MINUTES OF A REGULAR MEETING OF THE MAYOR AND CITY COUNCIL
OF THE CITY OF PERU, NEBRASKA ON THE 18th 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 18th day of AUGUST 2026, at 6:00 P.M., for a Regular 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 6:00pm 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 – Consent Agenda

A. APPROVAL OF MINUTES:
(i.) Approval of Minutes from the July 21st, Regular Council Meeting

B. APPROVAL: Ratification of Building Permit for Daniel Hutchinton for the Installation of a Manufactured Shed at 208 California St., Permit #26-003.

C. APPROVAL: Ratification of Building Permit for Pedro Arrendondo-Luara for the Remodeling of the Inside of 517 Mulberry St., Permit #26-004.

D. APPROVAL: Ratification of Building Permit for Quentin Kieler for the Demolition of the 720 California, Permit #26-005.

E. APPROVAL: Ratification of Building Permit for Tammy Lotter for the addition of a shed at 722 Oregon St., Permit #26-006.

F. APPROVAL: Application of Samuel Ackerman to Join the Peru Rescue Squad.

G. APPROVAL: Authorization of the following bank account transfers:

(i.) Ratification of $50,000 transfer from the NPAIT General Account to the Western National Bank General ("WNB") Account Due to the Account Balance Dropping Below $30,000 Pursuant to Resolution No. 2026-06.
(ii.) Transfer of $11,560.38 from the Sales Tax WNB Account to the NPAIT Sales Tax Account.
(iii.) Transfer of $500 from the WNB Meter Deposit Account into the WNB Water/Sewer Account for Utility Deposit Refunds.
(iv.) Transfer of $3,349.73 from the WNB Parks and Recreation Account to the WNB General Account for the Purchase of the Sid Brown Slide.

H. RESOLUTION NO. 2026-09: A RESOLUTION SIGNING THE MUNICIPAL ANNUAL CERTIFICATION OF PROGRAM COMPLIANCE.

I. APPROVAL: Authorization to Allow the Mayor, City Council Members, and the City Clerk/Treasurer to Attend the League of Nebraska Municipalities Annual Conference on September 24-25 in Lincoln, NE, and Further Authorization of Related Registration Fees, Mileage, Meals, Lodging and Other Related Expenses, Pursuant to Resolution No. 2026-02, Section 17, Employee Handbook and Benefits.

Councilmember B. Brown pulled item H. from the consent agenda then moved for passage of the remaining items on the consent agenda. J. Whisler seconded the motion.

On this roll call vote, the vote was as follows:
J. Whisler – AYE, B. Brown – AYE, J. Perry – AYE, R. Brown – AYE.
On this vote, the AYES are 4, the NAYS are 0. Motion Carried.

Item H. – There was discussion regarding the specific requirements from the Board of Public Roads under this resolution. Including how the city complies with the requirements set forth by the Board including specific accounting and inventory methods utilized. There was further discussion regarding highway allocation funding tied to this resolution. There was no further discussion.

Councilmember B. Brown moved to approve item H. "RESOLUTION NO. 2026-09: A RESOLUTION SIGNING THE MUNICIPAL ANNUAL CERTIFICATION OF PROGRAM COMPLIANCE." J. Perry seconded the motion.

On this roll call vote, the vote was as follows
B. Brown – AYE, J. Perry – AYE, R. Brown – AYE, J. Whisler – AYE.
On this vote, the AYES are 4, the NAYS are 0. Motion Carried

Agenda Item 4 – Public Hearing

J. PUBLIC HEARING: Regarding an Application to the Nebraska Department of Economic Development (NEDED) for a Community Development Block Grant (CDBG) to update the City of Peru's Comprehensive Plan.

Representatives from the Southeast Nebraska Development District (SENDD) presented on a potential application to the Nebraska Department of Economic Development (NEDED) for a CDBG Public Planning Grant to update the City of Peru's Comprehensive Plan, last updated in 2001. There was discussion regarding the project's total projected cost of $63,000, which requires a 20% city match of $10,000 from the general fund.

