

MINUTES OF A REGULAR MEETING OF THE MAYOR AND CITY COUCIL OF PERU, NEBRASKA ON THE 18TH DAY OF FEBRUARY 2025 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 18th of February 2025, at 6:00 P.M., for a Regular Meeting, open 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), and the Peru Post Office.

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

Mayor Katy Novak 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. Said resolution was read aloud by Councilmember T. Westfall.

Agenda Item 1 – Roll Call

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

Agenda Item 2 – Public Hearing

Chris Meeks with the OPPD is a government and community relations strategist with OPPD. Chris explained his role with an OPPD as being a part of the public affairs business unit, and that he is the representative for us, as the local elected officials and as our customer owners in the in this service territory. OPPD is a 13-county area from Johnson County down to southern Nebraska, and all the way up to Burke County. So, he was here to make a real brief presentation to the cities, the towns, the counties, that are in the service territory. He explained what has been happening over the last year an what is to come. The big highlights, two new power plants coming online, Standing Bear Lake Station, and then Turtle Creek Station. And a new Cass County Station. They ae also working on new transmissions lines that will strengthen the grid. Another new project is coming, they will be announcing pilot cities for AMI advanced metering this year.

Agenda Item 4 – Consent Agenda

A. Approval of Minutes: Approval of Minutes from the January 21st regular meeting.

B. Approval of Claims: The following claims were presented to the Council by the City Clerk, review, and approved for payment: Regular Claims: Black Hills Energy (Gen/Utility) - \$311.54 // Kinetic/Windstream (Internet/Utility) - \$880.84 // OPPD (Gen/Utility) - \$2494.10 // Personnel Payroll including tax & retirement for check deposited 1/31 (Gen/Acct) - \$14,721.63 // Personnel Payroll including tax & retirement for check deposited 2/15 (Gen/Acct) - \$14721.63 // Quick Med (Fire/Res) - \$82.77 // A-1 locksmith (Gen) \$254.00 // Access Systems (Gen) - \$368.90 // American Recycling & Sanitation (Wtr/Swr) - \$2,660.00 // Auburn Board of Public Works (Wtr/Swr) -

\$22,992.35 // Auburn Design Shop (Park/Rec) - \$284.95 // Auburn Newspaper (Gen) - \$250.50 // Blue River Area Agency (Gen) - \$110.00 // Bohl Plumbing (Gen/Maint) \$538.48 // Casey's Business Mastercard (Gen) - \$1,337.56 // First National Bank Omaha (Gen) - \$2,431.05 // Eberl Iron Works (Streets) - \$1,160.20 // Econo Signs (Gen/Maint) - \$190.17 // Heather Pemberton, CPA (Gen/ Acct) - \$799.00 // Iowa Waste Service (FEMA) \$74,017.06 // Jena Gerdes, Nemaha Co. Tres (Gen) \$820.38 // Ligouri Law (Gen) \$4,050.13 // Municipal Supply (Wtr/Swr) - \$2,112.78 // Ne Public Health Env. Lab (Wtr/Swr) \$30.00 // NE Dept. Of Transportation (Gen/Maint) \$1,500.00 // Ne Rural Water Assoc. (Wtr/Swr) \$300.00 // Nebraska Public Health Env. Lab (Wtr/Swr) \$30.00 // Sack Lumber (Gen/Maint) - \$195.36 // Sara Harms (Gen) - \$320.00 //Secretary of State (Fire/Res) - \$14.00 // Shipley Flooring (Gen) - \$100.00 // Ty's Outdoor (Gen/Maint) - \$399.75

Mayor Katy Novak presented the Consent Agenda. Councilmember T. Westfall made a motion to approve the Consent Agenda. The motion was seconded by Councilmember B. Brown. Upon roll call vote for approval of consent agenda: 4 AYES, 0 NAYS. The following voted AYE T. Westfall, B. Brown, J. Whisler, R. Snyder. The following voted NAY: None. Motion: Carried

Agenda Item 5 – Old Business

C. City Clerk report: Traci reported that she was loving having a cleaning person or City Hall and thanked the council again for approving her. She also gave another shout out to the maintenance crew for the great job on snow removal on the latest storm! Lastly, D. Duncan had been sent to class for his applicator license.

E. Facilities Report: Phil shared with everyone a few examples of what his new software program can do, that program tracks all the utilities and other maintenance projects for the town, from equipment used and to manhours and inventories supplies such as meters.

F. Committee Reports: T. Westfall Chair of Animal & Humanity gave an update on how animal licensing is going. In November the first reminder went out to the community, then in December and January additional reminders were sent out. The licenses are due on January 1st but become delinquent on the 31st (a 31-day grace period). Personalized letters were sent out the first week of February to owners to those who were licensed in 2024 and had not relicensed this year. There were currently 21 who are outstanding and we are up to 98 licensed! She stressed the importance of this is a public safety, and prevention of disease. T. Westfall chair of Streets & Alleys, reported that the city is currently seeking bids for 2025 streets project, and she also thanked the maintenance crew for a job well done on snow removal after the last storm. She reminds all that the next Streets Committee meeting will be on March the 7th. T. Riehle read the Parks & Recreation Commission report on behalf of N. Novak the chair. 1)T-shirt drive has closed and we will be preparing for the pasta feed on March 1st. 2)The committee will be sending out invites and flyers for their softball tourney over Old Man River Days weekend. 2)The committee has decided to do a pancake feed for Old Man River Days weekend, and most likely, will host it at the kid's fishing tournament on Sunday. Last year almost 60 kids from all over registered, so they are hoping for a

