

CITY OF PERU COMMON COUNCIL MINUTES
PERU CITY HALL, COUNCIL CHAMBERS
PERU, INDIANA
SPECIAL MEETING
September 8, 2025, 5:45 PM

CALL TO ORDER: Mayor Sturch

ROLL CALL- Andrea Newnum, Clerk Treasurer

PRESENT: Steve Anderson, Tim Fisher, Bob Huber, Brandi Murphy, Pete Sahaidachny and Aricka Ulery; Drew Stevenson absent

ATTORNEY PRESENT: Dustin Kern

ADDITIONAL APPROPRIATION RESOLUTION NO 14-2025

Fund Name: Civic Center NR 5502 AMOUNT APPROVED
BY COUNCIL

Other Supplies & Charges \$ 2,230.00
Total \$ 2,230.00

Mayor Sturch stated that this appropriation was donations to purchase a portable bar and 2 leather couches.

Resolution 16-2025

Be it ordained/resolved by the **City of Peru Common Council** that for the expenses of **PERU CIVIL CITY** for the year ending December 31, **2026** 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 **City of Peru Common Council**.

Name of Adopting Entity / Fiscal Body	Type of Adopting Entity / Fiscal Body	Date of Adoption
City of Peru Common Council	Common Council and Mayor	10/06/2025

Funds					
Fund Code	Fund Name	Adopted Budget	Adopted Tax Levy	Adopted Tax Rate	
0061	RAINY DAY	\$0	\$0	0.0000	
0101	GENERAL	\$8,735,384	\$4,733,500	1.6165	
0180	DEBT SERVICE	\$210,200	\$314,500	0.1074	
0341	FIRE PENSION	\$742,887	\$0	0.0000	
0342	POLICE PENSION	\$529,943	\$0	0.0000	
0706	LOCAL ROAD & STREET	\$70,000	\$0	0.0000	
0708	MOTOR VEHICLE HIGHWAY	\$827,194	\$457,000	0.1561	
1136	CRIME CONTROL	\$5,000	\$0	0.0000	
1151	CONTINUING EDUCATION	\$26,000	\$0	0.0000	
1303	PARK	\$748,349	\$687,000	0.2346	
1380	PARK BOND	\$98,718	\$148,100	0.0506	
2102	AVIATION/AIRPORT	\$107,373	\$111,900	0.0382	
2379	CUMULATIVE CAPITAL IMP (CIG TAX)	\$0	\$0	0.0000	

2391	CUMULATIVE CAPITAL DEVELOPMENT	\$120,000	\$210,500	0.0719
2411	ECONOMIC DEV INCOME TAX CREDIT	\$3,762,000	\$0	0.0000
8604	SPECIAL FIRE PROTECTION TERRITORY GENERAL	\$3,209,924	\$4,829,300	1.2046
8692	SPECIAL FIRE PROTECTION TERRITORY EQUIPMENT REPLACE	\$259,000	\$180,400	0.0450
		\$19,451,972	\$11,672,200	3.5249

Home-Ruled Funds (Not Reviewed by DLGF)		
Fund Code	Fund Name	Adopted Budget
9500	Public Safety LOIT (1170)	\$1,012,602
9502	Special Street & San CCI	\$40,000
9503	American Rescue Plan	\$0
9504	Metro Fire Arson	\$0
9505	Park Nonreverting-Contributions/Gifts	\$0
9506	Golf Irrigation System Nonreverting	\$2,000
9507	Animal Control-Nonreverting-Donations	\$500
9508	Ordinance Violations	\$10,000
9509	Unsafe Building Fund	\$80,000
9510	Opioid Distribution	\$0
		\$1,145,102

With no questions from the council or audience
ADJOURNMENT: With no further questions motion made by Councilperson Ulery seconded by Councilperson Anderson.

**CITY OF PERU COMMON COUNCIL MINUTES
PERU CITY HALL, COUNCIL CHAMBERS
PERU, INDIANA
REGULAR MEETING
September 8, 2025, 6:00 PM**

CALL TO ORDER: Mayor Sturch
PLEDGE OF ALLEGIANCE-led by: Mayor Sturch
INVOCATION- Mayor Sturch
ROLL CALL- Andrea Newnum, Clerk Treasurer
PRESENT: Steve Anderson, Tim Fisher, Bob Huber, Brandi Murphy, Pete Sahaidachny and Aricka Ulery. Drew Stevenson absent.
ATTORNEY PRESENT: Dustin Kern

READING & CORRECTING MINUTES OF- Special and Regular Meeting August 4,2025 . Moved by Councilperson Sahaidachny, seconded by Councilperson Ulery, to suspend the rules and to adopt the minutes as presented. Vote 6-0,
MOTION CARRIED.

COMMITTEE LIAISON REPORTS:
Anderson- Fire Department had 98 runs, 5 fires, 10 gas leaks

Fisher- Attended Board of Works Meeting on 8/5/25 , Attended 8/6/25 Utility Service Board, MCEDA meeting on 8/13, Recycle 8/18, 8/21 Rediscover Downtown also attended the County Commissioners meeting on 8/4 and 8/18/25.

Attended the Ribbon cutting for the Splash Pad on 8/25/25

Huber- Kelly at the Airport states the inspection for the hanger is complete. They are planning a trip to the Kalamazoo Air Zoo. Greg at the Animal Shelter He attended Second Saturday where he took a few dogs that are available for adoption. Brian at the Street/Sanitation department just received their 3 new plow trucks.

Murphy- attended the Park Board meeting on 8/14, golf irrigation system is almost complete.