There was further discussion regarding the process for creating a new plan and the administrative workflow, noting that CDBG operates on a reimbursement/drawdown basis and requires minimal city labor beyond standard council approvals and documentation. There was discussion about the scope of the comprehensive plan, which will cover the entire city—focusing on infrastructure priorities, housing, blight studies, and zoning—and position Peru for future infrastructure grant opportunities. There was no further discussion. No action was taken.

Agenda Item 5 – Reports from City and Community Organizations

K. AUDIT REPORT FOR 2024-2025 FISCAL YEAR

Representatives from HBE presented the audit report for the fiscal year ending September 30, 2025. HBE issued a clean, unmodified audit opinion on the city's financial statements. There was discussion about key financial highlights, including general fund transfers and utility fund reporting. There was further discussion regarding the internal control report, which identified four material weaknesses (segregation of duties, financial statement preparation, material audit adjustments, and accounting system/fund accounting limitations) and two significant deficiencies (unclaimed property and public funds collateralization). There was discussion about the required Corrective Action Plan. There was no further discussion. No action was taken.

L. CITY REPORTS:
(i.) Water Report: Mayor Westfall stated that a copy of the water report was available in the City Clerk's office during business hours.

(ii.) Mayor's Report: Mayor Theresa Westfall gave the Mayor's Report.

She reported that the 2025 ARPA SLFRF Annual Report was completed on August 6th to ensure compliance, with plans to finalize the grant closeout by the end of 2026.

She reported that the 2026 CDBG Community Questionnaire has been completed, noting that public hearing sign-in sheets and information for letters of support were available on the back table.

She reported on attending the SENDD CEDS Committee meeting regarding infrastructure, funding performance, and affordable housing initiatives such as the "HomeLife" program.

She reported that Julia Perry has joined the Finance Committee alongside Brent Lottman as Chair and the Mayor.

She reminded the council and public of the Red Cross Blood Drive on Tuesday, August 25th at City Hall, and noted open vacancies on various municipal committees

(iii.) Clerk's Report: There was no report.
(1.) Financial Reports, June, 2026

M. COMMISSION AND COMMITTEE REPORTS:

(i.) Parks and Recreation Commission: It was reported that they were hoping that the playground would have shipped and are waiting for confirmation. It was also reported that there was discussion about getting with Black Hills Energy to do the dirt work and then have Arban Excavation do the footings.

There was discussion about potentially asking OPPD to come and assist the installation of the playground. There was further discussion about the plans for installation of the playground.

(ii.) Board of Health: Mayor Theresa Westfall reported that the Board of Health had met that month and that they were mostly working to review properties on the abatement list. She also reported that the Board had discussed and supported the issuing of a building permit for Mr. Zach Reeves. She reported that Mr. Reeves understood what would be required to get the property out of the nuisance declaration.

(iii.) Planning and Zoning Commission: Mayor Theresa Westfall reported that Planning & Zoning met for their first meeting since new appointments. They had started looking at our minimum size requirements for building homes (which is currently 900 sq ft). She also reported that one member had given ideas for completing the comprehensive plan at a lower cost.

(iv.) Finance Committee: Mayor Theresa Westfall gave the Finance Committee Report.

She reported that during the monthly Finance Committee meeting, present were Mayor Theresa Westfall, City Clerk Dennis Kirkpatrick, Commission Chair Brent Lottman, and Emily Riene with the city's insurance agency, with HBE audit representatives attending online.

She reported that Emily Riene presented insurance bids from EMC and GWC. She noted that GWC offered a lower overall premium with lower MEM workers' compensation coverage, more inclusive fire and EMS coverage, and online training, though carrying a higher wind and hail deductible. She stated that the committee leaned toward recommending the GWC/MEM policy.

She reported that HBE representatives reviewed the draft audit for the fiscal year ending September 30, 2025, noting small-office findings would remain and that auditors would discuss oversight items with council.

