CITY OF TERRYTOWN
Regular Meeting of the City Council
June 6th, 2025

The City of Terrytown Council met on Thursday, June 6th, 2025, at 6:30 PM, for their regular monthly meeting 2025 at the Gym at the Carpenter Center, 116 Terry Blvd in the City of Terrytown, Nebraska. Notice of said meeting was published in the Star-Herald according to Nebraska State Law and posted in three prominent places as outlined by ordinance. Mayor, Chris Perales called the meeting to order at 6:31 p.m. Council Members present in person were Brandon Ettleman, Mike Minzey, and Emily Norman. Deputy Clerk, Echo Woyak was present and took minutes. Also present, Jeff Wolfe, City Engineer, and Utility Supervisor, Hugo Chairez.

The Pledge of Allegiance was recited by those in attendance. Mayor Perales pointed out the location of the poster for the Open Meetings Act, a copy which is also available on the City of Terrytown website.

There were no changes to the agenda and no emergency items.

There was no public comment.

Council received correspondence of City of Terrytown Variance Denied on Application for 255 Stable Club Road, and a letter from the State Auditor. Mayor Perales inquired as to the reasoning behind the letters often received from the State Auditor, and was informed this one was to let city council know the Audit was late enough that Highway allocation was being withheld for the time.

Anita Doggett, Executive Director of Housing Partners of Western Nebraska (Housing) and Jason Wilcox, Maintenance Supervisor of Housing attended the meeting on behalf of Housing. Wilcox told the council Housing has talked to four contractors and was recommended to get 1½ inch meters and pits, as opposed to adjusting from ¾ inch up to 1½ inch. He stated that Housing in hopes of being a good neighbor to all those in the City of Terrytown did not wish to steal from the city or lie to them, and Housing wishes to resolve the issue in a timely manner despite what miscommunication may have occurred. Wolfe inquired of Housing if they were understanding the base rates for 1½ inch meters is significantly higher than those of ¾ inch meters. Doggett informed that they understood the base rate was higher but with the sprinkler system in place 1½ inch meters were needed so there was nothing else to be done, they also wished to do five meters as opposed to one to be able to clearly tell where leaks were when they did happen. Chairez informed the Council and Housing that according to ordinance the city is responsible for all lines up to the meter, and Housing is responsible for everything after that point, which would bring some water lines into City responsibility once the meters are installed. Woyak inquired about a possible timeline for meters to be installed. Wilcox replied once meters are ordered in, they can be installed rather quickly, with hopes of a payment plan on the meters that ordinance requires are bought from the City. Doggett inquired about the bill decided on from the previous December requesting it be rethought as Housing had no meters, thus should not have to pay for meters and if instead the City could possibly a calculated water use estimate. She also informed that she had been under the misunderstanding that the City Council would appoint a committee to more directly communicate with Housing to come up with a proper plan, and that was why Housing was unable to start on their end of this project. Perales informed that no committee could be formed without the request for one, and no request was ever put forward. Norman asked Wolfe if the plan

for meters put forward by housing would work with the current system of the City. Wolfe said it would, if the city would order the meters to be sold to housing so the new equipment matched the rest of the city, then they could be easily installed. He reminded the city and housing that the whole meter project included federal funding that could be required to be returned if the issue was not resolved and due to the fact that everyone thought Housing's irrigation water was being metered that some leeway may be allowed if a plan was put into action to resolve the issue. Wilcox informed that it is part of Housing's five-year plan to replace some of the old lines. Norman replied that with the meters the City would be responsible for more lines than before, but that it is important the issue of the water not being metered be resolved. Doggett requested that any further issues that come up be directly communicated with herself or Wilcox. Doggett requested further conversation on the bill discussed for the back charge on the meters to December 2024. Norman moved to put the discussion of reducing, excusing, or keeping the Housing bill on the July meeting agenda. Ettleman seconded the motion. Aye's: Ettleman, Norman, and Minzey. Nay's: none. Motion carried.

