

CITY OF PERU COMMON COUNCIL MINUTES

PERU CITY HALL, COUNCIL CHAMBERS

PERU, INDIANA

April 3, 2023

5:45

A special meeting was held prior to the scheduled council meeting to discuss appropriations from the ARP fund for three projects in the City of Peru.

Chief Sofianos addressed both Resolution 5, 2023 and Resolution 6, 2023. Resolution 6 concerned replacing surveillance cameras placed throughout the city. Resolution 7 concerned installing cameras in city Police vehicles. There was discussion among the council members concerning cost and need. The assembled audience was given the opportunity to ask questions.

The council decided to reform a committee as was done in 2022 to prioritize the expenditures from the ARP fund.

Resolution 7, 2023 was presented to allow payment of work done at the amphitheater. This was authorized last year but was not completed until 2023. This was presented to allow the council to reapprove the funding.

Meeting was adjourned at 6:14 pm.

Mayor Hewitt called the regularly scheduled meeting of the Common Council to order at 6:15 pm on April 3, 2023. The following members were present: Steve Anderson, Tom Gustin, Mark Ramsey, Pat Russell, Peter Sahaidachny, Betsy Wolfe, and Kathleen Plothrow.

Others present were Mayor Hewitt, City Clerk/Treasurer Kurt Krauskopf, City Attorney Dustin Kern, department heads and other interested persons and members of the community.

PLEDGE OF ALLEGIANCE - led by Peter Sahaidachny **INVOCATION** – led by Pastor William Lycan

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

READING & CORRECTING JOURNAL - of minutes of Regular Meeting on March 6, 2023

Councilperson Sahaidachny moved, seconded by Councilperson Wolfe, to adopt the minutes.

Roll Call: 7 Ayes 0 Nays

MOTION CARRIED

Wolfe: Reported that the Cable Committee has a vacancy due to a resignation.

Ramsey: Reported on the Animal Control Department and the work being done by the Parks Department on a new 5-year plan.

Kathleen: Peru Municipal Airport has a fly-in scheduled this summer.

Anderson: Nothing to report.

Sahaidachny: Reported that the Board of Works approved hires and a retirement for the Peru Fire Department and Peru Police Departments.

Russell: Reported that the Civic Center conducted 12 parties in March and the repairs to the portico has begun.

Gustin: Nothing to report.

OLD BUSINESS

NONE

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NEW BUSINESS

ORDINANCE 7-2023

Councilperson Wolfe moved, seconded by Councilperson Plathow to consider Ordinance 7, 2023. Motion carried.

AN ORDINANCE TO REZONE FROM R-1 TO R-3 VARIOUS PARCELS IN BLOOMFIELD ADDITION TO THE CITY OF PERU

WHEREAS; A PETITION TO REZONE from R-1 to R-3 on Parcel #: 52-08-21-401-204.000-016, 52-08-21-401-205.000-016, 52-08-21-401-206.000-016, 52-08-21-401-207.000-016, 52-08-21-401-208.000-016, 52-08-21-401-209.000-016, commonly known as Monroe Ave, and parcel #: 52-08-21-401-176.000-016, 52-08-21-401-175.000-016, 52-08-21-401-173.000-016, commonly known as Madison Ave. Legal Descriptions- BLOOMFIELD AD; LOTS 268-273 and BLOOMFIELD AD; LOTS 237-239.

After Public Notice and a Public Meeting on the 28th day of March 2023 the City of Peru Planning Commission has given its **Favorable** Recommendation and therefore submits their recommendation to the City of Peru Common Council for final action.

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

SECTION 1: Parcel #: 52-08-21-401-204.000-016, 52-08-21-401-205.000-016, 52-08-21-401-206.000-016, 52-08-21-401-207.000-016, 52-08-21-401-208.000-016, 52-08-21-401-209.000-016, commonly known as Monroe Ave, and parcel #: 52-08-21-401-176.000-016, 52-08-21-401-175.000-016, 52-08-21-401-173.000-016, commonly known as Madison Ave. Legal Descriptions- BLOOMFIELD AD; LOTS 268-273 and BLOOMFIELD AD; LOTS 237-239.

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.

