**MINUTES OF A REGULAR MEETING OF THE MAYOR AND CITY COUNCIL OF PERU, NEBRASKA ON March 15, 2021 AT 6:00 P.M.**

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

Present were: Mayor Dave Pease, and Council Members Ethan Coatney, Spencer Vogt, and Quentin Kieler. Council Member Jason Jones was present at the Council Meeting at 6:20 p.m. Upon roll call by the City Clerk, a quorum was declared.

The Council reviewed the minutes from the February 16, 2021 regular Council meeting previously submitted to the Councilmembers. Council Member Vogt made motion to approve the minutes. Council Member Coatney seconded the motion. Roll Call Vote indicated; “AYE” All present. Motion Carried.

Council Member Coatney made the motion to approve the claims already paid pursuant to Resolution No. 2018-01. Motion was seconded by Council Member Vogt, Discussion, Roll Call Vote indicated; “AYE” All present. Motion Carried.

Council Member Vogt made motion to approve the claims still needing paid. Motion was seconded by Council Member Kieler. Discussion, Roll Call Vote indicated; “AYE” All present. Motion Carried.

NMC Rental - $1,101.28 (wtr); WesTech - $12,600.00 (wtr); JEO-$35,200.00(wtr,swr); OPPD-$3,164.42(gen,sts,p&r,wtr,fr,res,rurfr); Windstream-$556.33(gen,wtr,fr,rurfr,res); Verizon-$40.01(wtr); Casey’s -$777.90(sts); Card Services-$128.98(gen,sts); Black Hills Energy-$214.80(gen,wtr,fr,rurfr,res); Brent Lottman-$26.50(res); Auburn Newspaper-$123.53(gen); S Systems-$146.39(gen); Quick Med Claims-$538.63(res); Pitney Bowes-$140.55(gen); Ne. Mosquito & Vector Control-$40.00(gen); One Call Concepts-$2.69(wtr,swr); American Recycling & Sanitation-$2,150.00(gen); Board of Public Works-$5,954.89(wtr); Lynch’s Hardware-$3.99(gen); OK Tire-$315.00(sts); Purchase Power-$164.40(gen); NE Public Health Enviro. Lab-$253.00(wtr); Hawkins-$1,130.41(wtr); Municipal Supply-$120.73(wtr); Auburn Automotive-$461.44(sts); Concrete Industries-$590.98(sts); The Cleaners-$24.00(gen);Nemaha County Treasurer-$10,017.82(gen); Grainger-$705.00(sts); Eakes Office Solutions-$408.10 (gen); Napa Auto Parts-$2.79(sts); Jim Smith-$4,500.00(sts); Eggers Brothers-$14.98(sts); Hydro Optimization & Automation-$676.50(wtr); Emergency Medical Products-$928.57(res); Bound Tree-$58.49(res); Southeast Community College-$1,091.00(res)

General(gen), Streets(sts), Water(wtr), Sewer(swr), Parks & Rec(p&r), City Fire(fr), Rural Fire(rurfr), Rescue(res), Grant(grnt)

The City Clerk reported that March 2021 Hwy Allocation totaled $7,075.73 and December City Sales Tax was $3,744.49.

**OLD BUSINESS**

Mayor Pease stated the water report can be found in the Clerk’s office.

Mayor Pease informed everyone that when speaking with JEO Consulting, the preliminary cost estimate is staying within the 5–7-million-dollar range.

**Item 1.** There are seven individuals interested in sitting on the City of Peru Planning Commission. Mayor Pease suggested that the City appoint Brent Lottman, Ray Girard, Kirsten Reeves, Cindy DeLaCruz and Penny Coatney. City Attorney noted that there should be a determination made on how many members are required to sit on the Planning Commission for the City. Suggestion was made that an ordinance go before Council at the April meeting to determine the number required. No formal action taken by the City Council at this meeting.

**NEW BUSINESS**

Council Member Jason Jones arrived to the meeting at 6:20 p.m.

**Item 1.** Disaster Recovery Coordinator, Deborah Solie, provided updates to the public and Council on flood recovery projects and funding opportunities. Solie stated that the City has requested close outs from FEMA of all completed projects. Currently 5% of the permanent water facility project has been completed. This summer there will be maintenance taking place on the temporary water treatment facility. During this time of maintenance, the City will need to issue a boil notice and truck in water. Solie has been looking into different grant sources that will be a good fit to improve Sid Brown Park as well as the ballfield area.