Norman Moved to approve the resignation of Gary Pfortmiller from the Planning Commission and Board of Adjustment effective June 12,2025. Minzey seconded the motion. Aye's: Ettleman, Norman, and Minzey. Nay's: none. Motion carried.

Wolfe informed council that the City of Gering put forward the option to make monthly payments or one payment on the Water Treatment Plant Project. Minzey inquired if there would be interest charges if monthly payments were made. Wolfe said there would be no interest, He also advised the monthly payments would be better for an audit trail. Minzey moved to do monthly payments. Ettleman seconded the motion. Aye's: Ettleman, Norman, and Minzey. Nay's: none. Motion carried.

Ettleman moved to ~~move~~ approve the July meeting be moved from the second Thursday (July 10th) to the third Thursday (July 17th) due to Oregon Trail Days and as outlined via Ordinance. Norman seconded the motion. Aye's: Ettleman, Norman, and Minzey. Nay's: none. Motion carried.

Minzey moved to approve the meeting minutes from May 8th 2025 Regular Meeting. Ettleman seconded the motion. Aye's: Ettleman, Norman, and Minzey. Nay's: none. Motion carried.

Ettleman Moved to approve Payment of Regular Claims for May 2025. Norman seconded the motion. Aye's: Ettleman, Norman, and Minzey. Nay's: none. Motion carried.

Council received the Revenue & Expense Reports for May 2025.

Norman moved to approve the Employee Handbook as written with a review of On-Call pay during the Budget Session Meetings. Ettleman seconded the motion. Aye's: Ettleman, Norman, and Minzey. Nay's: none. Motion carried.

Wolfe informed the council that the Road Maintenance Agreement with the city of Gering had no changes other than a rate increase. Norman moved to approve the 2025 Road Maintenance agreement with the City of Gering.

Council received Communications and Police Chief Reports for May 2025.

Mayor, City of Terrytown

ATTEST:

City Clerk

Payment of Claims May 2025

General: Ace – Shop Supplies, $26.23; Beam - Dental, $334.87; Carpenter Center - Rent, $2,520.60; Garnishment - $66.10; Echo Woyak – Education, $100.00; FICA - $12,941.89; Jennifer Mattern – Milage, $62.58; Jirdon's Agri Chem INC – Greenmaster, $1,671.60; League Assoc. Risk Management – Pick-Up insurance, $331.40; Medica – Insurance, $7,936.14; Neb U.C Fund – Taxes, $1,035.27; NE Dept. of Rev. - $651.21; NPPD - $319.90; O'Reilly – Tire Inflate, $47.98; Humane Society - $954.82; Panhandle Partnership – Welcoming Communities, $200.00; Principal - Vision, $100.98; Print Express – Stickers, $142.00; Police – Contracted Services, $22,923.34; Scotts Bluff County Clerk – Interlocal, $10,912.48; Capital Bank IRA, $762.60; Column Software - Publications, $230.16; UNO – Classes, $299.00; Verizon - $263.10; VISA – Classes, $1,282.01; **Street:** Ace – Weed Sprayer, $80.99; Garnishment - $128.08; Legacy Co-op - $74.99; Cyclone – Gas, $1,050.14; FICA - $2,229.41; City of Gering – Sand, $821.36; Intralinks – IT, $122.55, NE Dept. of Rev. - $306.78; NPPD - $2,472.72; Sandberg Implement - Kubota, $576.03; M.C. Schaff – Meeting, $466.00; Simon Construction – Asphalt Patching, $50,000.00; Capital Bank IRA, $239.56; VISA – Gas, $179.63; **Keno:** NPPD - $116.82; Sandburg Implement – Kubota, $1,002.44; **Water:** Allo – SCADA, $202.75; Budge-It Drain – Labor, $335.00; Garnishment - $162.34 ; Sales/Use Tax - $1,508.01; FICA - $3,135.16; Enviro Service – Labs, $60.00; City of Gering – Water, $2,523.34; Municipal Supply Inc. – Meter supplies, $1,220.00, NE Dept. of Rev. - $442.26; NPPD - $490.81; Pitney Bowes – Postage, $500.00; Capital Bank IRA, $318.42; Terry Carpenter INC. – Water Well Lease, $1,152.22; **Electric:** City of Gering - $51.45; NPPD - $32.63; **Sewer:** Century business – Copier, $163.23; Garnishment - $114.28; City of Scottsbluff – Wastewater, $7,066.94; FICA - $1,775.57; Enviro Service – Labs, $430.00; Hugo Chairez – Step Bit, $180.72; NE Dept. of Rev. - $248.49; NPPD - $236.59; O'Reilly – Oil, $38.99; One Call Concepts – Locates, $13.51; Pitney Bowes – Postage, $500.00; Capital Bank IRA, $169.39; Terry Carpenter INC – Sewer Land Lease, $824.00, Waste Connections - $7,813.66

