

**CITY OF PERU COMMON COUNCIL MINUTES
PERU CITY HALL, COUNCIL CHAMBERS
PERU, INDIANA
SEPTEMBER 19, 2024
SPECIAL MEETING**

Mayor Don Sturch called the special scheduled meeting of the Common Council to order at 5:30 pm on September 19, 2024.

ROLL CALL –Anderson, Fisher, Huber, Murphy, Sahaidachny, Stevenson and Ulery were present. Also present were City Attorney Dustin, Kern and Clerk Treasurer Andrea Newnum

A motion was made by Councilperson Fisher to reconsider Ordinance 16-2024, seconded by Councilperson Stevenson. 7-0 in favor.

ORDINANCE 16- 2024

AN ORDINANCE TO RE-ZONE IN THE CITY OF PERU

WHEREAS; A PETITION TO RE-ZONE from R-1 to R-3 on Parcel #: 52-08-28-300-002.000-016, Legal Description 021-26070-00 PT SW1/4; 28-27-04; 6.92 41 260 70000, More commonly known as 364 N Duke St (Rear Lot), Peru, In 46970 and Parcel #: 52-08-28-300-008.000-016, Legal Description 021-26090-00 PT OF W FRL 1/4; 28-27-04; 5.35 41 260 90000, More commonly known as 364 N Duke St (Side Lot), Peru, In 46970.

After Public Notice and a Public Meeting on the 3rd day of September 2024 the City of Peru Planning Commission has given its Favorable Recommendation with a vote of 4-1 and therefore submits their recommendation to the City of Peru Common Council for final action.

NOW THEREFOR BE IT ORDAINED BY THE COMMON COUNCIL FOR THE CITY OF PERU, INDIANA

SECTION 1: The following described Parcel #: 52-08-28-300-002.000-016, Legal Description 021-26070-00 PT SW1/4; 28-27-04; 6.92 41 260 70000, More commonly known as 364 N Duke St (Rear Lot), Peru, In 46970 and Parcel #: 52-08-28-300-008.000-016, Legal Description 021-26090-00 PT OF W FRL 1/4; 28-27-04; 5.35 41 260 90000, More commonly known as 364 N Duke St (Side Lot), Peru, In 46970.

SECTION 2: City of Peru Plan Commission believes this promotes the orderly development of its governmental units and environs and for the purpose of improving growth of the city.

Councilperson Anderson questioned if there was a way to delay this decision, so it is not so rushed. Tammy from Wado Cooper stated that the application was submitted August 1st only allows 2 months to give zoning changed. Councilperson Ulery stated when in August, Tammy stated the beginning of August, August 1st. They met with the sellers of the property in July then met with Jim Tidd and the Mayor to make sure the city was onboard. Councilmember Ulery questioned why 7 of the 15 units in Indiana were for sale. Tammy stated that they bought them as a RD portfolio with expectations to rehab them not understanding in rural development that it takes 3 years to close, she stated they have been very difficult to work with. It was in their best interest to sell this portfolio as it does not meet the standards of their company. Tammy also stated she brought the head of their Vice President of Management in this area. Tammy stated this is not section 8 housing has zero rental subsidy at all. This is affordable housing is for police officers starting out, bank tellers, restaurant managers. Tammy stated that just because someone has a voucher, they must meet all the other criteria of the application as well. If you

turn down someone who meets all the criteria just because they have a voucher you can be fined heavily by the Fair Housing Authority.

Councilperson Anderson questioned out of all their units how many have vouchers. Tammy stated that since they have 16,000 units there is no way for her to know. Kathy, VP of Management stated around 15% of the units have vouchers.

Councilperson Ulery questioned when they spoke to the utilities did the question the drainage issue. Speaking to both the stormwater and the sewage they stated they had no issue with them building in that location. Tammy stated that she had spoken to the fire department, and they stated there was no issue with them getting in and maneuvering a fire truck with the plans that are mapped out. She stated that she spoke to the Police Chief tonight, and he stated he had no problems either.

Councilperson Sahaidachny stated that he wanted to complement them on the leasing application that it was very thorough. Tammy stated that with security they will have security cameras around the facility and if need be, they could have one of the police officers move into the facility. She stated that if someone is breaking the rules they are evicted. The management team monitors the cameras.

