

**MINUTES OF A REGULAR MEETING OF THE MAYOR AND CITY COUNCIL OF
PERU, NEBRASKA ON THE 16th OF JANUARY 2024 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 16th of January 2024, at 6:00 P.M., for a Regular Council Meeting, open to 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), Peru Post Office, and Casey's General Store.

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

Agenda Item 1 – Roll Call

Present at 6:00 p.m.: Mayor Dave Pease, and Councilmembers Quintin Kieler, Theresa Westfall, Katy Novak, and Brent Brown. Upon roll call by the City Clerk, a quorum was declared pursuant to Neb. Rev. Stat. 17-105.

Agenda Item 2 – Recognition of Visitors

Mayor Dave Pease 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, and read aloud by Councilmember T. Westfall.

Agenda Item 3 – Public Hearing

None

Agenda Item 4 – Consent Agenda

A.) Approval of Minutes

(i.) Approval of Minutes from December 18th, 2023 Regular Meeting

B.) Approval of Claims- the following claims were presented to the Council by the City Clerk, reviewed, and approved for payment:

Regular Claims:

JEO (Flood / Water Associated)- \$8,717.75 // Kinetic/Windstream (Internet / Utility) - \$843.57
OPPD (Gen / Utility) - \$3,127.21 // Black Hills Energy (Gen / Utility) - \$176.14
Personnel Payroll for check deposited 12/30 (Gen / Accounting) - \$8,720.19
Personnel Payroll for check deposited 1/15 (Gen / Accounting) - \$8,947.61 // Payroll taxes for 12/30 and 1/15 (Gen / Accounting) - \$5,152.72 // Xpress Bill Pay (Gen / Water Bill Processing) - \$104.00 // AKERS (Gen) - \$107.62 // American Recycling & Sanitation (Wtr/Swr) - \$2,570.00 // Auburn Board of Public Works (Wtr/Swr) - \$8,204.57 // Bound Tree (Gen/Fire) - \$342.61 // Burr Farms Machinery (Maint/Street) - \$150.00 // Column Press (Gen) - \$47.31 // First National Bank Omaha (Gen)- \$908.08 // Heather Pemberton, CPA (Gen/ Accounting) - \$615.00 // Mellage

Truck & Tractor (Wtr/Swr)- 264.72 // Municipal Supply (Wtr/Swr)- \$939.90 // Nemaha County Election Commissioner (Gen)- \$2,064.03 // One Call Concepts (Gen / Maint) - \$5.94 // Paper Tiger Shredding (Gen)- \$35.00 // Pitney Bowes (Gen) - \$330.41 // Quick Med Claims (Fire/ Res) - \$79.90 // Raka Rentals (Wtr/Swr) - \$367.43 // Scott Coatney (Gen)- \$34.06 // The Market (Gen) - \$4.49 // Utility Service Co. (Wtr/Swr)- \$3,979.54 // Verizon Wireless (Wtr/Swr) - \$41.34 // Small Claims- Amazon Office, Microsoft, Adobe, etc (Gen) - \$897.89

C.) Approval of Monthly Treasurer's Report

D.) Approval of purchase of new maintenance truck, 2017 Chevy Silverado 2500HD Work Truck, for \$25,144.00, paid for out of the water/sewer account.

E.) Approval to seek bids for Street Projects on 1&6 Year Street Plan.

To run in the local paper 2/1, 2/8 and 2/15 with sealed bids due close of business 2/16 to be voted on for the February Council meeting. The following projects are to be available for public bid:

- (i.) *Project # M-487(87) Washington Street from 7th to 8th (Mill, Asphalt, Patching)*
- (ii.) *Project # M-487(89) Oregon Street from 3rd to E. Crop. Limits (Asphalt, Grading)*
- (iii.) *Portion of Project # M-487(92) 6th Street from Washington to Hoyt (Patch, Mill and Overlay)*
- (iv.) *Project # M-487(58) Neal Street from Park Avenue to East Incorporated City Limits (Mill, Asphalt)*

F.) Approval for the City of Peru to pay tax year 2022 owed real estate and drainage taxes to the Nemaha County Treasurer, for City-owned leased farm ground, Parcels Numbers. 640060641 and 640060609 an approximate total of \$10,861.65.

G. Acceptance of A. Allgood's sealed bid for the LaserJet Pro printer and toner cartridge that was listed pursuant to City Resolution No. 2023-11, for \$50.00.