**Item 2.** Jon Christensen with Xpress Bill Pay spoke to Council by telephone regarding credit card/online bill payment options for water bills. Currently the City can enroll in Xpress Bill Pay Light. Once Xpress Bill Pay is integrated with the City billing program, the City will be able to have full access to Xpress Bill Pay. Xpress Bill Pay Light would allow the customers to pay online with a credit card, e-check, or enroll in an automatic payment as long as it is the same dollar figure every month. The customers would also be able to pay with a credit/debit card in the City Office. Council questioned monthly fees and if this is set up as a contract. Christensen stated that Xpress does have a monthly reoccurring fee and further charges may fluctuate based on use. The City may cover these charges or consider passing them to the customer. Council Member Kieler made motion to approve Xpress Bill Pay Light version for water bill payments. Motion was seconded by Council Member Coatney. Discussion had. Roll Call Vote indicated; “AYE” All present. Motion Carried.

**Item 3.** Marty Peregoy addressed Council on possible approval of allowing goats and or sheep on her property within city limits. Peregoy would like to have between 2 – 4 goats to assist in keeping her steep hills clear of weeds. She will be seeking advice on proper fencing and is wanting the fencing to be permanent. Council Member Coatney made motion to approve up to 4 adult goats or sheep on Peregoy’s property. Motion was seconded by Council Member Kieler. Discussion had. Roll Call Vote indicated; “AYE” All present. Motion Carried.

**Item 4.** At 6:54 p.m. Public Hearing came on before the Council for the USDA Rural Development for financial assistance to help fund the purchase of a power load stretcher and cardiac monitors. All Public Discussion was heard, and the Hearing was closed by the Mayor at 7:10 p.m.

**Item 5.** Brent Melvin spoke on how the Rescue Squad is seeking to apply for a grant that will assist in covering 55% of the cost for a cardiac monitor that is estimated to cost $31,400.00 and a power load stretcher that is estimated to cost $43,000.00. Rescue is looking to fund the remaining 45% with fundraising money and other funding sources that are non-city funds. They have already applied to 5-6 other fundraising opportunities. Melvin noted that if they do not get the money, they will push this back for another year. Mayor Pease stated that he would like to see this take place. Pease appreciates the effort that the rescue squad puts forth and if they need better equipment, we should help them. The City Attorney notes concern that the City may be on the line for the remaining amount if other funding sources do not come through based on the grant proposal. Deborah Solie stated that Brownville applied for this same grant and that if the remaining 45% of funding does not come through the City is able to turn the USDA grant down with no cost associated. Council Member Kieler made motion to allow for application for USDA funding for a power-load stretcher and cardiac monitors for the ambulance and approve Resolution 2021-02, Authorizing the Mayor and Clerk of the City of Peru, NE to execute documents required to receive United States Department of Agriculture Rural Development Financial Assistance. Motion was seconded by Council Member Coatney. Discussion had. Roll Call Vote indicated; “AYE” All present. Motion Carried.

**Item 6.** Kyle Allen with Advance Gaming Technologies discussed with Council the contract that would provide KENO at Zach’s Bar and Grill. Allen noted that the City would receive 7.25% which would include unclaimed wins. 2% of the 7.25% is required to go to the state. This contract would be for an initial 5-year term and then renew from year to year. There is the $100.00 initial application fee, but Advance Gaming Technologies will cover that. City Attorney Ligouri asked if the City can get 10% and Allen said that they would have to forfeit payouts. Ligouri said he had never seen it where the 2% is taken out of the 7.25%. However, he has seen that when it is set at 10%. Further discussion took place as to what revisions to the contract could be considered acceptable and what wouldn’t be. Mayor Pease requested to have the contract revisions made minus the percentage change. Council Member Coatney made a motion to approve the contract with Advance Gaming Technologies to provide KENO at Zach’s Bar and Grill with the revisions minus the percentage change. Motion was seconded by Council Member Kieler. Discussion had. Roll Call Vote indicated “AYE” Coatney, Kieler, Jones “ABSTAIN” Vogt. Motion Carried.

