

**MINUTES OF A REGULAR MEETING OF THE MAYOR AND CITY COUNCIL OF
PERU, NEBRASKA ON THE 15th OF JULY 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 15th of July 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 Quentin 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 for this meeting

Agenda Item 4 – Consent Agenda

A.) Approval of Minutes

(i.) Approval of Minutes from June 17th, 2024 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:

Black Hills Energy (Gen / Utility) - \$149.54 // Kinetic/Windstream (Internet / Utility) - \$853.93
OPPD (Gen / Utility) - \$1,978.74 // Personnel Payroll for check deposited 6/30 (Gen / Acct) - \$9,580.91 // Personnel Payroll for check deposited 7/15 (Gen / Acct) - \$9,911.97 // Payroll taxes for 6/30 and 7/15 (Gen / Acct) - \$4,681.75
// Quick Med Claims (Res) - \$233.38 // Xpress Bill Pay (Wtr/Swr) - \$89.91 // Access Systems (Gen) - \$184.81 // American Recycling & Sanitation (Wtr/Swr) - \$2,735.00 // Auburn Auto Center (Gen/Maint) - \$210.57 // Auburn Board of Public Works (Wtr/Swr) - \$13,675.12 // Auburn Newspaper (Gen) - \$142.68 // Bohl Plumbing & Heating (Gen) - \$233.30 // Bound Tree (Fire/Res) - \$1,210.27 // Casey's Business Mastercard (Gen) - \$766.49 // Emergency Apparatus Maintenance (Fire/Res) - \$1,117.51 // Feld Fire, Inc. (Fire/Res) - \$973.00 // First National Bank Omaha

(Gen) - \$2,217.94 // First Wireless, Inc. (Fire/Res) - \$1,323.17 // Heather Pemberton, CPA (Gen/ Acct) - \$1,400.00 // Lovell Excavating (Wtr/Swr) - \$1,300.00 // Lynch's Hardware (Gen) - \$13.47 // NAPA Auto Parts (Gen) - \$5.38 // Nemaha County Clerk (Gen) - \$98.00 // Nemaha County Election Commission (Gen) - \$100.00 // One Call Concepts (Wtr/Swr) - \$15.54 // River View Pest Control, Inc. (Gen) - \$85.00 // United Life Insurance Co. (Gen) - \$41.67 // Utility Services Co. (Wtr/Swr) - \$3,979.54 // Small Claims- Microsoft, Adobe, etc (Gen) - \$23.28

C.) Approval of Monthly Treasurer's Report.

D.) Approval of Zech Construction's demolition proposal for 409 Main Street, Peru, Nebraska, totaling the amount of \$5,875.00.

E.) Approval for partial street closure of 5th Street on Thursday, August 29th, during normal business hours, from the Peru Fire Department building, located at 5th and Main Street, to the intersection of 5th and California Street, for the Peru Fire Department, for the purpose of fire hose testing.

F.) Approval of purchase of a 72-inch, Hustler Hyperdrive commercial lawn mower for the City maintenance department, totaling the amount of \$14,918.26, purchased from Ty's Outdoor Power & Service.

G.) Approval of purchase of LOREX 4-Camera System with recorder for office use, to be installed by City Building Inspector D. Hibler.

H.) Approval of Pave Concrete and Asphalt, LLC's bid for the sealing of Park Avenue totaling the amount of \$22,159.00.

I.) Approval for payment to Carstensen's Contracting for the corrected pay applications #13, #14, and #15, totaling the amount of \$244,877.01.

J.) Approval of Rieschick Drilling Co.'s quote for the de-commissioning of two remaining wellheads, totaling the amount of \$6,000.00.

K.) Approval of expenditure of grant-matching funds for the NDEE Energy Efficiency and Conservation Block Grant for 30 new streetlights in Downtown Peru, totaling the amount of \$14,000.00.

Mayor Dave Pease presented the Consent Agenda. Councilmember T. Westfall made motion to approve the Consent Agenda. The motion was seconded by Councilmember Q. Kieler. Upon roll call vote for approval of consent agenda: 4 AYES, 0 NAYS. The following voted AYE: K. Novak, Q. Kieler, T. Westfall, and B. Brown. The following voted NAY: None. Motion: Carried

Agenda Item 5 – Correspondence

L.) None for this meeting

Agenda Item 6 – Old Business

M.) Water report

Monthly water report submitted.

