

MINUTES OF A REGULAR MEETING OF THE MAYOR AND CITY COUCIL OF PERU, NEBRASKA ON THE 18TH DAY OF AUGUST 2025 AT 6:00 P.M.

The Mayor and Council of the City of Peru, Nemaha County, Nebraska were called to meet at City Hall at 614 5th Street, Peru, Nebraska 68421, on the 18th of March 2025, at 6:00 P.M., for a Regular Meeting, open the general public advance notice of said regular meeting, the designated method of giving notice, including the agenda for said meeting, or the availability thereof was posted at: Peru City Hall, Western National Bank (Bank of Peru), and the Peru Bulletin Board.

Mayor Katy Novak called the meeting to order and informed the public of the location of the Nebraska Open Meetings Act.

Mayor Katy Novak informed the public that a copy of City Resolution #2017-02 Pertaining to Conduct Rules for City Council Meetings may be requested from the City Clerk. Said resolution was read aloud by Councilmember T. Westfall.

Agenda Item 1 – Roll Call

Present at 6:00 p.m.: Mayor Katy Novak and Councilmembers Theresa Westfall, Brent Brown, Josh Whisler, and Rachel Brown. Upon roll call, a quorum was declared pursuant to Neb. Rev. Stat. 17-105.

Agenda Item 2 – Public Hearing

No Public Hearing was held.

Agenda Item 3 - Water Report

Mayor Novak shared that the water report is available to the public, in city office, during business hours

Agenda Item 4 – Consent Agenda

A. Approval of Minutes: Approval of Minutes from the July 21st, regular meeting.

B. Approval of Minutes: Approval of Minutes from the July 10th, special meeting.

D. Approval to place the City's Casey's Credit Card Account; First National Bank of Omaha Credit Card Account; Related Access Systems on automatic payment.

Mayor Katy Novak presented the Consent Agenda. Councilmember T. Westfall pulled claims from the consent agenda and made a motion to approve the remaining Consent Agenda. The motion was seconded by Councilmember J. Whisler. Upon roll call vote for approval of consent agenda: 4 AYES, 0 NAYS. The following voted AYE T. Westfall, B. Brown, J. Whisler, R. Brown. The following voted NAY: None. Motion: Carried

B. Approval of Claims: The following claims were presented to the Council by the City Clerk, review, and approved for payment: Regular Claims: Black Hills Energy (Fire/Rescue) - \$82.33 // Black Hills Energy (Gen/Utility) - \$58.58 // Kinetic/Windstream (Internet/Utility) - \$726.72 // OPPD (Gen/Utility) - \$888.45 // OPPD (Streets) - \$1199.24 // Personnel Payroll including tax & retirement for check deposited 7/31 Gen/Acct) - \$13570.59 // Personnel Payroll including tax & retirement for check

deposited 8/15 (Gen/Acct) - \$9129.56 // Access Systems (Gen) - \$184.45 // Access Systems (Gen) - \$55.00 // AKRS (Gen/Maint.) - \$281.93 // American Recycling & Sanitation (Wtr/Swr) - \$2660.00 // Auburn Board of Public Works (Wtr/Swr) - \$137.65 // Auburn Board of Public Works (Wtr/Swr) - \$13744.08 // Auburn Newspapers (Gen) - \$281.26 // Bound Tree Medical (Rescue) - \$778.54 // Casey's Business Mastercard (Gen/Maint.) \$1361.66 // Eggers Brothers (Gen/Maint) \$10.50 // Emergency Apparatus Maint (City Fire) \$883.62 // First National Bank (Gen) \$5189.48 // Heather L. Pemberton (Gen) - \$817.75 // Hydro Optimization & Automation (Wtr/Swr) \$745.50 // Kinetic (Gen) \$68.21 // League of Nebraska Municipalities (Gen) \$741.00 // League of Nebraska Municipalities (Wtr/Swr) \$483.00 // Lil Will's Tree Service (Streets) \$9750.00 // Miller Farrell Insurance (Fire) \$1317.60 // Municipal Supply (Wtr/Swr) \$755.22 // NAPA (Gen/Maint) \$87.16 // NAPA (Fire/Resc) \$47.45 // Nemaha County Treasurer (Gen) \$12089.10 // One Call Concepts (Wtr/Swr) \$17.22 // One Call Concepts (Wtr/Swr) \$37.17 // Paper Tiger (Gen) \$35.00 // Pitney Bowes (Gen) \$169.29 // Sack Lumber (Wtr/Swr) \$75.88

Councilmember T. Westfall pulled claims from the consent agenda and shared the request to strike Sack Lumber from the Claims as it was not a valid invoice and then moved to approve the remaining claims. The motion was seconded by Councilmember J. Whisler. Upon roll call vote for approval of consent agenda: 4 AYES, 0 NAYS. The following voted AYE T. Westfall, B. Brown, J. Whisler, R. Brown. The following voted NAY: None. Motion: Carried

Agenda Item 5 – Old Business

G. Mayor Report: Mayor K. Novak reported that she has accepted the resignation of the interim part time clerk and treasurer, she has received applications for the clerk/treasurer position and will be conducting interviews this week. She has accepted the resignation of the maintenance supervisor, Phil, who is working on a part time temporary basis at this point. Some more postings will be made. She also informed council that when she refills the positions, she is considering changing some titles, such as maintenance worker to maintenance technician, she hopes to have these changes ready to present to council in September. Mayor Novak also shared her appreciation to Peru EMS and to Theresa, the full Council, to Mary, to Morgan, to Phil and to Heather, the whole team came together to help out while she was gone, and it means so much to her. She also thanks everyone for their thoughts and well wishes. Mayor Novak also reported that she completed the Nemaha County Leadership Class this past Friday, she sponsored herself on behalf of the City of Peru. She highly recommended anyone interested speak to her about her experience and consider the program.