She reported that overall accounts remain stable, with ongoing work on accounting entries, auto insurance cost splitting, and water account reconciliations.

She reported ongoing discussion regarding whether citywide cleanup costs should be funded through general or sanitation funds, noting current allocations put the sanitation fund in the red.

She reported that NEMA, FEMA, and ARPA grant closeouts will be addressed following completion of the audit and budget.

She reported that streetlight project grant documentation was obtained from the contractor and submitted to the state.

She reported that a disputed Sack Lumber invoice was removed by the vendor pending investigation, as city authorization could not be verified.

She reported that budget planning is underway and reminded committees and council members to submit budget requests to the clerk.

There was discussion regarding the report and the financial statements provided to the council. There was further discussion about potential corrections to the financial statements and whether certain corrections had been made to the claims.

(v.) Water and Sewer Committee: Mayor Theresa Westfall gave the Water and Sewer Committee Report.

She reported that the 38-page Emergency Contingency Plan and emergency contact list for the water system were approved on August 14th.

She reported that Deputy Clerk Traci Riehle completed the NEDWEE wastewater report to maintain compliance.

She reported that cross-connection control surveys are at 45% completion, with 60% required, noting forms will be sent out again with water bills.

She reported that the lead and copper site plan was approved on August 14th and sampling is underway.

She reported that the water meter audit is 40% complete with 25% scheduled, thanking volunteer Cate Wyckoff for scheduling assistance.

She reported that a water tower overflow was resolved, thanking Peru State College for reporting it and Phil Wemhoff for assisting.

There was discussion about the cross-connection survey reporting requirements.

(vi.) Streets and Alleys Committee. Mayor Theresa Westfall gave the Streets and Alleys Committee Report.

She reported that Phil Wemhoff picked up wattles for erosion control from Lincoln and shutoffs from Municipal Supply in Omaha to repair a customer shutoff.

She reported that maintenance has started work on alleys, shoulders, and potholes, noting there is significant work to complete and thanking the public for their patience.

N. REPORTS FROM OTHER ORGANIZATIONS: None for this meeting.

Agenda Item 6 – Old Business

O. APPROVAL OF CLAIMS:

(i.) Ratification of Claims already paid pursuant to Resolution No. 2018-01.

(ii.) Claims still needing approval.

There was discussion regarding the approval of claims. There was discussion about the purchase of fuel for the booster station generator and establishing future protocols for monitoring fuel levels. There was discussion regarding city credit cards and the implementation of internal expenditure controls. There was discussion about audit compliance and line-item clarity within the financial statements themselves. There was no further discussion.

Councilmember R. Brown moved to approved item 5O. "Approval of Claims". B. Brown seconded the motion.

On this roll call vote, the vote was as follows:
J. Perry – AYE, R. Brown – AYE, B. Brown – AYE, J. Whisler – AYE.
On this vote, the AYES are 4, the NAYS are 0. Motion Carried.

Agenda Item 6 – New Business

P. DISCUSSION AND POSSIBLE APPROVAL: HBE's Year End September 30, 2025, Financial Statements and Independent Auditor's Report.

There was no discussion.

Councilmember R. Brown moved to approve item 7P. "HBE's Year End September 30, 2025, Financial Statements and Independent Auditor's Report." J. Whisler seconded the motion.

On this roll call vote, the vote was as follows:
R. Brown – AYE, J. Whisler – AYE, J. Perry – AYE, B. Brown – AYE.
On this vote, the AYES are 4, the NAYS are 0. Motion Carried.

Q. DISCUSSION AND POSSIBLE APPROVAL: Action Technology's Proposal for City of Peru Tech upgrades.

There was discussion regarding Action Technology's proposal for city technology upgrades. There was discussion about a proposed virtual host server, Active Directory setup, and network infrastructure improvements. There was discussion regarding server costs, ongoing administration, cybersecurity requirements, and whether managed IT services would be more suitable. There was no further discussion.