N.) Mayor's Report

Mayor Pease reported that the Ordinance Committee met on July 9th. Mayor Pease, in collaboration with the City Building Inspector, Nemaha County Emergency Management, and State Floodplain Management would like to update the City's old floodplain plans and corresponding ordinances.

O.) Report from City Clerk T. Schuetz

City Clerk reports that all requested audit items have been submitted, and we are awaiting a final report. Mosquitos have been sprayed for twice now, and maintenance hopes to continue that throughout the season. The City of Peru's logo has been colorized by a local artist, Ms. Maggie Roberts, and this colorized version will possibly appear in future City of Peru merchandise. The Peru Splashpad is fixed, the computer hub was replaced, however, the current issue is the water circulation and older pipes. Every time the splashpad is turned on, a pipe has a pressure break, and some residents lose access to water for a bit. The maintenance department intends to look into this issue further and identify possible fixes. Furthermore, the City of Peru has been approved for a grant through the Nebraska Department of Environment and Energy for thirty (30) new streetlights for Downtown Peru. They will be the black-vintage-style streetlights. As of this time, the City does not yet have a construction timeline, but hopes to have a timeline by the August 2024 Council meeting. Lastly, Councilmember T. Westfall had a meeting with Nemaha County Commissioner, Mike Hall, to discuss Bluff Road. The County has informally agreed that once the North-end FEMA buyout properties are cleaned up, debris removed, etc, they would be willing to assist in bringing in equipment to restore Plum Street/Bluff Road to its pre-flood state. This will tentatively occur in Spring of 2025.

Agenda Item 7 – New Business

P.) Discussion and possible approval for grant coordinator to apply for grant(s) for Peru green space project and approval to solicit public input on possible utilization of said space located at the FEMA buyout City-owned lots.

City Grant Coordinator M. Williams reported that now that demolition and cleanup of the FEMA flood buyout properties has begun, the City will need to create future plans. Due to the properties being in the floodplain, FEMA has set guidelines of potential future uses of the land. Possible options include, but are not limited to: walking trails, basketball courts, tennis courts, soccer field, and other recreational and wellness activity areas. Peru State College Foundation Director of Development J. Firmature addressed the Council, expressing an interest in collaborating with the City Offices to build recreational and wellness spaces in the new City-owned parcels. City Grant Coordinator M. Williams reported that current grant projects are going well, and the City

is eligible to apply for the Rural Community Recovery (RCRP) grant, assisting rural communities with providing safe recreation and wellness activities. Discussion held. Councilmember T. Westfall made motion to approve for the City Grant Coordinator to enter an application for this grant, and for the City to begin gathering public input on this project in collaboration with the Peru Parks and Recreation Commission, seconded by Councilmember Q. Kieler. Upon roll call vote: 4 AYES, 0 NAYS. The following voted AYE: T. Westfall, B. Brown, Q. Kieler, and K. Novak. The following voted NAY: None. Motion: Carried

Q.) Discussion Item: Resident D. Cotton requesting information regarding The Market Store and possible upcoming plans for the location.

Resident asked if the City had any future plans for the current location of The Market grocery store, currently located at 623 5th Street, in Peru. Resident was informed that the store is still under a grant-program period, and is locked in until late October 2024. Since The Market is privately owned and operated, the City has no knowledge of the owner/operator's future plans. No action taken on this item, for discussion only.

R.) Resolution No. 2024-10

A resolution authorizing the sale of Peru promotional merchandise. With no further discussion to be had, Councilmember T. Westfall motioned to approve the resolution. Said motion was seconded by Councilmember Q. Kieler. Upon roll call vote: 4 AYES, 0 NAYS. The following voted AYE: B. Brown, K. Novak, T. Westfall, and Q. Kieler. The following voted NAY: None. Motion: Carried

S.) Ordinance: No. 2024-02:

Proposed Ordinance No. 2024-02 was presented for reading. AN ORDINANCE AUTHORIZING SUSPENSION OF RULES FIXING COMPENSATION OF THE OFFICERS AND EMPLOYEES OF THE CITY OF PERU; TO PROVIDE FOR THE REPEAL OF ALL PRIOR ORDINANCES IN CONFLICT HEREWITH; ORDERING THE PUBLICATION OF THE ORDINANCE IN PAMPHLET FORM; AND TO PROVIDE THE EFFECTIVE DATE HEREOF. Councilmember T. Westfall motioned to table the proposed ordinance, and it be returned to the finance committee for further research and discussion. The motion was seconded by Councilmember B. Brown. Upon roll call vote: 4 AYES, 0 NAYS. The following voted AYE: B. Brown, K. Novak, T. Westfall, and Q. Kieler. The following voted NAY: None. Motion: Carried

T.) Approval of the updated Peru City Handbook, with an effective date of August 1st, 2024.

