proper public purpose, and is in the best interests of the health, safety, and welfare of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PERU, ILLINOIS, A HOME RULE MUNICIPALITY, AS FOLLOWS:

SECTION 1: The Mayor, for and on behalf of the City, is hereby authorized and directed to execute and accept, and the City Clerk, for and on behalf of the City, is hereby authorized and directed to attest, to the attached Public Utility Easement from Bernard T. Ernat and Patricia A. Ernat

SECTION 2: This Ordinance shall be effective immediately from and after its passage and approval as provided by law.

PRESENTED, PASSED, AND ADOPTED at a regular meeting of the City Council of the City of Peru, Illinois, by an aye and nay roll call vote, with ___ voting aye, ___ voting nay, ___ absent, and Mayor Kolowski _____ voting _____, which meeting was held on the 18th day of November, 2024.

APPROVED: November 18, 2024

Ken Kolowski, Mayor

(CORPORATE SEAL)

ATTEST:

David R. Bartley
City Clerk

<u>Aldermen</u>	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
Ballard			
Tieman			
Payton			
Edgcomb			
O'Sadnick			
Sapienza			
Lukosus			
Moreno			

***PUBLIC
UTILITY
EASEMENT***

Midtown Road / Peoria Street
Peru, Illinois 61354

PINs: 17-08-431-000
17-08-205-000

This space reserved for Recorder's use only.

GRANTORS, BERNARD T. ERNAT and PATRICIA A. ERNAT (hereinafter, "Grantors"), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey to **GRANTEE, CITY OF PERU**, an Illinois home rule municipal corporation, its successors, permittees, and assigns (hereinafter, "Grantee") the following perpetual rights and easements:

- (a) To construct, operate, repair, maintain, patrol, inspect, relocate, reconstruct, and remove from time to time sanitary sewers and storm sewers and any and all manholes, tiles, pipes, connections, catch basins, and, without limitation, such other installations as may be required or may be deemed necessary by Grantee for sanitary sewer, storm sewer and/or drainage purposes;
- (b) To construct, operate, repair, maintain, patrol, inspect, relocate, reconstruct, and remove from time-to-time water mains and lines and any and all necessary manholes, tiles, pipes, connections, catch basins, fire hydrants, buffalo boxes, and, without limitation, such other installations as may be required or may be deemed necessary by Grantee for water service purposes; and
- (c) To construct, operate, repair, maintain, patrol, inspect, relocate, reconstruct, and remove from time-to-time transmission, distribution, and communication lines and systems, including cables, conduits, conductors, grounds, drains, fiberoptic cables, conduits and, without limitation, such other installations as may be required or may be deemed necessary by Grantee for electric and/or communication service purposes;

in, over, under, across, along, and upon the real estate described and depicted on the Easement Exhibit attached hereto and incorporated herein (hereinafter "Easement Tract").

The aforesaid perpetual rights and easements are granted together with the right (i) to use adjacent roads, streets, and alleys for such purposes and to use reasonable working space adjacent to said Easement Tract during construction or maintenance of said utility systems; (ii) to control the growth of any vegetation, trees, shrubs, or saplings on the Easement Tract; and (iii) to clear and remove, without any liability whatsoever to Grantee, any obstacles on the Easement Tract which interfere or threaten to interfere with the safe and proper construction, operation, and maintenance of any said utility systems on the Easement Tract, or which create hazardous conditions, and to keep the Easement Tract clear of such obstacles and obstructions. Grantee shall have the right to clear and remove any such obstacles, but not the obligation to do so.

Grantors reserve the right to make any use of the Easement Tract so long as such use does not interfere with the rights herein granted or create a hazardous condition, except that Grantors shall make no excavations on the Easement Tract without the prior written consent of the Grantee, and then only in such manner as will not disturb or interfere with the Grantee's facilities located therein, nor shall Grantors place any buildings or structures on the Easement Tract.

Grantors hereby further grant, bargain, sell and convey to Grantee a Temporary Construction Easement in, over, under, across, along, and upon that portion of the real estate depicted as "Temporary Construction Easement" on the attached Easement Exhibit for Grantee's use, access, and temporary storage of dirt, construction materials, and equipment during Grantee's construction of sanitary sewer system improvements as part of the City of Peru's North Area Trunk Sewer Project. The Temporary Construction Easement shall be in full force and effect until said improvements are fully constructed and completed. The anticipated completion date for the North Area Trunk Sewer Project is eighteen (18) months from commencement of construction.

Grantors hereby release and waive all rights under and by virtue of the homestead exemption laws of the State of Illinois. This Easement shall run with the land and shall be binding upon the parties hereto, their respective heirs, successors, administrators, and assigns.

WITNESS the hand and seal of the Grantors this 1st day of November, A.D., 2024.

