

## COMMITTEE OF A WHOLE MEETING SEPTEMBER 29, 2025

A Committee Of A Whole meeting was called to order by Mayor Ken Kolowski in the Peru City Council Chambers on Monday, September 29, 2025, at 3:30 p.m.

City Clerk Jamey Mertel called the roll with Aldermen Ballard, Tieman, Payton, Edgcomb, Sapienza, O'Sadnick, and Moreno present. Alderman Lukosus absent. Mayor Kolowski present.

### PUBLIC COMMENT

Mr. Eric Solderholm addressed the committee and spoke in favor of the proposed community pool. Mr. Solderholm stated the City should build the pool and find the money later.

### MINUTES

Mayor Kolowski presented the Committee of A Whole Minutes of September 15, 2025. Alderman Payton made a motion that the minutes be received and placed on file. Alderman O'Sadnick seconded the motion; motion carried.

### PRESENTATION

None

**PUBLIC WORKS** (*IT, Water & Sewer, TEST, Airport, Buildings and Grounds, Streets & Alleys, Electric, Engineering*)

#### IT

None

#### WATER & SEWER

Eric Carls, Director of Engineering and Zoning reported on significant debris resulting in a change order in the amount of \$68,000 for the Trunk Sewer line project along Water Street. Mr. Carls asked for formal approval on the next regular agenda.

#### TEST

Mr. Chris Perra, President of T.E.S.T. reported that Well 8 is wrapping up.

#### AIRPORT

Eric Carls, Director of Engineering and Zoning reported the following:

- AFT Reimbursement
- T-Hangar Resurfacing
- Runway Resurfacing and Pavement Markings
- 2025 TIPS Meeting
- Parking Lot Expansion
  - Pushed back to Spring; hopefully before airshow

#### BUILDINGS & GROUNDS

None

#### STREETS & ALLEYS

PSM/Fire Chief Jeff King reported on the main water break on Church Street noting a 6'x6' patch that should be fixed this week.

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### ELECTRIC

### ENGINEERING

Mr. Carls provided an update on the following projects:

- 2025 General Fund Street Program
- PASER Update
  - 5-year capital plan discussion
    - Asked for direction from council
- Plank Road Phase I
- Area 2 Phase 1 Sewer Separation (Near St. Valentine's Church)
  - Many concerns with contractor and not following plans. Contractor has been nonresponsive to our specifications. Mayor Kolowski stated work has been below average. Mayor Kolowski noted the deadline is late October and not showing good progress.
- Baker's Lake Path Replacement
  - Back half of 2<sup>nd</sup> week of October-will advise
- Peoria St. Water Tower Painting
  - Completed
- Well #8 Rehab
  - Need to start discussions on new well, possibly located North of I-80
- Interceptor Sewer Cleaning
- Dalzell Water Main
  - Bidding October 2025
- 138kv Substation Mass Grading
  - Ameren site delivery deadline is September 2026
    - Expedited timeline
- ITEP Shared Use Path
  - Tentative Start Date May 2026
- EAKAS Water Main
  - Bid Opening October 3rd, 2025
- North Trunk Sewer
  - Bid Opening October 29<sup>th</sup>, 2025
- Design/2026 Construction Projects
  - Main Street Water Main
  - NW Water Main Phase II
  - Area 2 Phase 2 Sewer Separation
    - Mandated project (along Pulaski Street going north)
  - 2026 Street Program
    - Asked for direction regarding funding
  - Plank Road Phase II
    - Submitted IDOT Special Funding Grant
  - N. 31<sup>st</sup> Roadway Improvements
    - Potential IDOT EDP Grant
  - Slough Bridge – BAAD Grant
    - Application is ready to be submitted

Mr. Carls noted drainage on eastside of Rte. 251 and looking at trunkline for economic development.

Mr. Carls reported the study for the proposed sports complex are due back early October. Mr. Carls reported on site visits to New Bedford and New Lennox, future visit to Springfield.

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Mr. Carls initiated a discussion regarding Business Development and Redevelopment Districts (BDD). Mr. Carls noted the BDD is a special financing program created by the municipality to encourage the development of new businesses in targeted areas of the community. Mr. Carls noted there are over 300 BDD districts across the state. Mr. Carls noted the program allows for 1% sales tax used within the BDD district. Mr. Carls noted the incentives and improvements and more forward thinking than a TIF. Mr. Carls noted that being the retail hub, along with the daytime population grown, any increase in revenue will help the City.

**OLD BUSINESS**

None

**NEW BUSINESS**

None

**PUBLIC SERVICES COMMITTEE** *(Code Enforcement, Police, Fire, Landfill, Cemetery, Parks & Recreation)*

**CODE ENFORCEMENT**

None

**POLICE**

None

**FIRE**

PSM/Fire Chief Jeff King initiated a discussion regarding the need for additional Paid on Call (P.O.C.) staff. PSM/Chief King reported there has been no decision yet on the Safer Grant but could be announced any day. PSM/Chief King reported that having one person is a safety issue and noted surrounding towns have more staffing. Fire Fighter Matt McLaughlin stated he hoped the fire department could get closer to standards. Alderman Edgcomb stated this is a great first step. Mayor Kolowski reported the city needs to move forward with this either way.

