

**MINUTES OF A REGULAR MEETING OF THE MAYOR AND CITY COUNCIL OF
PERU, NEBRASKA ON THE 27th OF JUNE 2023 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 27th of June 2023, at 6:00 o'clock P.M., for a Regular Council Meeting, open to the general public, advance notice of said special 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 Cate Wyckoff, Marty Peregoy and Quintin Kieler. There is one Council Member vacancy at this time. Upon roll call by the City Clerk, a quorum was declared. Also present was M. Ritchie- City Attorney, T. Schuetz- City Clerk, D. Reeves- Maintenance Director

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.

Agenda Item 3 – None for this meeting

Agenda Item 4 – Consent Agenda

- A.) (i.) Approval of Minutes from April 17th, 2023 Regular Meeting
- (ii.) Approval of Minutes from May 15th, 2023 Regular Meeting
- (iii.) Approval of Minutes from June 5th, 2023 Special 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)- \$20,329.20
- Kinetic/Windstream (Internet / Utility) - \$366.89
- OPPD (General / Utility) - \$3,259.48

Personnel Payroll for check deposited 5/31 (General / Accounting) - \$7,697.84
Personnel Payroll for check deposited 6/15 (General / Accounting) - \$8,013.17

Xpress Bill Pay (General / Water Bill Processing) - \$101.43
Layne Christensen Construction Co. (Gen / Water Associated) - \$23,950.00
WesTech Engineering (Gen / Water Associated) - \$18,425.00
Bond Payment (Gen / Debt Obligation Fund) - \$393.75
Feld Fire (Gen / Fire Safety) - \$1,976.52
State of NE- Public Health Environment Lab (Gen / Water Associated) - \$15.00
State of NE- Dept. of Environment and Energy (Gen / Water Associated) \$2,000.000
CB Plumbing Services (Gen / Water Associated) - \$817.50
Hawkins Construction (Gen / Construction Materials) - \$521.43
NE Public Health Env. Lab (Gen / Water Associated) - \$45.00
Reimbursement to Kessler Whisler (Gen / Tech) - \$35.00
Raka Rentals (Gen / Water Associated) - \$1,101.28
American Recycling & Sanitation (Gen / Utility) - \$3,816.18
Black Hills Energy (Gen / Utility) - \$81.16
First Wireless Inc (Gen / Software) - \$1,357.98
Arks Equipment (Gen / Maintenance) - \$790.64
Concrete Industries Inc (Gen / Maintenance) - \$1,801.00
Schmidt's Inc (Gen / Water Associated) - \$3,825.00
Lynch's Hardware (Gen / Key Copies) - \$28.83
Arks Equipment (Gen / Maintenance) - \$1,739.98
Jim Smith (Gen / Maintenance) - \$5,440.00
Ligouri Law Offices (Gen / Legal Services) - \$5,988.92
Hawkins Construction (Gen / Maintenance) - \$1,111.76
The Market- Peru (Gen / Water Associated) - \$156.41
Verizon (Gen/ Tech) - \$40.01
One Call Concepts, Inc (Gen / Water Associated) - \$18.70
Falls City Journal (Gen / Employment Postings) - \$198.00
Auburn Newspapers (Gen / Notices Posted / Employment Postings) - \$609.66
Auburn Board of Public Works (Gen / Water Associated) - \$5,000.56
Mellage Truck and Tractor, Inc (Gen / Maintenance) - \$11.12
Nemaha County Clerk (Gen / Filing) - \$16.00
AT&T (Gen/ Tech) - \$4.33
Pitney Bowes (Gen/Postage) - \$176.54
Heather Pemberton, CPA (Gen/ Accounting) - \$792.03
Access Systems (Gen / Office Copier Services) - \$381.42
Interstate Battery Center (Gen / Fire) - \$685.84
United Life Insurance Co. (Insurances) - \$67.62

C. Ratification and acceptance of S. Vogt's City Council Resignation.

Mayor D. Pease presented the Consent Agenda. Council Member M. Peregoy moved to approve the Consent Agenda Items as presented. The motion was seconded by Council Member Q. Kieler. Upon roll call vote: 3 AYES, 0 NAYS, 1 vacancy. The following voted AYE: Marty Peregoy, Quentin Kieler, and Cate Wyckoff. The following voted NAY: None. Motion: Carried.

Agenda Item 5 – NONE

Agenda Item 6 – Correspondence

None for this meeting

Agenda Item 7 – Old Business

D. Water report-

Monthly water report submitted. Project is being completed on time, and is going well. Mayor Pease reports that the construction staff had to clean off some build-up that appeared on the well pump, and the repair that needed performed. Mayor D. Pease reports that this should last through the next few months, until the Auburn line is done, and then that pump will no longer be in use.

E. Mayor's Report-

Mayor D. Pease provided an update that a new Deputy Clerk is hired, T. Eden, and doing well in training. The City still has vacancies for a building inspector and grant coordinator. Those employment opportunities are posted. These vacancies and continued personnel turnover may partially stem from the lack of benefits that are offered to City employees. Due to that, employee health insurance will be worked into next year's budget.