GRANTORS:

Bernard T. Ernat
Bernard T. Ernat

Patricia A. Ernat
Patricia A. Ernat

STATE OF ILLINOIS)
) SS
COUNTY OF LASALLE)

I, a Notary Public, in and for said County, in the State aforesaid, do hereby certify that Bernard T. Ernat and Patricia A. Ernat, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 1ST day of November, A.D., 2024.



Jonathan F Brandt
Notary Public

ACCEPTANCE

The above and foregoing Public Utility Easement is accepted by the City of Peru, Illinois, pursuant to direction of its City Council, this _____ day of _____, 2024.

**CITY OF PERU, an Illinois
Home-Rule Municipal Corporation**

BY: _____
Ken Kolowski, Mayor

(CORPORATE SEAL)

ATTEST:

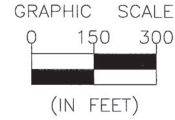
David R. Bartley, City Clerk

**This Instrument Prepared By
and Return To:**

City of Peru, Illinois
ATTN: Corporation Counsel
1901 Fourth Street
Peru, IL 61354
TEL (815) 224-6020
FAX (815) 223-9381

EASEMENT EXHIBIT

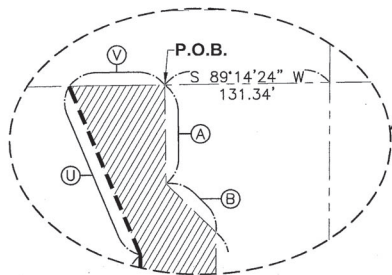
FOR
PERMANENT PUBLIC UTILITY EASEMENT
PART OF THE NORTHEAST QUARTER OF SECTION 8,
T. 33 N., R. 1 E. OF THE 3rd P.M.
JANUARY, 2024



LEGEND

- PERMANENT PUBLIC UTILITY EASEMENT
 - TEMPORARY CONSTRUCTION EASEMENT
 - SECTION LINE
 - EXISTING RIGHT-OF-WAY LINE
- P.O.C.** POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING

NORTH LINE OF THE N.E. 1/4 OF SECTION 8



P.O.C.
 N.W. CORNER OF THE N.E. 1/4 OF THE N.E. 1/4 OF SECTION 8

36TH STREET (WENZEL ROAD)

WEST LINE OF THE N.E. 1/4 OF THE N.E. 1/4 OF SECTION 8

WESTERLY RIGHT-OF-WAY LINE OF PEORIA STREET

ERNAT PROPERTY

PERMANENT PUBLIC UTILITY EASEMENT
 4.994 AC. [217,523 SQ. FT.] ±
 TEMPORARY CONSTRUCTION EASEMENT
 7.206 AC. [313,873 SQ. FT.] ±

N 00°11'35" E 248.50'
 N 00°10'53" E 247.50'
 N 03°03'19" E 101.12'
 N 00°11'35" E 200.00'
 N 03°02'59" E 200.65'

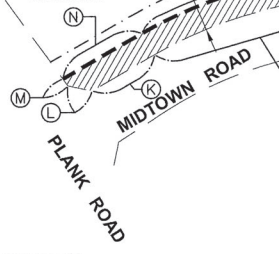
A S 00°45'36" E 80.00' O N 87°33'18" E 374.45'
 B S 45°17'01" E 56.10' P N 02°40'10" W 200.25'
 C S 00°11'35" W 150.35' Q N 00°11'35" E 103.00'
 D S 03°03'19" W 100.12' R N 03°03'19" E 100.12'
 E S 00°11'35" W 100.00' S N 00°11'35" E 73.68'
 F S 02°40'10" E 200.25' T N 00°11'35" E 56.71'
 G S 03°03'19" W 100.12' U N 22°36'01" W 148.08'
 H S 00°11'35" W 200.00' V N 89°14'24" E 76.05'
 I S 03°03'19" W 200.25'
 J S 44°37'10" W 57.13'
 K S 59°57'24" W 172.63'
 L N 77°47'22" W 59.21'
 M N 35°32'09" W 20.28'
 N S 59°57'24" E 218.40'

260' TEMPORARY CONSTRUCTION EASEMENT

NORTHERLY RIGHT-OF-WAY LINE OF MIDTOWN ROAD

EASTERLY RIGHT-OF-WAY LINE OF PLANK ROAD

110' TEMPORARY CONSTRUCTION EASEMENT



Δ=27°35'53"
 R=1060.00'
 T=260.34'
 L=510.58'
 CHORD S 73°45'21" W 505.66'



expires 11-30-2024
 PROFESSIONAL DESIGN FIRM
 LICENSE NO. 184-001717
 miker@chamlin.com