**LANDFILL**

None

**CEMETERY**

None

**PARKS & RECREATION**

Adam Thorson, Director of Parks, Recreation and Special Events reported the last of the ninja equipment was delivered today and installation beginning on Tuesday.

**OLD BUSINESS**

Mayor Kolowski asked the committee what the next steps are regarding the proposed community pool and stated he will be asking for formal approval for phase two of the project, hiring Kmetz Architects to complete approximately \$500,000 architectural drawings at the next regular meeting.

Alderman Payton stated the mayor and him met last week and had a gentleman's agreement to wait on moving forward with the next phase of the community pool until the City received the sports complex study. Alderman Payton stated he talked to Mayor Kolowski about the memorandum and the size of the pool being smaller than ice skating rink along with conducting a traffic study. Alderman Payton noted the last pool was built at the north end of the city.

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Mayor Kolowski stated he is going off the recommendation of an expert opinions to put the pool at Washington Park and there has never been a traffic study. Mayor Kolowski stated he talked to everyone living on Plain Street and the percentage of people were in favor but voiced concerns with parking.

Alderman Payton stated he also talked to people on Plain Street and suggested taking a step back and build a pool that is right for the City now. Alderman Payton asked to give the council a chance to see if we can build a pool in the BDD area that would be beneficial to the citizens.

Alderman O’Sadnick stated the city wasn’t limited and Kmetz Architects wouldn’t recommend a pool anywhere else.

Alderman Payton reiterated the proposed location is the wrong spot and the City needs to think better.

Alderman Sapienza stated it wasn’t the idea to put a pool at Washington Park it was an option. To include a pool in the proposed sports center but would still need to be paid for. Alderman Sapienza stated a pool is not a revenue stream for the city. Alderman Sapienza stated the splash pad was unique to our area. Alderman Sapienza stated the referendum was advertised to the voters as no cost to the taxpayers and people feel betrayed.

Finance Officer Tracy Mitchell reported that hotel/motel tax generated a little over \$700,000.

Alderman O’Sadnick requested a motion to move forward be placed on the next regular agenda.

Mayor Kolowski added to splash pad, it’s a large complex. Mayor Kolowski stated that former Mayor Scott Harl presented the same location in 2018 & 2020. Mayor Kolowski stated he doesn’t agree the location isn’t good enough.

Alderman Payton stated that if the City uses hotel/motel tax for proposed pool, other services will be cut. Alderman Payton again reiterated the benefits of having the pool in the BDD area to help pay for it. In response to Alderman Payton’s suggestion of building pool in the BDD area, Mayor Kolowski asked “so new taxes”? Alderman Payton responded, yes.

Alderman Sapienza stated I pay hotel/motel taxes now in response to only people from outside the area pay hotel/motel taxes.

Alderman Payton stated that all he is asking is “what if”-give us a chance to run this process out.

Mayor Kolowski stated that 90% of what the city does are wants over needs.

**FINANCE COMMITTEE** (*Finance, Human Resources*)

**FINANCE**

Finance Officer Tracy Mitchell provided a draft of the annual treasurer’s report for review.

**HUMAN RESOURCES**

None

**OLD BUSINESS**

None

**NEW BUSINESS**

Clerk Mertel announced the Parkside Boys Baseball team was runner up in state and will be recognized at the October 6th meeting.

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**PUBLIC COMMENT**

Ms. Caroline Martin stated the pool should have been done long ago. Ms. Martin stated she doesn't mind paying taxes and the city needs a public pool.

Mr. Eric Solderholm again expressed his desire for a community pool and not to say the residents were deceived without backing it up, stating taxes are going up all the time.

Ms. Sherry Mayszak, pool advisory committee member, said that Ottawa has many splash pads now. Ms. Mayszak stated the Peru splash pad was paid for partially with a grant. Ms. Mayszak suggested moving the hockey rink up north. Ms. Mayszak reported that Utica has a water park at \$25 per day and the pool is \$3 per day. Ms. Mayszak also noted the police department and city hall are too big.

Ms. Janet Mayszak stated the people voted they want a pool not a city center.

Mr. Martin Rue stated he lived on Plain Street his entire life and no one has asked him. Mr. Rue stated he grew up a pool rat and was a lifeguard for 5 years; and stated it's about memories. Mr. Rue stated the leak [resulting in demolition of old pool] was a lie by previous mayor Harl. Mr. Rue stated the splash pad is free and we shouldn't be in this situation, as the old pool should have never been demolished.

**CLOSED SESSION**

None

**ADJOURNMENT**

Alderman Payton made a motion that the meeting be adjourned. Alderman O'Sadnick seconded the motion and motion carried.

Meeting adjourned 5:06 p.m.