Mayor D. Pease presented the Consent Agenda. Councilmember T. Westfall made motion to approve the Consent Agenda items "A", "B", "C", "D", "E", and "G", and to table item "F" for further discussion. The motion was seconded by Councilmember Q. Kieler. Upon roll call vote: 4 AYES, 0 NAYS. The following voted AYE: T. Westfall, K. Novak, B. Brown, and Q. Kieler. The following voted NAY: None. Motion: Carried

Agenda Item 5 – Correspondence

H.) Council review and consideration on written request proposed by Mr. Brian Perkins, submitted January 12, 2024.

B. Perkins has requested that the City forgive/dismiss an existing lien on recently purchased property. B. Perkins did appear in person to discuss with the Council. Discussion was held and it was determined that additional information would be needed in order to make an informed

decision. The Council requested that B. Perkins produce his purchase closing documents, as well as building plans. Additionally, the Council requested that B. Perkins meet with the City Building Inspector so the Building Inspector can make a recommendation to the Council.

Agenda Item 6 – Old Business

I.) Water report

Monthly water report submitted.

J.) Mayor's Report

Mayor D. Pease thanked the City maintenance crew for their dedication to working through the recent, large amount of snow received. Mayor D. Pease further stated that the waterline to Auburn is still undergoing final water samples, and he hopes to have official communication with a final/opening date soon.

K.) Ordinance No. 2023-15:

Proposed Ordinance No. 2023-15 was presented for consideration on its third and final reading. The Mayor announced that the proposed Ordinance was in order. Councilmember T. Westfall moved that these proceedings be kept in a separate and distinct volume known as the "Ordinance Record of the City of Peru", and that said volume be made part of these proceedings the same as though it were spread at large herein, which motion was seconded by Councilmember K. Novak. Upon roll call vote: 4 AYE's and 0 NAY's. The following members voted "AYE": T. Westfall, Q. Kieler, K. Novak, and B. Brown. The following voted "NAY": No one. Motion: Carried.

Council Member T. Westfall introduced the proposed ordinance as Ordinance No. 2023-15 entitled: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERU, NEBRASKA, AMENDING THE ORIGINAL CHAPTER 32 OF THE MUNICIPAL CODE OF THE CITY OF PERU, NEBRASKA CODE OF ORDINANCES BY ADDING AN ADDITIONAL SECTION WHICH SHALL BE ENTITLED "32.07 BOARD OF PARK AND RECREATION COMMISSION"; TO PROVIDE A POLICY FOR THE CREATION, ORGANIZATION, OPERATION, AND FUNDING OF A PARK AND RECREATION COMMISSION; TO PROVIDE FOR THE REPEAL OF CONFLICTING ORDINANCES OR SECTIONS THEREOF; ORDERING THE PUBLICATION OR POSTING OF THE ORDINANCE' AND TO PROVIDE FOR AN EFFECTIVE DATE. Having read Ordinance No. 2023-15, Councilmember K. Novak moved for its approval on its third and final reading and its title agreed to, which motion was seconded by Councilmember Q. Kieler. Upon roll call vote: 4 AYE's and 0 NAY's. The following Council Members voted "AYE" B. Brown, K. Novak, Q. Kieler, and T. Westfall. Motion: Carried.

Agenda Item 7 – NEW BUSINESS

L.) Report: City Clerk T. Schuetz

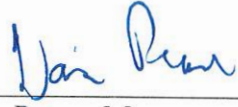
City Clerk T. Schuetz provided an update that the City is working on finalizing and closing some grants projects, in order to create space for new projects. Additionally, T. Schuetz has met with other jurisdictions regarding code enforcement. Due to the items needed for code enforcement (technology, tags, training, etc), the City likely will not be able to prepare and hire for that position until late summer, or after the end of the fiscal year.

M.) Motion for Consideration by Council: Approval of chosen proposed bid for Leased Farm Ground, published as required, identified within Parcel I.D. Nos. 640060641 and 640060609. Property owned by the City of Peru, described as: 240 acres of bottom-ground owned by the City of Peru, Nemaha County, Nebraska, Parcel Identification Numbers: 640060641 and 640060609. Discussion was held regarding the bids, and the current back-owed taxes that are due, as well as the bids received, and what may be in the City's best interest. With no more discussion to be had, Councilmember T. Westfall moved for a vote on approval for a 3-year, \$280/acre cash rent lease of the farm ground for Mr. R. Trail, seconded by Councilmember Q. Kieler. Upon roll call vote: 3 AYE's and 1 NAY's. The following Councilmembers voted "AYE": Q. Kieler, B. Brown, and T. Westfall. The following Councilmember voted "NAY": K. Novak. Motion: Carried.

ADJOURNMENT

Meeting adjourned on the same day at 7:13p.m.

HEREBY ATTESTED AND ACKNOWLEDGED:



Dave Pease, Mayor



City Clerk

