

CITY OF PERU COMMON COUNCIL MINUTES

PERU CITY HALL, COUNCIL CHAMBERS

PERU, INDIANA

September 11, 2023

5:45 Special Meeting

Mayor Hewitt called the special meeting to order at 5:45 pm. This meeting was to discuss a request for additional appropriation from fund 2403 for the Sanitation Department. When they submitted their request for ARP funds for equipment, they didn't request enough for a new dump/snowplow truck that became available. They requested an additional appropriation in the amount of \$11,985.00. The additional money is for a larger truck than originally requested, but the availability is 2 months rather than 18 months.

Clerk-Treasurer Krauskopf proposed the budget for the city of Peru for 2024. The budget is balanced, with a \$100,000 surplus projected. All the city employees received a pay raise.

Mayor Hewitt adjourned the special meeting at 6:00pm

Mayor Hewitt called the regularly scheduled meeting of the Common Council to order at 6:01 pm on September 11, 2023. The following members were present: Steve Anderson, Tom Gustin, Mark Ramsey, Peter Sahaidachny, Kathleen Plothow and Betsy Wolfe.

Others present were Mayor Hewitt, City Clerk/Treasurer Kurt Krauskopf, City Attorney Dustin Kern, Utility Superintendent Josh Chance, Scott Miller from Baker Tilley, department heads and other interested persons and members of the community.

PLEDGE OF ALLEGIANCE - led by Mayor Hewitt

INVOCATION – led by Pastor Brent Wedding

ROLL CALL – Anderson, Gustin, Ramsey, Sahaidachny, Plothow and Wolfe were all present.

READING & CORRECTING JOURNAL - of minutes of the Regular Meeting on August 7, 2023

Councilperson Wolfe moved, seconded by Councilperson Ramsey, to suspend the rules and to adopt the minutes as presented.

Roll Call: 6 Ayes 0 Nays

MOTION CARRIED

Communications:

Wolfe: Nothing to report.

Ramsey: Reported on the Animal Control Department. They currently have 5 dogs. Reported on the paving projects, and that Adam is stepping down at the end of the month as Sanitation Superintendent

Russell: Absent.

Sahaidachny: Nothing to report.

Gustin: Nothing to report.

Plohow: Asked Mr. Chance about Bourne End trailer park and the water situation. He stated that the meters do not belong to Peru Municipal Utilities, so if the water bills aren't paid by the landlord, the utilities are limited to what they can do to insure continued water supply.

Anderson: The new ambulance delivery date is approximately 2 years out.

OLD BUSINESS

ORDINANCE 19-2023

An ordinance concerning the construction of improvements to the sewage works of the City of Peru, the issuance of revenue bonds to provide for the cost thereof, the collection, segregation and distribution of the revenues of said works, the safeguarding of the interests of the owners of said revenue bonds, other matters connected therewith, including the issuance of notes in anticipation of bonds, and repealing ordinances inconsistent herewith

Mr. Chance summarized this ordinance, concerning the issuance of a bond in the amount of \$155,860 for an EPA required separation of the sewage treatment facility. The utilities have no choice but to comply, with a fine of \$25,000 per day for failure to comply starting in 2030. It will be done in stages, and the bond will be issued to keep the interest rates as low as possible. The first

A motion was made by Councilperson Wolfe, seconded by Councilperson Ramsey to adopt Resolution 19-2023

Roll Call: 6 Ayes 0 Nays

MOTION CARRIED

Councilperson Wolfe moved, seconded by Councilperson Ramsey, to consider Resolution 18-2023. Motion carried with a vote of 6 Ayes, 0 Nays

RESOLUTION # 18-2023

**ADDITIONAL APPROPRIATION
CITY OF PERU, MIAMI COUNTY, INDIANA**

WHEREAS, it has been determined that it is now necessary to appropriate more money than was originally appropriated in the annual budget for 2023; and,

Sec. 1. Be it ordained by the Peru City Council that for the expenses of the taxing unit the following additional sums of money are hereby appropriated out of the Special Street and Sanitation CCI Fund 2403, and for the purposes specified, and subject to laws governing the same:

Fund Name: Spec Street & Sanitation CCI Fund 2403	AMOUNT REQUESTED
Machine, Equipment, Vehicles, Furniture (451)	\$ 11,985.00
Total	\$ 11,985.00

MOTION CARRIED

Adam Sheets and Brian Stillings from the Street Department stated that additional funds were needed to secure the purchase of a new dump truck/snowplow truck. This truck became available for immediate delivery, rather than having to wait 18 months for the original quoted vehicle. It is a larger vehicle, but something the department can utilize. These funds are available in the Special Street and Sanitation CCI fund, and they would like to use this money to obtain the vehicle this year.