H. City Clerk report: None this month.

I. Grant Report: None this month.

J. Facilities Report: Phil reported the following day the water tower would be sanitized, and he was hopeful it would be completed, and the water would be able to be turned back on to the tower. If the water is turned back on to the tower, he would be able to get the sample completed, so the tower could be back to functional, and the pressurized tank be removed. The 4th Street Loop is done, it just needs to be filled in with dirt.

K. Committee Reports: T. Westfall chair of Streets & Alleys reported that Phil was able to reach the person contracted to complete the FEMA work on the North End; the contractor stated it would be done by the end of September. T. Westfall chair of Animal & Humanity reported the returning college

students have been keeping the deputy clerk busy getting new animals licensed as they return to school for the year. T. Westfall reported for the finance Committee that the Budget Workshop would be held on Wednesday, August 27th at 6pm, the Budget Hearing would be held at the Regular Council Meeting on September 15th and the following day, September 16th the budget would be voted on by council at a special meeting.

Agenda Item 6 – New Business

L. Discussion and Possible Approval: Resolution 2025-06: Authorizing the City to establish a fleet card account with WEX for City vehicles and Fire Department vehicles.

Councilmember T. Westfall made a motion to approve Resolution 2025-06, The motion was seconded by Councilmember B. Brown. No discussion was had. Upon roll call vote for acceptance of this payment: 4 AYES, 0 NAYS. The following voted AYE T. Westfall, B. Brown, J. Whisler, R. Brown. The following voted NAY: None. Motion: Carried

M. Discussion and Possible Approval: Resolution 2025-07: Entering into an Interlocal Cooperation Agreement for a Mutual Finance Organization entitled the Nemaha County Mutual Finance Organization.

Councilmember T. Westfall made a motion to approve resolution 2025-07, The motion was seconded by Councilmember J. Whisler. No discussion was had. Upon roll call vote for acceptance of this payment: 4 AYES, 0 NAYS. The following voted AYE T. Westfall, B. Brown, J. Whisler, R. Brown. The following voted NAY: None. Motion: Carried

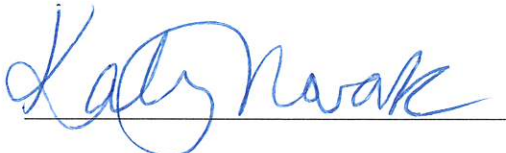
N. Ordinance No. 2025-07: OF THE CITY OF PERU, NEMAHA COUNTY, NEBRASKA AN ORDINANCE RELATING TO THE APPOINTMENT, DUTIES AND AUTHORITY OF THE ZONING ADMINISTRATOR TO PROVIDE FOR ENFORCEMENT OF BUILDING, ZONING AND HOUSING REGULATIONS; TO PROVIDE FOR AN EX OFFICIO ZONING ADMINISTRATOR; TO REPEAL ANY ORDINANCE OR PART OF ORDINANCE IN CONFLICT HERewith; AND TO PROVIDE FOR AN EFFECTIVE DATE.

Councilmember T. Westfall made motion that the minutes of these proceedings will be kept in a separate and distinct volume known as the “Ordinance Record of the City of Peru.” The motion was seconded by J. Whisler. Upon roll call 4 AYES, 0 NAYS. The following voted AYE T. Westfall, B. Brown, J. Whisler, R. Brown. The following voted NAY: None. Motion: Carried. Councilmember T. Westfall motioned for suspension of rules. The motion was seconded by J. Whisler. Upon roll call 4 AYES, 0 NAYS. The following voted AYE T. Westfall, B. Brown, J. Whisler, R. Brown. The following voted NAY: None. Motion: Carried. The mayor declared statutory rules in regard to the passage and approval of Ordinances be suspended. Councilmember T. Westfall read Ordinance No. 2025-07 by title and moved for final passage. The motion was seconded by J. Whisler. Discussion was held, a community member asked the difference between a building inspector and a zoning administrator. It was clarified that the building inspector looks at building codes and must go to council with any concerns and the Zoning Administrator uses the zoning manual to determine if something needs to be brought to the Zoning Commission who would possibly escalate to council. It was explained the way the current zoning manual is structured we need a zoning administrator or we would need to update the Zoning manual. Upon roll call 4 AYES, 0 NAYS. The following voted AYE T. Westfall, B.

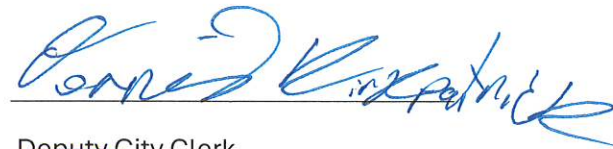
Brown, J. Whisler, R. Brown. The following voted NAY: None. Motion: Carried. The Mayor declared Ordinance No. 2025-07 adopted and approved.

Meeting adjourned on the same day at 6:16 p.m.

HEREBY ATTESTED AND ACKNOWLEDGED:



Katy Novak, Mayor



Deputy City Clerk