Councilperson Huber stated that he would have a hard time knowing that there is a possibility of 38 people needing a home that are not available, cannot afford the rent and does not have the money for a down payment of a home. Does not feel it would be fair if we do not give those residents the option of housing. Tammy stated she did the market study of just one location in Peru, and they have 157 people on their waiting list. Stated she knows that these units will fill up quickly. Huber stated he knows that there are some concerns due to social media post recently that there will be traffic from bigger cities, which could be a possibility however it would not be fair to decline those in Miami County that need it. Tammy stated they will not be busing people into our city. During construction there will be a sign out front that will have a number for people to call. Councilperson Anderson asked if the leasing had first come first serve. Kathy stated the public comes to them and first step is income qualified, then they tenant screen, they make sure they make sure they income qualify. The tenants do not have to work but must have income such as social security. Councilperson Anderson asked how the vouchers worked, Kathy stated they usually come through a local housing agency or through the State. Money comes from the Federal Government through the local agency, vouchers usually pay around 30% of the rent. Tammy stated only 6 units are at the 30% AMI. Kathy stated that this is not low income or subsidized housing. Tammy stated these units are mixed used housing, some qualify for between 30% up to 80% AMI. Kathy stated that all units could have vouchers but generally around 3 or 15% is what they see. Kathy also stated that vouchers are not only for the low income they are also for someone on social security that does not have a pension. Councilperson Ulery stated that the residents do not have to work they only need to have job they just need an income. Kathy stated that is correct. Councilperson Fisher questioned if income was gross or net income. Councilperson Anderson questioned the turnover rate. Kathy stated it depends on age. She states the over 50 generally stay forever it is the below 20 that usually are more frequent, she stated generally they move on or get married. Kathy stated that the tenants sign a one-year lease then it is month to month following. Councilperson Anderson questioned how many people break their lease. Kathy stated in a 38 unit there would probably be possibly 1 turnover a month, about 12 a year, their goal is to get to 100% and stay at 100%. Councilperson Fisher stated he had some concerns about the entrance coming between 2 beautiful homes. He stated it is a quiet area. Kathy questioned the concern of having the housing complex in residential area, Councilperson Fisher stated he was concerned about the entrance. Tammy stated with their plans they plan on putting plantings and stated that they could move the entrance to 14th Street if that is where they want it but they felt coming off on Duke would have the least impact. Councilperson Huber this area is zoned currently, they are proposing 38 units, there is the possibility for 70-75 houses. Tammy stated there was another developer who was interested in putting 178 units there. Councilperson Ulery stated she was not totally against the project as Peru needs housing but wondered if they looked at different locations. Tammy stated that since the application was already submitted, they cannot change the location and if this project gets shut down tonight that there will be no housing coming into Peru. Councilperson Ulery questioned if they

could resubmit another application. Tammy stated if they wanted to look back at Peru, also the government is currently focusing on rural areas, they stated that they develop mostly rural areas that have housing needs. Councilperson Ulery questioned if it was typical for this fast of a turnaround with their other developments, Tammy stated it is for the affordable housing arena. Councilperson Sahaidachny lease infractions and that they can evict, Kathy stated yes if they violate the lease terms 3 times then they can be evicted. Councilperson Murphy questioned the monthly inspections, Kathy stated they must give them 24 hours' notice. Councilperson Anderson questioned the manager would be local. Kathy stated that since they do not have anyone close to the area that they would absolutely look at someone local. Anderson questioned work week. Kathy stated they work on a compressed work week typically 4-10-hour days, however if the manager wanted to work 5-8-hour days the time is usually 830-5.

Public questions/comments:

Jill Sharp stated she emailed all councilmembers and the mayor on 9/11/24 and wanted to thank Mr. Huber and Mrs. Murphy for responding. Jill also stated she lives in the 2-mile jurisdiction and wants the city to give that area back to the County. She voiced her concerns regarding the 7000 Haitians and residents who have imploded on Cass and Howard County. She is concerned about the local hospital, local school systems and the quality of education along with the already over-stressed teachers. She is concerned about the ability to get grants as the infant mortality rate increases. She stressed concern of the increase of HIV, STD's and tuberculosis. She questioned the number of Miami County citizens living in the Riverview housing, she sees all kinds of nationalities and out of state plates coming in and out of there. She questioned are we prepared for the crime rate to go up and the protection of the law enforcement officers. She stated that there are police constantly at Arrowhead Estates and Eagles Point and having undercover police officers living there. She stated that Peru needs to improve good paying jobs first then look at housing.