Haley Shuck recapped Ordinance #7 and stated the City of Peru Planning Commission had given its Favorable Recommendation. Councilperson Wolfe moved, seconded by Councilperson Plothow to adopt Ordinance 5-2023. Motion passed with a vote of 7 ayes, 0 nays.

MOTION CARRIED

ORDINANCE 8, 2023

Councilperson Wolfe moved, seconded by Councilperson Russell to consider Ordinance 8, 2023. Motion carried.

AN ORDINANCE TO RE-ZONE IN THE CITY OF PERU PARCELS IN BUNNELL'S ADDITION

WHEREAS; A PETITION TO REZONE from R-3 to B-3 on Parcel #: 52-08-28-102-051.000-016, 52-08-28-102-052.000-016, 52-08-28-102-053.000-016, 52-08-28-102-054.000-016, 52-08-28-102-055.000-016, 52-08-28-102-056.000-016, Legal Descriptions- BUNNELLS AD LOTS 45-51

After Public Notice and a Public Meeting on the 28th day of March 2023 the City of Peru Planning Commission has given its **Unfavorable** Recommendation and therefore submits their recommendation to the City of Peru Common Council for final action.

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

SECTION 1: Parcel #: 52-08-28-102-051.000-016, 52-08-28-102-052.000-016, 52-08-28-102-053.000-016, 52-08-28-102-054.000-016, 52-08-28-102-055.000-016, 52-08-28-102-056.000-016, Legal Descriptions- BUNNELLS AD LOTS 45-51

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.

Haley Shuck recapped Ordinance # 8 and stated the City of Peru Planning Commission had given its Unfavorable Recommendation on this ordinance.

City resident Bernard Giver addressed the council and recapped the comments made by the citizens in the neighborhood. No residents were for the rezoning and did not want the planned storage facilities to be constructed in the subdivision.

A motion was made by Councilperson Wolfe, seconded by Councilperson Gustin, to adopt Ordinance 8, 2023. The motion failed by a vote of 0 Ayes, 6 nays, 1 Abstention.

MOTION FAILED

ORDINANCE 9, 2023

Councilperson Wolfe moved, seconded by Councilperson Ramsey to consider Ordinance 9, 2023. Motion carried.

AN ORDINANCE TO VACATE A NORTH-SOUTH ALLEY IN THE CITY OF PERU IN BUNNELL'S ADDITION.

WHEREAS; A PETITION TO VACATE the undeveloped North/South Alley bounded by the north by parcel # 52-08-28-102-064.000-016, commonly known as 11 Washington, bounded by the south, Delores Ave, bounded by the west by parcel # 52-08-28-200-001.000-015, commonly known as 352 Blair Pike, bounded by the east parcels 52-08-28-102-051.000-016, 52-08-28-102-052.000-016, 52-08-28-102-053.000-016, 52-08-28-102-054.000-016, 52-08-28-102-055.000-016, 52-08-28-102-056.000-016, commonly known as Circle Dr and Jean Ave, LOTS 45-51 in Bunnell's Addition. After Public Notice and Public meeting on the 28th day of March 2023 the City of Peru Planning Commission has given its **Unfavorable** Recommendation and therefore submits their recommendation to the City of Peru Common Council for final action.

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

SECTION 1: The following described bounded by the north by parcel # 52-08-28-102-064.000-016, commonly known as 11 Washington, bounded by the south, Delores Ave, bounded by the west by parcel # 52-08-28-200-001.000-015, commonly known as 352 Blair Pike, bounded by the east parcels 52-08-28-102-051.000-016, 52-08-28-102-052.000-016, 52-08-28-102-053.000-016, 52-08-28-102-054.000-016, 52-08-28-102-055.000-016, 52-08-28-102-056.000-016, commonly known as Circle Dr and Jean Ave, LOTS 45-51 in Bunnell's Addition. Said petitioner Dwight Dillman. All existing Easements now in effect will continue in perpetuity.

SECTION 2: Said North/South Alley is not necessary for the development growth to the City of Peru, Indiana. That such proposed vacation is for the public good.

SECTION 3: Public Utilities for Electric, Gas, Phone and Cable have given their approval and all easement rights to this undeveloped street remain in effect for the above.