The Sid Park drainage issue has begun to be worked on, and is expected to last at least a week.

Mayor D. Pease additionally reported on City Employees, and that personnel chain of command has been an increasing issue. Follow-up action will be needed.

Regarding current collaboration with JEO, Mayor D. Pease reports that meetings every-other-month are continuing, and they are working on finalizing it and getting it in service. Project completion is still projected for September or October.

The City Council vacancy and possible new appointment was addressed. Interviews were held, sat in by Mayor D. Pease, Councilmember Q. Kieler, and City Clerk T. Schuetz. Discussion was held

about participants in the interview, and reasons behind it. Mayor D. Pease puts forth P. Wehmhoff to be appointed to the Council. A special meeting will be called on **Friday, JULY 7th at 4:00pm.**

Agenda Item 8 – New Business

G. Resident J. Coe- Possible Highway Dedication

Discussion was had regarding a Resident's suggestion to rename/dedicate a section of road in the name of Herbert Brownell, a native from Peru, Nebraska who served as the 62nd United States Attorney General. Resident did not appear in person. Councilmember C. Wyckoff noted that it would be expensive to change legal street signs, addresses, etc. Councilmember Q. Kieler suggested that there is a Memorial Highway not far from Peru, and that the legal name did not change, but the Memorial part of the Highway was added as an addition. City Clerk T. Schuetz read from the Resident's suggestion, and notated that the Nebraska Department of Tourism may offer grants for the purpose of memorial signs/posts, etc. Interim grant coordinator, and Councilmember M. Peregoy to possibly look into this.

H. Resident K. Allgood- Possible Street Closure

K. Allgood will need street closure for an event on Saturday, July 22nd, and Wednesday, August 16th, both from 5:00pm-1:00am. From 5th and Main Street, to about half a block south. K. Allgood was reminded that emergency services will still need to be able to get around the area, and get around any area roadblocks.

Motion to approve street closure for Saturday, July 22nd, and Wednesday, August 16th from 5:00pm-1:00am was called for a vote. Roll Call Vote: (one vacancy); Councilmember C. Wyckoff: AYE, Councilmember M. Peregoy: AYE, Councilmember Q. Kieler: AYE. NAY: None. Motion carries unanimously.

I. Maintenance Director D. Reeves- Bids for New UTV and Bobcat for the City.

D. Reeves presented three possible options for a new UTV for the City. This would increase efficiency for water meter reading, and other various maintenance tasks throughout the City. Discussion was held. Councilmember M. Peregoy asks about continued care of the vehicle, and cost analysis. A vote will be had in an upcoming Council session to finalize the purchase, after the budget and cost analysis has been looked at further. The leased Bobcat machine for the City will expire this fall. Therefore, discussion was had regarding whether or not the City would like to get new equipment and extend the Bobcat lease, trading in last year's model for a new one. Bobcat discussion will also be called for a vote in upcoming Council Meetings as cost analysis is studied further.

J. Councilmember M. Peregoy and City Clerk's Office- Increased delinquency in water bills.

Discussion was held regarding this, and it was noted that a few meters are not working, and they have not yet been replaced by City maintenance, due to understaffing. Water/Utility ordinances may need reviewed, as we are in need of a clear, accurate policy, all in one place that residents can view, and may be given to them upon utility service connection. City Attorney M. Ritchie states that we do have the bare bones of what is needed, but it may need to be clarified, and condensed down into a document that may be given to residents. As delinquency increases, the City may need to explore the idea of contracting with a debt collector, and explore possible options such as raising utility deposits, or change the deposit based on number of residents at a property.

K. Implementing an Ordinance Regarding Inaccessible Utility Meters.

The City Clerk's Office is unable to continue to estimate readings, or bill the minimum charges. A policy as such may require an ordinance. Discussion was held, and determined that more serious repercussions are needed for those with inaccessible meters, unwilling to collaborate with the City Office, to arrange an accurate reading be had.

Councilmember M. Peregoy moves for motion to be called for a vote, seconded by Q. Kieler, on the creation of an Inaccessible Meter Ordinance. The following Council Members Voted AYE: M. Peregoy, Q. Kieler, and C. Wyckoff, the following voted NAY: None. Motion carries unanimously.

L. Extension of WesTech Lease Agreement & JEO Items

The possible lease extension would raise the monthly rent by \$150.00 per month, and the proposed lease is an extension by 6 months. WesTech will terminate the lease when the City is done using the rental.

Proposed JEO Change Order #5 was presented. The Railroad requested some additional flagging be done, and the new dollar amount is \$3,600, with JEO to do the flagging.

The total amount for Carstensen's Construction invoice is over \$900,000. And that includes pay applications #7 and #8.