Sahaidachny- Civic Center will be hosting a Fall Shindig where there will be food trucks available in the parking lot

Stevenson-

Ulery- Attended Civic Center Committee where they will be holding a Fall Shindig on 9/27/25 where there will be Food Trucks. The Plan Commission did not meet

UNFINISHED BUSINESS:

A motion was made by Councilperson Ulery, seconded by Councilperson Anderson to consider Resolution 14-2025 vote 6-0 in favor

ADDITIONAL APPROPRIATION RESOLUTION NO 13-2025

Whereas, it has been determined that it is now necessary to appropriate more money than was originally appropriated in the annual budget; now, therefore:

Sec. 1. Be it ordained (resolved) by the Common Council of Peru, IN, Miami County, that for the expenses of the taxing unit, the following additional sums of money are hereby appropriated out of the funds named and for the purposes specified, subject to laws governing the same:

Fund Name: Civic Center NR 5502 \$ 2,230.00

Moved by Councilperson Anderson, seconded by Councilperson Ulery, to suspend the rules and to adopt the resolution in one meeting. Vote 6-0, **MOTION CARRIED.**

NEW BUSINESS:

Council to appoint new member to Board of Zoning Appeals. Councilperson Huber nominated Richard (Rick) Blair, Councilperson Anderson nominated Jennifer Hopkins. Council voted 4 votes for Blair to 2 votes for Hopkins. Rick Blair to be sworn in prior to the next BZA meeting.

A motion was made by Councilperson Anderson, seconded by Councilperson Murphy to consider Resolution 15-2025 vote 6-0 in favor.

RESOLUTION 15- 2025

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 2025

Residential Service (RS-1)	-\$0.001411 per kWh
General Service (GSA-1)	-\$0.000735 per kWh
Power Service (PS)	-\$0.001109 per kWh
Security Lighting Service (SL-1)	-\$0.001641 per kWh
Municipal Street Lighting (MSL-1)	-\$0.001569 per kWh
Traffic Signal Service (TL)	-\$0.004451 per kWh

The above factors represent an average INCREASE in its schedule of rates for electricity sold in the amount of \$0.001368 per kilowatt hour (kWh) applicable October, November and December 2025.

Moved by Councilperson Anderson, seconded by Councilperson Murphy, to suspend the rules and to adopt the Resolution in one meeting. Vote 6-0, **MOTION CARRIED.**

Kati Roberts and Eric McCoy presented the ReDiscover Downtown additional alley activations along with the Downtown Placemaking Initiative. Kati explained that in 2026 they are considering a pocket park at 67 S Broadway. Tim questions the development of 71/73 S Broadway and having the park already developed. Mr. Tidd stated that he would not want to see the park developed until the building is developed. In 2027 they would like to activate the long alley that goes from E 5th Street behind the museum to E 6th Street. Their request is \$20,000 per year for the next 3 years.

A motion was made by Councilperson Huber, seconded by Councilperson Ulery to consider entering into a Development Agreement between Sunset Ridge LLC and the City of Peru vote 6-0 in favor.

DEVELOPMENT AGREEMENT BETWEEN SUNSET RIDGE LLC AND THE CITY OF PERU

Agreement states that the city will pay \$250,000 as a forgivable loan following the building of the first 20 homes. Sunset Ridge agrees to build at least 2 homes a year. There will be 33 single family homes at a minimum of 1500 sq ft or more average cost of \$300,000. Moved by Councilperson Huber, seconded by Councilperson Ulery, to agree to have Mayor Sturch and Clerk Treasurer Newnum to sign the agreement. Vote 6-0, **MOTION CARRIED**.

Conditional Project Expenditure Agreement with Sunset Ridge LLC. Councilperson Ulery stated that the Peru Economic Development Authority met at 5:30 pm where they reviewed the agreement and recommended in favor.

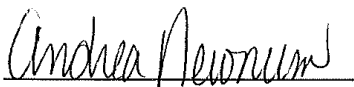
A motion was made by Councilperson Anderson, seconded by Councilperson Huber to consider Ordinance No. 21-2025 vote 6-0 in favor.

ORDINANCE NO. 21- 2025 AN ORDINANCE AUTHORIZING THE ENTERING INTO OF A CONDITIONAL PROJECT EXPENDITURE AGREEMENT OF CITY OF PERU, INDIANA AND THE DISPOSITION OF THE PROCEEDS THEREOF TO SUNSET RIDGE LLC, AND AUTHORIZING AND APPROVING OTHER ACTIONS IN RESPECT THERETO. Sunset Ridge LLC, (the "Borrower"), has requested that the City enter into the Expenditure Agreement under the Act, whereby the payments thereunder to the Borrower will be equal to sixty-five percent (65%) of the available tax increment relating to the Project (as hereinafter defined) each year for a period of eighteen (18) years (the "Pledge of Applicable TIF Revenues"), for the purpose of financing all or any portion of the cost of the acquisition, construction or installation of land, improvements, buildings, structures, machinery, equipment or furnishings for the Borrower's facility located in the City. Councilperson Anderson questioned if the 18 years start with the first taxing year following house one being built. Moved by Councilperson Ulery, seconded by Councilperson Anderson, to suspend the rules and to adopt the ordinance in one meeting. Vote 6-0, **MOTION CARRIED**.

COMMUNICATIONS: NONE

ADJOURNMENT:

There being nothing further, Councilperson Anderson moved to adjourn the meeting, seconded by Councilperson Huber. **MEETING ADJOURNED**


Andrea Newnum, City Clerk Treasurer
City of Peru, Indiana


Don Sturch, Mayor
City of Peru