Haley Shuck recapped Ordinance # 9 and stated the City of Peru Planning Commission had given its Unfavorable Recommendation on this ordinance. A motion was made by Councilperson Sahaidachny,

seconded by Councilperson Anderson, to adopt Ordinance 8, 2023. The motion failed by a vote of 0 Ayes, 6 nays, 1 Abstention.

MOTION FAILED

ORDINANCE 10, 2023

Councilperson Wolfe moved, seconded by Councilperson Ramsey to consider Ordinance 10, 2023.
Motion Carried.

AN ORDINANCE TO VACATE AN UNDEVELOPED TRIANGLE PIECE OF LAND IN THE CITY OF PERU

WHEREAS; A PETITION TO VACATE the undeveloped triangle piece of land bounded by the north by parcel #52-08-28-102-056.000-016 LOT 51 in Bunnell's Addition, bounded by the south, Circle Drive, bounded by the west by parcel # 52-08-28-102-056.000-016 LOT 50 in Bunnell's Addition, bounded by the east by Jean Ave. Legal Description: BEGINNING at an iron pipe at the southwest corner of Lot 51, said corner being the northwest corner of the intersection of Circle Drive and Jean Avenue; thence North 65°54'00" East (bearing system based upon plate of Bunnell Addition) along the south line of Lot 51 a distance of 37.77 feet to a 5/8 inch iron rebar; thence South 01°45'00" West a distance of 85.45 feet to an iron Pipe at the southeast corner of Lot 50; thence North 24°29'00" West along the east line of Lot 50 a distance of 76.90 feet to a to the POINT OF BEGINNING, containing and area of 1452 square feet. After Public Notice and Public meeting on the 28th day of March 2023 the City of Peru Planning Commission has given its **Unfavorable** Recommendation and therefore submits their recommendation to the City of Peru Common Council for final action.

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

SECTION 1: The following described bounded by the north by parcel #52-08-28-102-056.000-016 LOT 51 in Bunnell's Addition, bounded by the south, Circle Drive, bounded by the west by parcel # 52-08-28-102-056.000-016 LOT 50 in Bunnell's Addition, bounded by the east by Jean Ave. Legal Description: BEGINNING at an iron pipe at the southwest corner of Lot 51, said corner being the northwest corner of the intersection of Circle Drive and Jean Avenue; thence North 65°54'00" East (bearing system based upon plate of Bunnell Addition) along the south line of Lot 51 a distance of 37.77 feet to a 5/8 inch iron rebar; thence South 01°45'00" West a distance of 85.45 feet to an iron Pipe at the southeast corner of Lot 50; thence North 24°29'00" West along the east line of Lot 50 a distance of 76.90 feet to a to the POINT OF BEGINNING, containing and area of 1452 square feet. Said petitioner Dwight Dillman. All existing Easements now in effect will continue in perpetuity.

SECTION 2: Said undeveloped triangle piece of land is not necessary for the development growth to the City of Peru, Indiana. That such proposed vacation is for the public good.

SECTION 3: Public Utilities for Electric, Gas, Phone and Cable have given their approval and all easement rights to this undeveloped street remain in effect for the above.

Haley Shuck recapped Ordinance # 10 and stated the City of Peru Planning Commission had given its Unfavorable Recommendation on this ordinance. Councilperson Russell moved, seconded by

Councilperson Ramsey to adopt Ordinance 10, 2023. The motion failed by a vote of 0 Ayes, 6 nays, 1 Abstention.

MOTION FAILED

ORDINANCE 11, 2023

Councilperson Wolfe moved, seconded by Councilperson Anderson to consider Ordinance 11, 2023. Motion Carried.

AN ORDINANCE TO RE-ZONE IN THE CITY OF PERU

WHEREAS; A PETITION TO REZONE from B-3 to an I-1 on Parcel #: 52-08-16-200-002.000-012, commonly known as 1995 N Mexico Rd. Brief Legal Description- 012-25601-00 N PT NW1/4; 16-27-04; .79 BUS 31N AND 200N; DA 645; 23 256 00100. Full Legal Description- See Attachment A.