Councilmember J. Perry moved to approve estimate #350 from Action Technology Services for the purchase of an uninterrupted power system (UPS). J. Whisler seconded the motion.

On this roll call vote, the vote was as follows:
B. Brown – AYE, J. Perry – AYE, J. Whisler – AYE, R. Brown – AYE.
On this vote, the AYES are 4, the NAYS are 0. Motion Carried.

R. DISCUSSION AND POSSIBLE APPROVAL: Authorization to Apply to the Nebraska Department of Economic Development (NEDED) for a Community Development Block Grant (CDBG) to update the City of Peru's Comprehensive Plan.

There was no discussion.

Councilmember J. Whisler moved to approve item 7R. "Authorization to Apply to the Nebraska Department of Economic Development (NEDED) for a Community Development Block Grant (CDBG) to update the City of Peru's Comprehensive Plan." R. Brown seconded the motion.

On this roll call vote, the vote was as follows:
J. Perry – AYE, R. Brown – AYE, B. Brown – AYE, J. Whisler – AYE.
On this vote, the AYES are 4, the NAYS are 0. Motion Carried.

S. DISCUSSION AND POSSIBLE APPROVAL: Prairie View Roofing Quote for Insurance Claim on Peru City Hall.

There was discussion regarding the quoted price for the repair of the roof compared to previous quotes. There was no further discussion.

Councilmember R. Brown moved to approve item 7S. "Prairie View Roofing Quote for Insurance Claim on Peru City Hall." J. Perry seconded the motion.

On this roll call vote, the vote was as follows:
J. Whisler – AYE, B. Brown – AYE, J. Perry – AYE, R. Brown – AYE.
On this vote, the AYES are 4, the NAYS are 0. Motion Carried.

T. DISCUSSION AND POSSIBLE APPROVAL: Quote from Arban Excavation for up to 12 Valve Replacements.

There was discussion regarding the quote from Arban Excavation for up to 12 valve replacements. There was discussion about replacing three known faulty water valves and excavating nine additional valves to determine their operational status. There was discussion regarding the inability to isolate water lines during main breaks without town-wide shutoffs, upcoming valve exercising support from Nebraska Rural Water, project coordination with the college and community during water outages, funding that is available in the water fund, and street or lawn restoration following excavation. There was further discussion regarding budgeting future water valve replacements in the coming years. There was no further discussion.

Councilmember B. Brown moved to approve item 7T. "Quote from Arban Excavation for up to 12 Valve Replacements." J. Perry seconded the motion.

On this roll call vote, the vote was as follows
J. Perry – AYE, R. Brown – AYE, B. Brown – AYE, J. Whisler – AYE.
On this vote, the AYES are 4, the NAYS are 0. Motion Carried.

U. DISCUSSION AND POSSIBLE ACTION: Acceptance of a Quote from either EMC, CWG/MEM, or LARM for Insurance for the City and Fire Department.

There was discussion about the three different quotes. There was discussion about the price difference between the three quotes and the hail deductible between CWG and EMC. There was no further discussion.

Councilmember R. Brown moved to approve the insurance quote from CWG and MEM insurance. J. Whisler seconded the motion.

On this roll call vote, the vote was as follows:
B. Brown – AYE, J. Perry – AYE, R. Brown – AYE, J. Whisler – AYE.
On this vote, the AYES are 4, the NAYS are 0. Motion Carried.

V. DISCUSSION AND POSSIBLE APPROVAL: Building Permit for Zach Reeves for the Repair of SW Corner, Soffit on 517 5th St.

There was no discussion.

Councilmember J. Whisler moved to approve item 7V. "Building Permit for Zach Reeves for the Repair of SW Corner, Soffit on 517 5th St." B. Brown seconded the motion.

On this roll call vote, the vote is as follows:
J. Perry – AYE, R. Brown – AYE, B. Brown – AYE, J. Whisler – AYE.
On this vote, the AYES are 4, the NAYS are 0. Motion Carried.

Agenda Item 10 – Adjournment
The meeting adjourned on the same day at 7:34pm CT.

