

**\* CITY OF PERU COMMON COUNCIL AGENDA \***

**PERU CITY HALL, COUNCIL CHAMBERS**

**PERU, INDIANA**

**September 11, 2023**

**5:45 PM**

**Public Hearing for 2024 City of Peru Budget**

**Special Meeting to consider Resolution 18, 2023 for additional appropriations from the Special Street and Sanitation Fund # 2403**

**6:00 Regular Meeting**

CALL TO ORDER: Mayor Hewitt

PLEDGE OF ALLEGIANCE - led by:

INVOCATION – Pastor Brent Wedding

ROLL CALL – Anderson, Gustin, Plohow, Ramsey, Russell, Sahaidachny, and Wolfe.

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

**COUNCIL LIASON COMMUNICATIONS:**

**UNFINISHED BUSINESS:**

**ORDINANCE NO. 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

**NEW BUSINESS:**

**RESOLUTION SEPTEMBER 19, 2023  
A RESOLUTION ESTABLISHING RATE TRACKING FACTOR FOR THE  
MUNICIPAL ELECTRIC UTILITY OF THE CITY OF PERU, INDIANA**

WHEREAS, the Electric Rate Adjustment for the following rates shall be on the basis of a Rate Tracking Factor, occasioned solely by changes in the cost of Purchased Power, in accordance with order of the City Council of Peru, Indiana, as a pass through approved in Cause No. 36835-S33 as follows:

**PERU MUNICIPAL ELECTRIC UTILITY RATE ADJUSTMENT  
FOR THE 4TH QUARTER 2023**

Residential Service (RS-1) \$0.003755 per kWh  
General Service (GSA-1) \$0.001733 per kWh  
Power Service (PS) \$0.001207 per kWh  
Security Lighting Service (SL-1) \$0.025903 per kWh  
Municipal Street Lighting (MSL-1) \$0.025189 per kWh  
Traffic Signal Service (TL) \$0.037772 per kWh

The above factors represent an average decrease in its schedule of rates for electricity sold in the amount of-\$0.001794 per kilowatt hour (kWh) applicable October, November, and December 2023.

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**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



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**CITY OF PERU COMMON COUNCIL**

**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.**

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**CITY OF PERU COMMON COUNCIL**

**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.**



**A presentation by American Structure Point with an update on the Retail Gap Analysis**

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**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.

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**COMMUNICATIONS:**

**Notice:**

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- If you are hearing impaired and require special hearing devices for this meeting, please notify us in advance of the meeting.
- If you require an interpreter for this meeting, please notify us in advance.