

COMMITTEE OF A WHOLE MEETING FEBRUARY 16, 2026

A Committee Of A Whole meeting was called to order by Mayor Ken Kolowski in the Peru City Council Chambers on Monday, February 16, 2026, at 3:30 p.m.

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

PUBLIC COMMENT

None

MINUTES

Mayor Kolowski presented the Committee of A Whole Minutes of February 2, 2026. Alderman Payton made a motion that the minutes be received and placed on file. Alderman Lukosus seconded the motion. Motion carried.

PRESENTATION

None

COMMITTEE DISCUSSION

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

IT

IT Director Stephen Rounds reported on several POTS (phone) lines that are no longer needed within the city and noted the one that is currently associated with the elevator will have to be replaced with a newer technology in order to remain compliant. Mr. Rounds stated that without the POTS line or its replacement in working order, we are required to put the elevator Out of Service. Mr. Rounds stated the elimination of the POTS lines could save roughly \$600-\$700 a month.

WATER & SEWER

Eric Carls, Director of Engineering and Zoning, reported he received a draft proposal of the water/sewer rate study with Baker Tilly for a total cost of \$57,000. He will be completing a review of the proposal this week and hosting a follow-up meeting with Baker Tilly. It's expected a recommendation will be placed on the next committee meeting agenda.

TEST

Chris Perra, President of T.E.S.T. reported on bad check valve and some pipe shaft failures at Well 5.

AIRPORT

Mr. Carls reported he is still waiting on the Division of Aeronautics to schedule the pre-construction meeting and release the notice to proceed. It is not likely the T-Hangar pavement will be resurfaced before the TBM Avenger airshow.

Mr. Carls noted he is reaching out to Division of Aeronautics to attempt to expedite the Runway re-surfacing and pavement marking project.

Mr. Carls reminded the council of the parking lot expansion agreement with Marquis Energy and expects the project to be complete before the airshow. He has a scheduled meeting with Marquis Energy later this week to discuss project schedules.

BUILDINGS & GROUNDS

COMMITTEE OF A WHOLE MEETING FEBRUARY 16, 2026

Mr. Carls reported that Specialty Landscaping is requesting to be released from their recent contract extension for the contracted landscaping services. He and Jeff King will be meeting with Specialty Landscaping later in the week to discuss the request.

Mayor Kolowski asked to review what properties/locations are in the landscaping contract and what is done in-house.

STREETS & ALLEYS

None

ELECTRIC

Electric Operations Manager Kevin Minnick reported on the following:

- Unit 5 turbine and expander ring repairs.
 - Manufactured in 1968. Welding repairs are needed, and it is hard to find someone to work on since unit is so old. Received proposal of \$35,500
- Hydro repairs and unit status.
 - Generator on Unit 3 is in better shape than we thought. Inman Electric is working on estimate of approximately \$190,000 to repair.
 - Waiting to get Unit 2 off the dam, unable to do due to ice jams on river and inability to get a crane to do the work.
- SCADA system grant
 - Cost to pursue grant is under \$10,000
 - Grant up to \$200,000 with \$100,000 matching
 - 2027-2028 calendar year
- Unit 6 refurbishment program monetary and coordination needs
 - Have until 2027 to bring back online
 - Will need cooling tower, future project
- Water Street substation project status and schedule
- Transformer purchase for new May Road substation
 - Received a late bid that was \$200,000 more than bid from Hitachi.
 - Tariffs passed on in bid which were approximately \$550,000 per transformer
- Plank Road generator diesel storage and fuel delivery system upgrades
 - Redoing design due to some critical flaws, particularly in extreme cold, expanding scope of storage to get system into compliance with MISO
- OSMOSE wood pole inspection report on 34.5kv system
 - Inspection completed with high failure rate.
 - Identified bad poles and putting plan together
 - Most along railroad

Alderman Edgcomb asked Mr. Minnick to work with clerks' office to notify residents.

- Utility pole joint use request from Ameren
 - Work with Corporate Counsel to discuss next steps.