Councilperson Wolfe moved, seconded by Councilperson Ramsey, to adopt Resolution 18-2023.
Motion carried with a vote of 6 ayes, 0 nays.

MOTION CARRIED

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Councilperson Wolfe moved, seconded by Councilperson Ramsey, to consider Ordinance 20-2023. Motion passed with a vote of 6 ayes, 0 nays.

ORDINANCE # 20 - 2023

AN ORDINANCE TO AMEND 151.067

WHEREAS, the City of Peru Plan Commission has request amendments to the Zoning Code and has caused public notice to be placed in the Peru Tribune; and

WHEREAS, Section 151.067 of the City of Peru Code of Ordinances shall be amended to reflect necessary changes; and

WHEREAS, it is necessary for the City of Peru to regulate the erection of Self-Storage Facilities; and

WHEREAS, it is in the best interest of the City of Peru, that Section 151.067 of the City of Peru Code of Ordinances be amended to reflect necessary changes.

NOW THEREFORE, BE IT HEREBY ORDAINED BY THE COMMON COUNCIL OF THE CITY OF PERU, INDIANA, That:

1. It is in the best interest of the City of Peru to add Section 151.067 (K) to the City of Peru Zoning Code of Ordinances.

2. To reflect the necessary amendments to Section 151.067, subsection (K) shall be created within the City of Peru Code of Ordinance Book, said Section shall now be added to read as follows:

(K) SELF-STORAGE FACILITY. A building consisting of individual self-contained units that are rented or leased to consumers for the storage of their personal property and/or household goods. (A) No Self-Storage Facilities shall be permitted to be constructed within the corporate boundaries of the City of Peru.

(B) Any prior constructed Self-Storage Facilities shall not be affected by this amendment.

Haley Hewitt, from the building department, deferred to Joe Molyneaux, representing the Peru Plan Commission, spoke about the ordinance. The Plan Commission feels like there are too many storage facilities located within the city limits. They were proposing this ordinance to limit new construction. After some discussion from the council, the mayor, and members of the audience, it was moved by Councilperson Sahaidachny, seconded by Councilperson Ramsey, to table Ordinance 20-2023. Motion to table passed with a vote of 6 Ayes, 0 Nays.

Councilperson Wolfe moved, seconded by Councilperson Anderson, to consider Ordinance 21-2023. Motion carried with a vote of 6 Ayes, 0 Nays.

ORDINANCE # 21, 2023

AN ORDINANCE TO AMEND 151.080 (C)(10)(12)

WHEREAS, the City of Peru Plan Commission has request amendments to the Zoning Code and has caused public notice to be placed in the Peru Tribune; and

WHEREAS, Section 151.0080(C)(10) of the City of Peru Code of Ordinances shall be amended to reflect necessary changes; and

WHEREAS, it is in the best interest of the City of Peru, that Section 151.0080(C), (10) and (12) of the City of Peru Code of Ordinances be amended to reflect necessary changes.

NOW THEREFORE, BE IT HEREBY ORDAINED BY THE COMMON COUNCIL OF THE CITY OF PERU, INDIANA, That:

1. It is in the best interest of the City of Peru to amend Section 151.080(C), (10) and (12) of the City of Peru Zoning Code of Ordinances.

2. Section 151.080 (C) currently reads as follows:

(C) Prior discussion and approval shall be required from the agent of City of Peru Plan Commission prior to fence installation at said specified sites.

(10) Fences shall be no greater than eight feet in height along the side and rear of the front properties with Zoning Administrator approval, not greater than 4 feet in height along the front property line in all residential zoned areas. Fences shall be

at least 18 inches (45.72cm) from the sidewalk or alley, all gates will swing inward. It is recommended that fences are erected at least one inch (2.54 cm) inside property line and post shall be placed inside toward the property of fence owner.

(12) Fences shall be set no closer than 4 inches (10.2 cm) from the front of the property corners. Any exceptions shall be at the discretion of the City of Peru Plan Commission per recommendation the agent of said Commission. (See division (A)(5) for reference to sidewalk encroachment.)

