

MINUTES OF A SPECIAL MEETING OF THE MAYOR AND CITY COUNCIL
OF THE CITY OF PERU, NEBRASKA ON THE 19th DAY of AUGUST 2026 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 19th of AUGUST 2026, at 5:00 P.M., for a SPECIAL Meeting. This meeting was open to the public with 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 Community Bulletin Board.

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

Agenda Item 1 – Roll Call

At 5:02pm a roll call was taken, and the following was recorded for attendance.

PRESENT – Mayor Theresa Westfall; Councilmembers Brent Brown, Rachel Brown, Julia Perry, and Josh Whisler.

A quorum was declared pursuant to Neb. Rev. Stat. 17-105.

Agenda Item 2 – Recognition of Visitors:

Mayor Theresa Westfall 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 – Presentation to the Council

A. DISCUSSION: Presentation from Mr. Colton Venteicher of Bacon, Vinton, Venteicher, Attorneys at Law Regarding the Pursuance of TIF Funding.

Colton Venteicher from Bacon, Vinton, Venteicher, Attorneys at Law addressed the council regarding the pursuance of TIF Funding. The presentation covered legal and statutory requirements, including property eligibility within city limits, public notices and hearings, and the process for declaring an area blighted and substandard. There was discussion that included the "but-for" test to demonstrate financial need, categories of eligible project expenses, administrative options through a Community Development Agency or Authority, and how recent state legislative updates impact programs and reporting. There was further discussion relating to a proposed downtown blight study, with input from a potential developer on local housing plans, and discussion about community impacts. There was no further discussion and no action was taken.

Agenda Item 4 – Recess until 6:00pm

There was no discussion, there was no action. There was no recess called.

Agenda Item 5 – Reconvene at 6:00pm or As Soon Thereafter as Possible.

There was no discussion, there was no action.

Agenda Item 6 – Budget Workshop

B. DISCUSSION: Creation of the FY2026-2027 Budget.

Councilmember R. Brown left the meeting at 7:00pm during consideration of agenda item 4B. A quorum was still present.

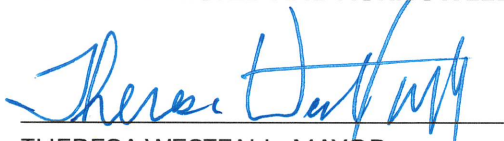
Councilmember J. Perry left the meeting at 7:04pm during consideration of agenda item 4B. A quorum was still present.

City Accountant Heather Pemberton addressed the council regarding the creation of the FY 2026-2027 budget. There was discussion regarding budget priorities and wish-list items. There was discussion about park playground equipment, utility billing software, potential grant-funded park projects, pending insurance repairs on the City Hall roof, CDBG grant match funds, department equipment requests, water valve and line maintenance, and street funding. There was also discussion about downtown beautification flags, IT managed services and backup options, municipal property adjustments, and Board of Health property legal and demolition funding. There was discussion about employee compensation, wage structures, retirement matching, health insurance, and staff restructuring. There was also discussion about the next steps in the budgetary process. There was no further discussion and no action was taken.

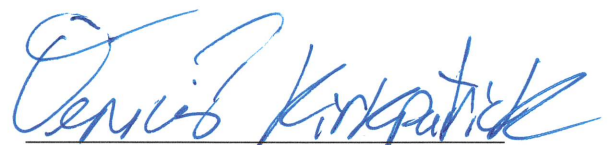
Agenda Item 7 – Adjournment

The meeting was adjourned on the same day at 7:05pm CT.

HEREBY ATTESTED AND ACKNOWLEDGED:


THERESA WESTFALL, MAYOR




DENNIS KIRKPATRICK, CITY CLERK