Terry Hanson 336 N Duke St. the previous owner of the property wanted to develop that property but was told he needed to put in a lift because the sewage could not handle it. She also stated that if this company states there is a need for housing why are they not building on all the land up there, she also feels that there is not enough land to do what they say they are going to do. She has concerns over increased traffic, no sidewalks being up in that area and the depreciation in property value.

Jeremy Leggit he also lives in the 2-mile jurisdiction, stated he has gone around the county, and it is evident that there is a need for affordable housing. Would like to see adequate guidelines and transparency to establish that Miami County residents come first to outside residents.

Mike Marburger is adjacent landowner are wanting to see Peru grow however this seems to have a lot of depreciation to the area. He would like to see more homes and not apartments.

Garry Hawley Longview Drive can appreciate the presentation that they put on, but what they are forgetting is there are 40 residents that will be affected by it. Stated he appreciated Bobby Huber thinking that 38 people would want to move to the area, however there are 40 neighbors that do not want that up there. This is not the location for this project.

Valarie Hiers has tried to be open-minded, stating that it was a good presentation, however, is concerned about the increase in traffic. Questioned if rent would go up, Tammy stated rent would only go up with the Miami County AMI rate. Questioned the property that would not be developed and asked if they would sell it. Tammy stated they could sell it as anything could be sold, however they have no intentions on selling. Valarie stated it seems rushed for the council.

Terry Hanson stated that the construction will infringe on the residents right to quiet for 14 months with noise and dirt.

Mayor Struch, you have heard why the citizens do not want the project, he wants to state why he thinks it will be good for the city. Newspaper states housing development planned for the city, that is not something that is seen hardly at all for our city. While running for Mayor he stated he would do everything to try to grow the city in

many ways, not only housing, retail, business or commercial. He stated before the commercial comes, we must have more houses. He has spoken to many developers, and they say you need more housing and population, you grow that, and developers will be coming to our city, before they invest millions of dollars to build, we need to have the population to support it, the housing to support it. He states he is interested in growing the city. He states he feels for the residents up there and their concerns do not fall on deaf ears. If we do not do anything people will continue to ask, why do we not have this restaurant or this business? The answer is we do not have the residents to support that. Our first job is to bring more houses to the city. He has been talking to developers for single family homes along with multifamily homes. The current owners can build housing and some of those houses will be in the back yards of some of those homes, they could also log out all the wood on that property because that is their right. If you do nothing you get nothing.

Councilperson Sahaidachny stated that people had concerns regarding the YMCA, also had concerns that the housing next door would sit empty because no one could afford it. Those houses are now full and have a waiting list. Stated he had taught the Haitians English for over a year, and they are some of the nicest people. Questioned the humanity and the One Nation Under God.

Councilmember Murphy stated she would like to hear from Chief Feller. Murphy questioned if Chief Feller was fine with the development. If everything they say is true, then there would be no issue. He stated the department already patrols areas of section 8 and if the development does come, they would patrol up there as well. The department knows how to do their job and would continue to do their job. Chief Feller mentioned that at Arrowhead it is not an undercover officer it is a State Police officer, that Arrowhead has taken security measures up there. Arrowhead got a bad name, that years ago it was a place that the department made runs there daily, there has been no calls in the last 24 hours. Chief Feller stated last year there were over 15,000 calls, they handled, genuinely they handle calls in just about every neighborhood.

Councilperson Fisher made a motion to approve Ordinance 16-2024 to rezone from R1 to R3, seconded by Councilperson Sahaidachny. Vote 3 ayes to 4 nays, Ordinance does not pass.

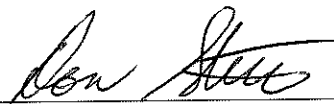
MOTION DENIED

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ADJOURNMENT:

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

MEETING ADJOURNED



Don Sturch, Council President
Mayor
City of Peru



Andrea Newnum, City Clerk Treasurer
City of Peru, Indiana

These minutes are a summary of actions taken at the City of Peru Common Council meetings. The full video archive of the meeting is available for viewing https://www.youtube.com/watch?v=wwSLL6_EtL4 for as long as this media is supported.