I, MICHAEL S. RICHETTA, HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED UNDER MY DIRECTION

ILL. PLS NO. 035-003788 DATE 1/23/2024

CHAMLIN & ASSOCIATES, INC. © 2023 Drawing Name: G:\Users\55767-01-Peru-Arby-Trunk-Sewer\CAD\C3D\NEW TRUNK SEWER ALIGNMENT\NEW-EASEPLATS\000-NEW-Y1-EASEPLAT-ERNAT.dwg Last Modified: Jan 19, 2024 - 10:22am Plotted on: Jan 23, 2024 - 10:17am by nanciv



PERU OTTAWA MORRIS
 ILLINOIS

PERMANENT PUBLIC UTILITY EASEMENT

LEGAL DESCRIPTION

That part of the Northeast Quarter of Section 8, Township 33 North, Range 1 East of the Third Principal Meridian, in the City of Peru, LaSalle County, Illinois, described as follows:

Commencing at the Northwest Corner of the Northeast Quarter of the Northeast Quarter of said Section 8; thence South 89 degrees 14 minutes 24 seconds West 131.34 feet along the North Line of said Northeast Quarter to a point on the Westerly Right-of-Way Line of Peoria Street, said point being the Point of Beginning; thence South 00 degrees 45 minutes 36 seconds East 80.00 feet along said Right-of-Way Line; thence South 45 degrees 17 minutes 01 seconds East 56.10 feet along said Right-of-Way Line; thence South 00 degrees 11 Minutes 35 Seconds West 150.35 feet along said Right-of-Way Line; thence South 03 degrees 03 minutes 19 seconds West 100.12 feet along said Right-of-Way Line; thence South 00 degrees 11 minutes 35 seconds West 100.00 feet along said Right-of-Way Line; thence South 02 degrees 40 minutes 10 seconds East 200.25 feet along said Right-of-Way Line; thence South 00 degrees 11 minutes 35 seconds West 500.00 feet along said Right-of-Way Line; thence South 03 degrees 03 minutes 19 seconds West 100.12 feet along said Right-of-Way Line; thence South 00 degrees 11 minutes 35 seconds West 200.00 feet along said Right-of-Way Line; thence South 03 degrees 03 minutes 19 seconds West 200.25 feet along said Right-of-Way Line; thence South 00 degrees 11 minutes 35 seconds West 822.39 feet along said Right-of-Way Line; thence South 44 degrees 37 minutes 10 seconds West 57.13 feet along said Right-of-Way Line to a point on the Northerly Right-of-Way Line of Midtown Road; thence South 87 degrees 33 minutes 18 seconds West 398.05 feet along said Northerly Right-of-Way Line; thence Southwesterly 510.58 feet along said Northerly Right-of-Way Line on a 1060.00 foot radius curve to the left whose chord bears South 73 degrees 45 minutes 21 seconds West 505.66 feet; thence South 59 degrees 57 minutes 24 seconds West 172.63 feet along said Northerly Right-of-Way Line; thence North 77 degrees 47 minutes 22 seconds West 59.21 feet along said Northerly Right-of-Way Line to a point on the Easterly Right-of-Way Line of Plank Road; thence North 35 degrees 32 minutes 09 seconds West 20.28 feet along said Easterly Right-of-Way Line; thence North 59 degrees 57 minutes 24 seconds East 218.40 feet; thence Northeasterly 539.48 feet on a 1120.00 foot radius curve to the right whose chord bears North 73 degrees 45 minutes 21 seconds East 534.28 feet; thence North 87 degrees 33 minutes 18 seconds East 374.45 feet; thence North 44 degrees 37 minutes 10 seconds East 9.03 feet; thence North 00 degrees 11 minutes 35 seconds East 798.99 feet; thence North 03 degrees 02 minutes 59 seconds East 200.65 feet; thence North 00 degrees 11 minutes 35 seconds East 200.00 feet; thence North 03 degrees 03 minutes 19 seconds East 101.12 feet; thence North 00 degrees 10 minutes 53 seconds East 247.50 feet; thence North 00 degrees 11 minutes 35 seconds East 248.50 feet; thence North 02 degrees 40 minutes 10 seconds West 200.25 feet; thence North 00 degrees 11 minutes 35 seconds East 103.00 feet; thence North 03 degrees 03 minutes 19 seconds East 100.12 feet; thence North 00 degrees 11 minutes 35 seconds East 73.68 feet; thence North 00 degrees 11 minutes 35 seconds East 56.71 feet; thence North 22 degrees 36 minutes 01 seconds West 148.08 feet to the North Line of the Northeast Quarter of Section 8; thence North 89 degrees 14 minutes 24 seconds East 76.05 feet along said North Line to the Point of Beginning, containing 4.994 acres more or less.

ALSO, a temporary construction easement as shown on the attached exhibit.