Due to Proposed Ordinance No. 2024-02, regarding City employee compensation being tabled, Councilmember K. Novak motioned to table this item. The motion was seconded by Councilmember T. Westfall. Upon roll call vote for approval of consent agenda: 4 AYES, 0 NAYS. The following voted AYE: K. Novak, Q. Kieler, T. Westfall, and B. Brown. The following voted NAY: None. Motion: Carried

U.) Discussion and Possible Action: Discussion regarding the City of Peru's existing

waterline loans, and how the City would like to plan for paying the loans to completion. Possible action includes: making scheduled payments as proposed by the original loan timeline; making additional payments, using current received grant funds to complete payment, and/or preparing a resolution for next month to place funds in banking CD's until a further plan is developed.

The City of Peru has two separate loans for the waterline construction project, a large one, for approximately \$7M, and a smaller one for approximately \$1.5M. The City has been receiving reimbursements and grant funds for these loans, and many of the funds are beginning to be deposited into the City's accounts. The loans still need to be finalized now that the project is completed, and the City Offices are working on that. Councilmember T. Westfall stated that this matter was discussed in the recent City Finance Committee meeting, and once the loans are finalized, the City may want to consider depositing some of the funds into various Certificates of Deposit (CD's), or may want to consider paying off one, or both of the loans in full. Discussion held. The Clerk's Office will notify the Council once the loans are finalized, and then the Council may choose what action to take in future. No action taken on this item, for discussion only.

V.) Ordinance No. 2024-03:

Proposed Ordinance No. 2024-03 was presented for reading. AN ORDINANCE AUTHORIZING SUSPENSION OF RULES; VACATING THE PLATTED PORTION OF 8TH STREET RUNNING NORTH/SOUTH BETWEEN BLOCKS 88 THROUGH 119, SOUTH OF MULBERRY STREET, NORTH OF PARK STREET, IN THE ORIGINAL TOWN ADDITION OF PERU, NEMAHA COUNTY, NEBRASKA; VACATING THE PLATTED PORTION OF MAIN STREET RUNNING EAST/WEST WEST OF THE PLATTED 8TH STREET BETWEEN BLOCKS 106 AND 120, IN THE ORIGINAL TOWN ADDITION OF PERU, NEMAHA COUNTY NEBRASKA; AND TO AUTHORIZE AMENDMENT OF THE OFFICIAL ZONING MAP OF THE CITY OF PERU, NEBRASKA, TO SHOW THE AFOREMENTIONED PORTION OF 8TH AND MAIN STREETS VACATED; TO PROVIDE FOR THE REPEAL OF CONFLICTING ORDINANCES OR SECTIONS THEREOF; AND TO PROVIDE FOR AN EFFECTIVE DATE. Peru resident K. Nies, requested to speak regarding this matter. Resident stated that there is disputed ownership of the property related to this Proposed Ordinance, and they have been seeking legal remedies for over a year now. Discussion held. Councilmember Q. Kieler motioned to table this matter, seconded by T. Westfall. Upon roll call vote: 4 AYES, 0 NAYS. The following voted AYE: T. Westfall, B. Brown, K. Novak, and Q. Kieler. The following voted NAY: None. Motion: Carried.

W.) Discussion and Possible Action: Discussion regarding the vacant lot located at 600 5th Street and future uses. Possible action includes: creation of a lease with the Peru Fire Department, discuss intention of possible development, and/or other possible future uses.

Councilmember B. Brown, a member of the Peru Fire Department, spoke of the Fire Department's request to move an already available storage shed to the vacant lot on the corner of 5th Street, where a building was recently demolished. Discussion held. Councilmember Q. Kieler motioned to allow the Peru Fire Department to move and use the discussed storage structure, after the City receives the official deed for the lot. The location and details of the project to be discussed at the August Council meeting. The motion was seconded by Councilmember K.

Novak. Upon roll call vote: 4 AYES, 0 NAYS. The following voted AYE: B. Brown, K. Novak, T. Westfall, and Q. Kieler. The following voted NAY: None. Motion: Carried.

ADJOURNMENT

Meeting adjourned on the same day at 7:24p.m.

HEREBY ATTESTED AND ACKNOWLEDGED:



Dave Pease, Mayor



City Clerk