large turnout again this year. 3) Next month the committee will have a plan in place for concession stand clean up at the softball park. B. Lottman Chair of the finance Committee was not able to be at the meeting, but he provided the following report and it was read by T. Westfall. During the monthly meeting of the Finance Committee, the following items were reviewed and discussed along with considerations for the Mayor and Council: The first items will be those that caused the least concern or resulted in no real considerations: Proprietary: Sanitation and Sewer appear to be in pretty good shape. Non-proprietary: Park and Rec and Public Safety appear to be fine so long as money is not spent unless it is available or there is assurance of where it is coming from or can sure that the funds will be received. Streets also appears to be fine, given there are receipts that we know will be coming in. For upcoming projects, we will need to make sure that there are funds guaranteed to come in or the source of the funds can be identified. General fund is probably the most concerning of the funds... this is the catch all and as of this moment the expenditures greatly outpace the income. At this pace, this is concerning, so we would recommend exercising restraint in General for nice to have vs. need to have expenditures. The good news is that it appears that Mary and the auditors have identified some reimbursement for flooding that may reimburse the City for the costs that would have been paid out of General. Should these funds become a reality, this will not make the City rich; however, it may decrease the likely shortfall in actual vs. budgeted revenue. The segway between General and Water is that we are still waiting to get exact numbers on what the borrowed balance is, what funds are setting in general that are already allocated by FEMA for projects such as the roads on the north end of town and what reimbursement is yet to come. This will let us know an effective cash position of the City. We are hoping those numbers may be available to us in March. Water has some similarities and differences to General... the similarity is that the cash position is directly tied to the water project costs, reimbursements etc. that are affecting a definitive picture General. From a monthly operating perspective, water seems to not be heading drastically one direction or the other. Part of a discussion within water was inventory of emergency repair parts. This is ultimately a Council decision and maybe more Water Committee, but from a financial perspective having a reasonable inventory of emergency repair parts seems to makes sense. If an emergency repair is needed, the part is going to be necessary no matter what. Having the part in stock allows for less time and manpower locating the part immediately from other sources and ultimately costs the same or less, as you can either buy a replacement for inventory when it is used, with no rush, or you purchase the same part, possibly at a higher price with the same result. This is the financial and we would argue operational illustration of the old adage that "an ounce of prevention is worth a pound of cure." Additionally, keeping a consistent inventory allows for accurate historical costs and better budgeting. If inventory is depleted and then parts purchases when needed the cost may inaccurately accumulate in a subsequent year and the cost may be artificially inflated due to the emergency nature of the purchase.

Agenda Item 6 – New Business

G. Discussion: Madi Hammer with Peru State Student Senate, addressed the council to discuss a traffic safety issue around the campus. Madi explained that her committee has observed that there

are some students who don't necessarily like to observe the speed limit in town, in particular the main stretch of road from Casey's to the rest of campus. They have explored a few ideas, think that possibly a radar-controlled speed limit sign could be beneficial? She explained they brought it to the campus wide safety committee and the head of security, for the campus, but didn't get anywhere. They wanted to suggest a good place for a sign would be between Casey's and the park grounds. Her committee was asking for the City to consider it, as well as funding it, but thought their student Senate might be able to chip in part of the cost also. T. Westfall responded that it is a big cost financially and we do have our grant coordinator actively looking for solutions. Even looking into speed bumps. She said that Streets Committee would take it under advisement. B. Brown offered that the Sheriff's Office has those type of signs and they are solar powered, so that could be an option. Council assured that they would continue to discussion, and thanked Madi for bring this in.

H. Discussion and Possible Action: Brian Perkins request for reconsideration of the City's denial of his request in March 2024 to release an abatement lien on his property located at 820 2nd street upon payment of ½ of the costs. Brian explained he had gone through all the legal channels to get this lien resolved and was unable to. He offered a document from his lawyer confirming this. He would like to get on with developing the lot. It was confirmed that the lien was \$9,350.00, and B. Perkins would pay the sum of \$4,500.00.

Councilmember T. Westfall made a motion to accept \$4,500.00 for the lien pursuant to written agreement, The motion was seconded by Councilmember J. Whisler. Upon roll call vote for acceptance of this payment: 4 AYES, 0 NAYS. The following voted AYE T. Westfall, B. Brown, J. Whisler, R. Snyder. The following voted NAY: None. Motion: Carried

I. Discussion and Possible Action: The City Council will consider and vote on approving the issuance of a notice requesting sealed bids for the lease of city-owned pastureland consisting of approximately 51.5 acres, more or less, legally described as: Part of Lot One (1) of Tract No. Eighteen (18); Part of lot Two (2) of Tract No. Seventeen (17); and part of Lot Two (2) of Tract No. Twenty Eight (28), except a 4.23 acre tract therefrom; and part of Tract No. Twenty-Nine (29), all in Section Twenty-One (21), Township Six (6), North, Range Fifteen (15), East of the 6th P.M., in Nemaha County, Nebraska. All bids must indicate an annual cash rent amount to be paid by the tenant. The lease term shall run from April 1, 2025 to May 1, 2027, Sealed bids must be submitted to the City by March 14, 2025. The submitted bids will be opened and considered by the City Council at the regular meeting on Monday, March 17, 2025.

Councilmember T. Westfall made a motion to approve the bid process. No discussion was had. The motion was seconded by Councilmember J. Whisler. Upon roll call vote putting out for bid the pastureland: 4 AYES, 0 NAYS. The following voted AYE T. Westfall, B. Brown, J. Whisler, R. Snyder. The following voted NAY: None. Motion: Carried

Meeting adjourned on the same day at 6:37 p.m.

HEREBY ATTESTED AND ACKNOWLEDGED:



Katy Novak, Mayor



City Clerk