3. To reflect the necessary amendments to Section 151.080 (C), (10) and (12) of the City of Peru Code of Ordinance Book, said Section shall now be amended to read as follows:

(C) Prior permit, discussion and approval shall be required from the agent of City of Peru Plan Commission prior to fence installation.

(10) Fences shall be no greater than eight (8) feet in height along the side and rear of the front properties with Zoning Administrator approval, not greater than four (4) feet in height along the front property line in all residential zoned areas. Fences shall be at least eighteen (18) inches (45.72cm) from the alley, all gates will swing inward. It is recommended that fences are erected at least one inch (2.54 cm) inside the property line and posts shall be placed inside toward the property of the fence owner.

Haley Hewitt, representing the Building Department, explained the need for this ordinance. There was some discussion among the council and the mayor as to what the front of the house. There is some confusion in the way the current Ordinance is written. A motion was made by Councilperson Plothow, seconded by Councilperson Ramsey to table Ordinance 21-2023. Motion to table was approved by a vote of 6 Ayes, 0 Nays.

Matt O'Rourke from American Structure Point provided the council with results from the Retail Gap Analysis they had conducted. The analysis revealed retail areas of the city of Peru being underserved include clothing, sporting goods, motor vehicles, restaurants, and appliances/electronics. The total dollar amount of revenue within the city limits that is underserved was approximately \$204,000,000, and in the Primary Trading Area of \$280,000,000. Estimated square footage of additional retail space that could be supported is 382,000. The council had a few questions and thanked him for the analysis.

A motion was made by Councilperson Wolfe, seconded by Councilperson Ramsey, to consider Resolution 20-2023. Motion carried by a vote of 6 Ayes, 0 Nays

RESOLUTION # 20-2023

FOR APPROPRIATIONS AND TAX RATES State Form 55865 (7-15) Approved by the State Board of Accounts, 2015 Prescribed by the Department of Local Government Finance Budget Form No. 4

Be it ordained/resolved by the Peru Common Council that for the expenses of PERU CIVIL CITY for the year ending December 31, 2024, the sums herein specified are hereby appropriated and ordered set apart out of the several funds herein named and for the purposes herein specified, subject to the laws governing the same. Such sums herein appropriated shall be held to include all expenditures authorized to be made during the year, unless otherwise expressly stipulated and provided for by law. In addition, for the purposes of raising revenue to meet the necessary expenses of PERU CIVIL CITY, the property tax levies and property tax rates as herein specified are included herein. Budget Form 4-B for all funds must be completed and submitted in the manner prescribed by the Department of Local Government Finance. This ordinance/resolution shall be in full force and effect from and after its passage and approval by the Peru Common Council.

The Clerk-Treasurer reviewed the 2024 budget with the council. Raises were given to all the employees and the requests for new equipment were able to be met. The budget is projected to be \$100,000 positive over all the budget line items. Councilperson Plothow asked about increasing the amount of raise for the Aviation Supervisor. The Clerk said he would ask Baker Tilly about the ability to do that. Councilperson Wolfe asked about the large increase in health insurance. The Clerk stated that the policy does not renew until next April, so he used a 10% increase as a guesstimate. He also stated that he received quotes for the Commercial Liability policy, and the IT contract. This Resolution will be brought back to the council at the regular meeting on October 2 for adoption.

Clerk Treasurer Krauskopf informed the council that the City had recently received a refund of approximately \$750,000 for overpaid payroll taxes from the 4th quarter of 2021, which includes interest paid by the IRS.

Communications: NONE

ADJOURNMENT:

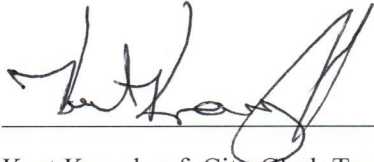
There being nothing further, Councilperson Ramsey moved to adjourn the meeting, seconded by Councilperson Sahaidachny. Motion carried.

MEETING ADJOURNED

A handwritten signature in black ink, appearing to read "Miles Hewitt", written over a horizontal line.

Miles Hewitt, Council President

Mayor of Peru Indiana

A handwritten signature in black ink, appearing to read "Kurt Krauskopf", written over a horizontal line.

Kurt Krauskopf, City Clerk Treasurer

City of Peru, Indiana