After Public Notice and a Public Meeting on the 28th day of March 2023 the City of Peru Planning Commission has given its **Unfavorable** Recommendation and therefore submits their recommendation to the City of Peru Common Council for final action.

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

SECTION 1: Parcel #: 52-08-16-200-002.000-012, commonly known as 1995 N Mexico Rd. Legal Description- 012-25601-00 N PT NW1/4; 16-27-04; .79 BUS 31N AND 200N; DA 645; 23 256 00100 Full Legal Description- See Attachment A.

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.

Haley Shuck recapped Ordinance # 11 and stated the City of Peru Planning Commission had given its Unfavorable Recommendation on this ordinance. A motion was made by Councilperson Sahaidachny, seconded by Councilperson Anderson, to adopt Ordinance 11, 2023. The motion failed by a vote of 0 Ayes, 7 Nays.

MOTION FAILED

Councilperson Wolfe moved, seconded by Councilperson Ramsey to consider Resolution 3, 2023. Motion Carried.

RESOLUTION #3-2023

A RESOLUTION ESTABLISHING RATE TRACKING FACTOR FOR THE CITY OF PERU MUNICIPAL WATER UTILITY LOCATED AT THE GRISSOM AEROPLEX SERVICE AREA

WHEREAS, Ordinance #24, 2019 establishes the basis to annually review and adjust Grissom Water Utility Rates as calculated according to the formula used by the Indiana Utility Regulatory Commission and stipulated in the Rate, as follows:

1. The amount of the Allowable Expense as stated in the Cost-of-Service Study performed by Baker Tilly Virchow Krause. LLP for the January 1, 2020 Rate,
2. Times the annual CPI-U (Consumer Cost Index) as determined by the Indiana Utility Regulatory Commission calculation,
3. Expressed as a percent of the previous 12 months Operating Revenues,
4. And applied equally to all rate schedules with the exception of Nonrecurring Charges.

THEREFORE, the charges as adjusted on Exhibit "A" shall be in effect as of billings generated on or after May 1, 2023:

Josh Chance, General Manager of Utilities, explained the need for the adjustment. This increase was for an average of 4.8%, and tracked the inflation factor that the Utility has experienced.

Councilperson Wolfe moved, seconded by Councilperson Plathow, to adopt Resolution 3, 2023. Motion carried with a vote of 7 Ayes, 1 Nays.

MOTION CARRIED

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ORDINANCE 6, 2023

Councilperson Wolfe moved, seconded by Councilperson Anderson to consider Ordinance 6, 2023. Motion Carried.

AN AMMENDED ORDINANCE REPEALING ORDINANCE 3, 2016, AND INSERTING IN IT'S PLACE A NEW SCHEDULE OF RATES AND CHARGES FOR SERVICE PROVIDED BY THE MUNICIPAL ELECTRIC UTILITY OF PERU, INDIANA

Josh Chance with the Utilities presented a slide show to explain the need for the need for an electric rate increase. Costs have risen dramatically, and many capital projects have been postponed over the years in an effort to control expenditures. They have also reduced staff due to attrition, and are experiencing loss of journeymen linemen to other utility companies due to higher wages being paid elsewhere. The need is great for a rate increase, and it has been a long time since there was any appreciable increase other than annual inflation adjustments.

This ordinance will come back for adoption at the May meeting. If it passes then, the new rates will take effect in June.

RESOLUTION 5, 2023

A RESOLUTION TO APPROPRIATE FUNDS FROM ARP TO PURCHASE AND INSTALL NEW SURVEILLANCE CAMERAS THROUGHOUT THE CITY OF PERU INDIANA IN THE AMOUNT OF \$165,040.00

After some discussion, it was decided to leave this resolution on the table until a committee could meet and discuss allocations from the ARP Fund

RESOLUTION 6, 2023

A RESOLUTION TO APPROPRIATE FUNDS FROM ARP TO PURCHASE AND INSTALL NEW CAMERAS FOR POLICE VEHICLES IN THE AMOUNT OF \$339,032.40

After some discussion, it was decided to leave this resolution on the table until a committee could meet and discuss allocations from the ARP Fund.

RESOLUTION 7, 2023

Councilperson Wolfe moved, seconded by Councilperson Plathow to consider Resolution 7, 2023.
Motion Carried.