**Item 7.** Council member Jones made motion to approve Resolution 2021-03. A resolution to the City of Peru of the County of Nemaha, Nebraska approving the qualification standards of sales outlets by Nebraska Stat. Sect. 9-642.01. Motion was seconded by Council member Kieler. Discussion had. Roll Call Vote indicated “AYE” Coatney, Kieler, Jones “ABSTAIN” Vogt. Motion Carried.

**Item 8.** Council member Kieler made motion to approve Resolution 2021-04. A resolution endorsing a lottery game in conjunction with Advanced Gaming Technologies Inc. and approving “Zach’s Bar and Grill” as its sales outlet location. Motion was seconded by Council member Jones. Discussion had. Roll Call Vote indicated “AYE” Coatney, Kieler, Jones “ABSTAIN” Vogt. Motion Carried.

**Item 9.** Utility Service Co. (SUEZ) reached out to the City regarding water tank maintenance that is needing to take place on the exterior of the water tower. Council discussed concerns that until a permanent water solution is in place there is really no way for this maintenance to take place. No formal action was taken by Council.

**Item 10.** The City Clerk presented a Facility and Fee Waiver Application allowing opportunity to potentially have the rental fee for City Hall waived. After lengthy discussion, the Council stayed with only waiving the fee for 501c3 organizations as previously voted upon at the February 2021 Council Meeting. No formal action was taken by Council.

**Item 11.** The Vehicle Committee presented a 2008 Ford F350 dump truck with plow that is within the City’s budgeted price. Council discussed further details of the truck and that it could be shipped to Peru at $1.50 - $2.00 per mile. Kieler suggested that we offer $25,000.00 for the truck and see what the dealer says. After discussion, Council Member Kieler made motion to approve the purchase of the 2008 Ford F350 at $25,000.00 with additional shipping cost of up to $3,000.00. Motion was seconded by Council member Jones. Discussion had. Roll Call Vote indicated; “AYE” All present. Motion Carried.

**Item 12.** At 8:24 sealed bids were opened before the City Council. The first bid was from Zach Reeves who was offering $131.00 per acre for at least the 240 acres, as well as paying all real estate taxes during the term of the Lease. The second bid opened before Council was from Gerald Stukenholtz. Stukenholtz offered a cash rent bid of $22,500.00 and would be willing to pay more if the compost pile was removed and turned back into farmable ground. Gerald Stukenholtz did not agree to pay any real estate taxes, a requirement of the bid request. After discussion was had, Council member Vogt made motion to approve Zach Reeves bid at $131.00 per acre for at least 240 acres, Reeves pays all real estate taxes, for a 3-year Lease term. Motion was seconded by Council member Kieler. Discussion had. Roll Call Vote indicated; “AYE” All present. Motion Carried.

**Item 13.** Council reviewed the renewal of the WesTech lease. Council member Coatney made motion to approve the WesTech lease. Motion was seconded by Council member Vogt. Discussion was had. Roll Call Vote indicated; “AYE” All present. Motion Carried.

**Item 14.** After review of the Kern’s Excavating Co. Inc. Application for Payment No. 1, Council requested further clarification on what work has been completed and what work still needs to take place. Council member Vogt made motion to pay $20,297.00 to Kerns Excavating, which excludes both change orders. Motion was seconded by Council Member Jones. Discussion had. Roll Call Vote indicated; “AYE” All present. Motion Carried.

**Item 15.** 2020 Park Street Water Main Extension – Change Order 2 was reviewed by Council. After discussion was had it was requested to get further clarification on the change order before any potential approval took place. No formal action was taken by Council.

**Item 16.** Council discussed the water loss in the City system. Water and Sewer Committee met with the maintenance employees about locating potential water loss. The City has a water loss of 40%. Kieler stated that a system of this size should only have a water loss percentage in the teens. Kieler would like to see a letter sent out to water customers that outlines the amount that is being lost and if they are aware of any unmetered hydrants to please let the City know so it can be corrected. The letter would also relate that 40% loss is correlated to $66,000.00 is annual cost. It would end up looking like a water rate study and show the potential increase to water rates if the water loss is not found. City Attorney questioned the process due to concern that it may create more issues than solutions. The letter would be reviewed by Council at the regular May meeting. No formal action was taken by Council.

**Item 17.**  With there being no further business, Council Member Coatney made a motion to adjourn. Council Member Jones seconded the motion. Roll Call Vote indicated; “AYE” All present. Motion Carried.

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Dave Pease, Mayor

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Charlotte Carpenter, City Clerk - Treasurer