Mayor Kolowski inquired how much we are expecting for these projects and how long we are looking to fund. Mr. Minnick stated he submitted statement for short-term (3 year) cash flow projects and longer cash flow projects (8-year discussion). Mr. Minnick stated that some things will be difficult to cash flow but what we do today can help long-term.

ENGINEERING

Eric Carls, Director of Engineering and Zoning, reported on economic development interest on industrial side that line up well with some of our long-term city capital projects.

COMMITTEE OF A WHOLE MEETING FEBRUARY 16, 2026

Mr. Carls stated that representatives from SSG Hotels, Inc. reached out inquiring about the city's position and also expressed their excitement to partner with the city in potentially delivering portions of a mixed-use development centered on a sports complex. He stated he will be looking for direction from the Mayor and Council regarding their desire to move forward with discussions and planning.

Mr. Carls noted his office is working on a number of things for the upcoming ICSC show.

Mr. Carls noted he is working with Finance Officer Tracy Mitchell on FY27 capital expenses. Mr. Carls noted his department has cut projects down to mandatory and critical infrastructure projects such as mandated sewer separation project and rehab to the city water wells.

OLD BUSINESS

None

NEW BUSINESS

None

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

CODE ENFORCEMENT

Alderman Payton asked to have CSO Blake Frund come to future meeting to provide a code enforcement update.

POLICE

Police Chief Sarah Raymond reported the current patrol officer eligibility list expires on March 8th and put out ad for new testing, with list being good for two years.

FIRE

Alderman Edgcomb reported meetings are scheduled in two weeks with the fire union.

LANDFILL

Alderman O'Sadnick inquired about the petition for adjusted watering standard. Mr. Carls stated they are working on sampling and reporting.

CEMETERY

None

PARKS & RECREATION

Adam Thorson, Director of Parks, Recreation asked for input on donations to local youth baseball and softball leagues. With the consolidation of the boy's little league (Peru, LaSalle, Oglesby & Utica), Mayor Kolowski suggested donating \$2,000 to the boy's little league and \$4,000 to the girls' softball. Mayor Kolowski justified the keeping the girls' softball donation at \$4,000 as they consist of Peru residents.

Alderman Edgcomb stated he would like to get more information on the boy's baseball league.

Mayor Kolowski reported on the \$5,000 annual donation to the Central States tournament. Mr. Thorson noted the Central States tournament is District 20, therefore receiving two donations from the city.

COMMITTEE OF A WHOLE MEETING FEBRUARY 16, 2026

Alderman Payton noted the city prepares and maintains all the fields.

Mr. Thorson reported the ice rink has been closed due to warmer temperatures and asked for approval to shut down for the season. Mr. Thorson reported the ice rink was open for 63 days.

Mr. Thorson also reported the Locker Room was pleased with their first year providing skate rentals.

OLD BUSINESS

None

NEW BUSINESS

None

FINANCE COMMITTEE (Finance, Human Resources)

FINANCE

Alderman Payton reported that revenues will continue to be discussed, noting the start of the Business District Development (BDD) is great and asked where else department heads could cut from their budgets.

Finance Officer Tracy Mitchell initiated a discussion regarding capital expenditures and reported that some expenses are being approved before we know how they will be funded. Ms. Mitchell noted the \$27.6 million in preliminary FY27 capital expenditure requests. Ms. Mitchell noted some things need to be done but need a plan as to how to fund. Ms. Mitchell reported cash reserves have been used up and now need to issue bonds and/or increase revenues/decrease expenses. Ms. Mitchell stated she needs to know how much we will need to bond.

Mr. Carls reported he is only looking at mandated and critical infrastructure projects for FY27. He stated he is looking for direction regarding which of these projects will be able to be funded for FY27 before releasing them to a bid letting. Mr. Carls noted the critical projects in water and sewer:

- Wells
 - Well 7 rehab
 - It is expected that construction of a new well (Well 10) can be pushed out a few years if the Well 7 project is completed.
- Booster pumps/brine tanks are critical projects but can be deferred for a year
- Trunk Sewer
 - Minor planning expenses expected outside of construction costs. The construction funds have been accrued for and set aside.
- Mandated Sewer Separation Program
 - This year's project is estimated to cost \$1.2-\$1.4 million. The city is awaiting the results of a grant submittal, which would cover approximately \$500,000, if awarded.
- Lead Service Line
- Eakas Water Main Project is under construction
 - There will be little carry-over expense expected for FY27.
- Dalzell water extension
 - There were minimal expenses to the city, related to obtaining easements.
 - This project not funded by the City of Peru, rather Dalzell through the IEPA Loan Program.
- NE Water Main Phase II
 - This project can and will likely be deferred to a future fiscal year.
- Main Street Water Main
 - This project could be deferred to a future fiscal year if necessary.
- Plank Road Reconstruction Phase II

COMMITTEE OF A WHOLE MEETING FEBRUARY 16, 2026

- Currently on hold. Plank Road was originally planned for FY27, utilizing infrastructure funds that were accrued. Due to other infrastructure needs, with higher priority, the funds will need to be shifted away. Potential economic development opportunities may force the city to revisit this project.
- Street Program
 - A portion of the infrastructure funds from the planned Plank Road Reconstruction Phase II could be utilized to fund the street program. Carls asked for direction as to what budget amount should be used for planning the street program.
- 138kv Project
 - Carls said it had always been presented and known that this project would have to be bonded due to the size and expense. The bonding of the project has been discussed and recommended from the initial phases.

Alderman Luksosus asked if MFT or STU funds could be used for Street Program. Mr. Carls reported that STU funds can only be used on FAU routes. He stated that these funds accrue annually at approximately \$180k per year and are typically utilized every 4–5-year period. STU funds were utilized for a portion of the Plank Road Phase I project and Unytite Drive Extension. Prior to that they had been used to resurface Shooting Park Road around 2014/2015.

Mr. Minnick noted there had been no capital planning in the Electric Department in the past and working on planning and pricing. Mr. Minnick reported multiple things are at the end of life, noting 74% of assets are at depreciation.

Ms. Mitchell noted that BDD receipts and rate study results won't be here until FY28.

Mr. Carls stated his office did not anticipate the BDD funds being available for assignment until FY28, due to the accrual nature of the funds. Mr. Carls also reported the TIF's are expected to be healthier due to some restructuring within the newly adopted TIF plans for the MVP and MINT districts.

Ms. Mitchell reported we will be implementing the time and attendance program (Executime) beginning March 1st for electric and public works departments and asked for patience while getting it implemented.

Ms. Mitchell reported on the process of separating the water/sewer and electric fund.

Alderman Tieman inquired on how the overtime reporting with W-2's went. Ms. Mitchell stated her office received quite a few calls and visits. (Finance is looking at it manually for now to meet calendar year 2026-27 W-2 requirements.

Mayor Kolowski noted the \$4,000 offer for the surplus electric truck. Corporate Counsel reported the ordinance allows Mr. Minnick to approve sale of over \$3,000.

HUMAN RESOURCES

None

OLD BUSINESS

None

NEW BUSINESS

None

PUBLIC COMMENT

None

COMMITTEE OF A WHOLE MEETING FEBRUARY 16, 2026

CLOSED SESSION

Alderman Edgcomb made a motion to go into closed session to discuss the appointment, employment, compensation, discipline, performance or dismissal of specific employees of the public body or legal counsel for the public body, including hearing testimony on a complaint lodged against an employee or legal counsel for the public body to determine its validity; and the setting of a price for the sale or lease of property owned by the public body. Alderman Payton seconded the motion. Deputy Clerk Stephanie Piscia called the roll with Aldermen Ballard, Tieman, Payton, Edgcomb, O'Sadnick, Lukosus, and Moreno voting aye, Alderman Sapienza absent. Motion carried.

Closed session began at 4:50 p.m. and ended at 5:02 p.m.

Alderman Edgcomb made a motion to reopen the meeting. Alderman Ballard seconded the motion. Deputy Clerk Stephanie Piscia called the roll with Ballard, Tieman, Payton, Edgcomb, O'Sadnick, Lukosus, and Moreno present. Alderman Sapienza absent. Mayor Kolowski present.

ADJOURNMENT

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

Meeting adjourned at 5:03 p.m.