Payroll: $31,391.58

Wolfe recommended to award the 2025 Terry Boulevard Rehabilitation project to Infinity Construction, in the amount of $218,530.00. Norman moved to approve Resolution 25-02. Ettleman seconded the motion. Aye's: Ettleman, Norman, and Minzey. Nay's: none. Motion carried.

Perales informed that it was advised to do two budget workshops, and requested that Jeni Mattern, City Clerk, request dates might work for everyone involved and set those dates up for the workshops.

Norman moved to approve the NERW 2025-2026 Membership in the amount of $105.00 with Hugo Chairez as voter designee and Robert Blanco as Alternate. Ettleman seconded the motion. Aye's: Ettleman, Norman, and Minzey. Nay's: none. Motion carried.

Perales inquired what the two car ports would be for and where they would be located. Chairez responded that one would be for the grey Dodge truck, located by the City Shop so it would not get storm damage, as well as being used as some protected outdoor storage, the other would be for protection of the back hoe located near the sewer plant. Norman moved to approve the first car port in the amount of $5,695.00. Ettleman seconded the motion. Aye's: Ettleman, Norman, and Minzey. Nay's: none. Motion carried. Norman moved to approve the second car port in the amount of $2,610.00. Ettleman Seconded the motion. Aye's: Ettleman, and Norman. Nay's: Minzey. Motion carried. Norman moved to purchase both car ports and pay via an invoice that will be provided and reviewed at the July 17th 2025 meeting. Ettleman seconded the motion. Aye's: Ettleman, Norman, and Minzey. Nay's: none. Motion carried.

Ettleman inquired as to why Woyak would like to bring her child to work for the first 90 days following delivery. Woyak informed she would like to be allowed to continue earning income, but would not like to part from her newborn child to do so during that period of time. Minzey asked when this 90-day period might start. Woyak said her due date was September 14th, and she would want to come back to work the first regularly scheduled day after hospital release. Norman inquired if Woyak had previous conversation with Mattern. Woyak answered that she had spoken with her supervisor and both saw this as a reasonable request. Perales asked there is a suitable space for this. Woyak said that she would be accommodated. Norman moved to approve Echo Woyak being allowed to bring her newborn child to work for the first 90 days following delivery. Minzey seconded the motion. Aye's: Ettleman, Norman, and Minzey. Nay's: none. Motion carried.

Norman moved to waive the first three readings of Ordinance No 494 AN ORDINANCE OF THE CITY OF TERRYTOWN, NEBRASKA, REVISING AND AMENDING FEES FOR WATER CONNECTION AND SEWER TAP. Ettleman Seconded the motion. Aye's: Ettleman, Norman, and Minzey. Nay's: none. Motion carried. Norman moved to approve Ordinance No 494 AN ORDINANCE OF THE CITY OF TERRYTOWN, NEBRASKA, REVISING AND AMENDING FEES FOR WATER CONNECTION AND SEWER TAP. Minzey seconded the motion. Aye's: Ettleman, Norman, and Minzey. Nay's: none. Motion carried.

Ettleman motion to adjourn the Regular Meeting of the City Council of June 6th, 2025 at 7:58 p.m. Norman seconded the motion. Aye's: Ettleman, Norman, and Minzey. Nay's: none. Motion carried.