APPROVED CLAIMS:

The following claims were presented to the City Council by the City Clerk/Treasurer and were subsequently reviewed, and approved for payment:

City of Peru		August 2026 Claims	
Claims Already Paid / On Autopay			
Vendor	Dept.	Description	Balance
Auburn BPW	Water	City Water Usage	$9,852.53
Black Hills Energy	Gen, Fire/Res	Gas Service & Service Guard	$155.33
Kinetic	Gen, Wtr, City & Rural Fire	Internet and Phone Services	$681.89
OPPD	Gen	Electric Utilities on City Properties & St. Lights	$2,314.58
Payroll 07/31	Gen	Payroll including payroll tax deposit	$8,649.22
Payroll 08/15	Gen	Payroll including payroll tax deposit	$9,925.49
Quick Med Claims	Rescue	Ground Trips/Revenue	$96.11
Sinclair	Gen	Fleet Fuel	$1,475.74
Utility Account Deposit Refunds	Meter Deposit	Deposit Refund for 5 accounts	$500.00
xpress-BillPay	Water/Sewer	Billing Services	$189.58
Regular Claims			
Vendor	Dept.	Description	Balance
Access Systems Leasing	Gen	Copier Lease Agreement	$196.31
American Recycling and Sanitation, Inc.	Sanitation, Gen	Regular Residential Services, City Hall, Whitegoods Trash	$2,685.78
Arban Excavation	Water	Hydrant Change and Flushing, 5th Street Valve Replacement	$7,160.00
Auburn Board of Public Works	Water/Sewer	Labor, OT, and Verizon Service	$365.03
Bound Tree Medical, LLC	Rescue, City & Rural Fire	AED Supplies and Batteries, Medical Supplies	$3,012.45
Econo Signs, LLC.	Streets	Sign Base, Screws, and Bolts	$264.70
Farmers Cooperative	Water	Diesel Fuel for Booster Station Generator	$1,050.25
First National Bank of Omaha	Gen	City Credit Card Purchases for DK and TW	$700.21
Gilbert Services, Inc.	Gen	Tire Mounting and Balancing for 3/4ton	$393.00
Grainger	Sewer	Coldpatch Shipping, Padlock, Chains and Paint`	$438.62
Harms, Sarah	Gen	Cleaning Services	$320.00
Heartland CO-OP	Gen	Liberty Ultra and Rifle D Herbicide	$340.00
Heather Pemberton, CPA	Gen	Accounting Services	$670.00
KanEquip	Gen	Skidsteer Inspecting and Repairs	$1,809.88
League of Nebraska Municipalities	Gen	LONM Membership Dues	$770.00
Lottman, Brent	Rescue	Medical Supplies for Rescue Squad	$223.91
Miller Farrell	Gen, Rural Fire	25/26 Q3 Insurance Installments	$14,248.42
Municipal Supply, Inc.	Water	Fire Hydrants and Installation Kit	$7,767.78
NAPA Autoparts	Gen	Powersteer Fluid, Motor Oil and Filters	$231.75
Nebraska Public Health Environmental Lab	Water	July 2026 Water Sample	$15.00
Nemaha Valley Observer	Gen, Water	Meeting Minutes, Quality on Tap, Liquor License Notice,	$505.96
One Call Concepts	Water/Sewer	July 2026 Locates	$4.06
Utilities Section - LONM	Water/Sewer	LONM Utilities Section Membership Dues	$508.00
Verizon Wireless	Gen	Maintenance Tablet	$20.02
Westfall, Theresa	Gen	Mileage for SENDD Meeting	$104.88
		Claims Already Paid / On Autopay	$33,840.47
		Regular Claims	$43,806.01
		Total	**$77,646.48**

HEREBY ATTESTED AND ACKNOWLEDGED:

THERESA WESTFALL, MAYOR

CITY OF PERU, NEBRASKA CORPORATE SEAL Established 1860

DENNIS KIRKPATRICK, CITY CLERK