Councilmember Q. Kieler moves to vote on the approval of the WesTech Lease Extension, JEO Change Order #5, and Pay Applications #7 and #8. Councilmember C. Wyckoff seconds. Upon

vote, the following Council Members Voted AYE: Q. Kieler, C. Wyckoff, and M. Peregoy the following voted NAY: None. Motion carries unanimously.

M. Rehabilitation Agreement with Resident Donald Arms

Resident appeared in person. The required asbestos inspection has been completed, and results are expected in late July or August. Councilmember Q. Kieler moves to approve the agreement, and Councilmember C. Wyckoff seconds. Upon being called for a vote- (one vacancy); Councilmember C. Wyckoff: AYE, Councilmember M. Peregoy: AYE, Councilmember Q. Kieler: AYE. NAY: None. Motion carries unanimously.

N. Proposed Ordinance No. 2023-04, Regarding Animals Running at Large

Proposed Ordinance No. 2023-04 amending the original chapter 93 of the Municipal Code of the City of Peru, Nebraska Code of Ordinances relating to violations of Section 93 02 “Running at Large; Tethering”; Repealing the Original Section 93.02(c) of the Municipal Code of Peru, Nebraska; Providing for the effective date hereof and ordering the publication or posting of the ordinance, was presented for third reading. Council Member M. Peregoy read proposed Ordinance No. 2023-04 by title and moved that said proposed Ordinance No. 2023-04 be approved on its third reading and its title agree to. Said motion was seconded by Councilmember Q. Kieler. Upon call for a vote, (one vacancy); Councilmember Q. Kieler: AYE, Councilmember C. Wyckoff: AYE, Councilmember M. Peregoy: AYE. NAY: None. Motion carries unanimously. The Mayor declared said proposed Ordinance No. 2023-04 approved on its third reading and its title agreed to. Said ordinance having been read by title the first, second, and third time, the AYES and NAYs having been called and recorded, and said ordinance having been approved each reading and its title agreed to, Council Member M. Peregoy moved for the final passage of said ordinance, which motion was seconded by Council Member C. Wyckoff. The Mayor then stated the question “shall Ordinance No. 2023-04 be passed and adopted?” Upon roll call vote: 3 AYES, 0 NAYs, 1 vacancy. The following Council Members Voted AYE: M. Peregoy, Q. Kieler, and C. Wyckoff, the following voted Nay: No one. Motion: Carried.

O. Proposed Ordinance No. 2023-07, Regarding the Sale of Water Outside City Limits

Proposed Ordinance No. 2023-07 amending the original chapter 50 of the Municipal Code of the City of Peru, Nebraska, Code of Ordinances by adding an additional section which shall be entitled “50.06 Sale of Water Outside to Customers Outside City Limits”; Creating policies for the sale of water outside city limits; repealing all ordinances or parts thereof in conflict therewith; Making various findings and provisions related to the subject matter herein; and setting an effective date was presented for first reading. The Mayor announced that the introduction of the proposed Ordinance was in order. Councilmember M. Peregoy moved that

the 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 Council Member C. Wyckoff. Upon roll call vote: 3 AYES, 0 NAYS, 1 Vacancy. The following Council Members voted AYE: Marty Peregoy, Quentin Kieler, and Cate Wyckoff. The following voted NAY: No one. Motion: Carried. Council Member M. Peregoy read Ordinance No. 2023-07 and Council Member Q. Kieler moved for said Ordinance to be approved on its first reading and its title agreed to. Said motion was seconded by Council Member M. Peregoy, Upon roll call vote: 3 AYES, 0 NAYS, 1 Vacancy. The following Council Members voted AYE: Marty Peregoy, Quentin Kieler, and Cate Wyckoff. The following voted NAY: No one. Motion: Carried. The Mayor declared that said Ordinance No. 2023-07 be approved on its first reading and its title agreed to.

P. Approval of Independent Contract for M. Peregoy for Grant-Writing Coordinator Duties

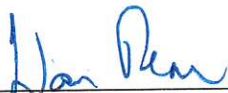
Discussion was held. M. Peregoy filed the conflict-of-interest form with the State of Nebraska, and was already approved. M. Peregoy expects about 10 hours per week of work, for three months, but can be dissolved earlier if someone is hired for the grand coordinator position. Councilmember Q. Kieler motions for a vote to approve the contract, seconded by Councilmember C. Wyckoff. Upon vote, Councilmember M. Peregoy (ABSTAINS), Councilmember Q. Kieler- AYE, Councilmember C. Wyckoff- AYE, Mayor D. Pease- AYE. Motion carries unanimously.

Q. Maintenance Director D. Reeves- Splashpad Update


The City is working on the fixing of the splashpad. Maintenance intends to collaborate with Auburn for additional training on the parts and upkeep of the splashpad. Discussion was had on water waste amounts and communication with the public regarding temporary splashpad hours.

Meeting adjourned on the same day at 8:02p.m.

HEREBY ATTESTED AND ACKNOWLEDGED:



Dave Pease, Mayor



City Clerk