**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,

WHEREAS, the Peru City Council adopted Ordinance# 6-2021 to establish the American Rescue Plan Fund according to regulations provided by the United States Treasury and the Indiana State Board of Accounts; and,

WHEREAS, the United States Treasury revised certain regulations in their final rule, to allow the first \$10 Million of the grant received to be considered under the revenue replacement category; and,

WHEREAS, the revenue replacement category can be spent on any legal government expense except for pension payment and debt service; therefore, the Council considers this appropriation to be concurrent with the plan contemplated in the ordinance;

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 ARP Fund 2406 and for the purposes specified, and subject to laws governing the same:

Fund Name: ARP Fund 2406

AMOUNT
REQUESTED

Machine, Equipment, Vehicles, Furniture (451)	\$ 1,003.32
Total	\$ 1,003.32

Installation of two new light poles was completed recently at the amphitheater. The invoice for these poles was not received until March 20, 2023. Because this work was authorized in 2022, but not completed until 2023, this resolution was introduced to ensure the authorization and the payment would occur in the same calendar year It was moved by Councilperson Wolfe, seconded by Councilperson Anderson, to adopt Resolution 7, 2023. The vote was 7 Ayes, 0 Nays.

MOTION CARRIED

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A motion was made by Councilperson Wolfe, seconded by Councilperson Ramsey, to consider Resolution 9, 2023. Motion Carried.

TRANSFER OF FUNDS
CITY OF PERU, MIAMI COUNTY, INDIANA

WHEREAS, it has been determined that an error was made in 2022 when funding highway repairs, it is now necessary to transfer funds from Fund 2203 Motor Vehicle Highway Restricted Fund to Motor Vehicle Fund and,

Sec. 1. Be it ordained by the Peru City Council that for the expenses of the taxing unit the following sums of money are hereby transferred out of fund 2203 Motor Vehicle Highway Restricted Fund and for the purposes specified, and subject to laws governing the same:

Fund Name: Motor Vehicle Highway Fund (Restricted)

	AMOUNT REQUESTED
Motor Vehicle Highway Fund (2201)	\$ 298,285.99
Total	\$ 298,285.99

Clerk-Treasurer Krauskopf explained that last year, the City’s portion of funds for the repaving of North Broadway were taken from the MVH Account in error. They should have been disbursed from the MVH restricted fund. This is just an accounting entry to restore the funds to the MVH fund. It was moved by Councilperson Wolfe, seconded by Councilperson Ramsey, to adopt Resolution 9, 2023. The vote was 7 Ayes, 0 Nays.

MOTION CARRIED

Jim Tidd with MCEDA introduced Matt O'Rourke from American Structurepoint company. They are a company that utilizes demographics to help match potential retailers and commercial businesses with communities.

Matt presented a slide show detailing how his program works. Companies need to know the demographics of an area before they consider locating in a community. Also, the research shows what type businesses are needed in an area, and which demands are already being met. MCEDA is sponsoring this research.

The City Council accepted the resignation of long-time Cable Committee member, Glenn Russell. He is relocating to Ohio for family reasons.

Mayor Hewitt reported that he has been in contact with a Pro-Bone legal group, the Attorney General's Office, and Senator Donato's office concerning the sale of the Miamisport/Leonda Mobile Home park and the resident's concerns that were aired at the March meeting.

Councilperson Gustin reminded everyone that April is National Child Abuse Awareness month. It is not just something that occurs elsewhere, it is in Peru and Miami County also.

ADJOURNMENT:

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

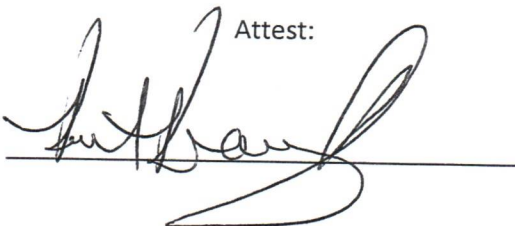
MEETING ADJOURNED



Miles Hewitt, Council President

Mayor of Peru, Indiana

Attest:



Kurt Krauskopf, City Clerk Treasurer

City of Peru, Indiana