Regular City Council Meeting
May 14th, 2026
6:30 p.m.

The City of Terrytown Council met on Thursday, May 14th, 2026, at 6:30 PM, for a regular meeting of the City Council at the Community Room in 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 the following three prominent places 89A Woodley Park Road, 116 Terry Blvd, and 120 Terry Blvd as outlined by ordinance. Mayor Chris Perales called the meeting to order at 6:34 p.m. Council Members present in person were Tyler Feil, Brandon Ettleman, Mike Minzey, and Emily Norman. City Clerk, Jennifer Matten was present and took minutes. Also present: Attorney - Libby Stobel, Utility Supervisor - Hugo Chairez, and City Engineer – Jeff Wolfe

The Pledge of Allegiance was recited by those in attendance. Mayor Perales pointed out the location of the poster for the Open Meetings Act.

All correspondence was received. Norman asked what the response to the delinquent audit was. Mattern informed council that the auditors have all requested documents and indicated that they contacted the State Auditors directly. Stobel stated that going forward, it would be wise to get copied in correspondence, as ultimately the City has an obligation to appear and show cause, not its representatives.

Minzey stated that the clerk's name in paragraph 1 line 8 of the April 9th, 2026 Minutes was spelled incorrectly and should be corrected. Ettleman moved to approve the minutes with spelling correction. Norman seconded the motion. Aye's: Feil, Norman, Minzey, and Ettleman. Nay's: none. Motion carried.

Minzey moved to approve the Claims from April 2026. Feil seconded the motion. Aye's: Feil, Norman, Minzey, and Ettleman. Nay's: none. Motion carried. *claims available for review

Cindy Floth, 105 Spring Valley Lane requested a reduction in her bill due to a water leak on the service side of the meter. She stated that she lives paycheck to paycheck and could not cover the full water usage bill. The resident generally used between 7,000 and 10,000 units a month which resulted in roughly a $138.00, as opposed to the $700 charge. Feil stated that he believed in the past relief was given at the average three-month normal usage bills and thus was what he recommended. Norman moved to reduce the charge to the average of the three months prior to the leak. Ettleman seconded the motion. Aye's: Feil, Norman, Minzey, and Ettleman. Nay's: none. Motion carried.

Coleen Johnson requested $2,500.00 for the 2026 Old West Balloon Fest. The State of Nebraska Tourism Department estimates that Old West Balloon Fest brings into Scotts Bluff County, and last year the estimate was $1.6 million on the low end and $2.1 dollars on the high end. This year there will be a new separate kid's camp for children in foster care bringing the total of kids camps to 5 this year with the hope of serving over 500 children with the free camps. The City donated $2,500 last year and Johnson was asking for the same amount this year. Norman moved to approve donating $2,500.00 to the Old West Balloon Fest. Minzey seconded the motion. Aye's: Feil, Norman, Minzey, and Ettleman. Nay's: none. Motion carried.

Paula Thompson formerly of 77 Nelson Drive requested a reduction in her bill for the City's mowing. In July of 2025, City maintenance staff had to mow the lawn at 77 Nelson dr, due to overgrowth that the Resident refused to fix. Thompson stated she paid that $50.00 to the city but she couldn't afford to pay the other $150.00 owed on the bill. Stobel stated that it would cost the city much more than $200.00 to pursue the billed amount, though it would be a dismissal of the employees' time that should have been used for other city needs. Ettleman made a motion that the city accept the $50.00 as payment and deem the rest uncollectable. Norman seconded the motion. Aye's: Feil, Norman, Minzey, and Ettleman. Nay's: none. Motion carried.

Mattern reminded council of the invoice from Panhandle Diesel that was discussed last month in regard to the Salt/Sander that was ordered and returned. The Council directed Mattern send an email to Panhandle Diesel stating charges council would be willing to pay a portion of the bill, but items such as restocking fee would not be, due to the impression that this was an oversight in ordering, Panhandle Diesel replied the City Employees were the ones that changed their minds and the Panhandle Diesel offered a more cost effective alternative. Robert Blanco did not agree with this solution. Norman moved to approve paying Panhandle Diesel up to $2857.71 in an effort to reach a resolution with Panhandle Diesel. Feil seconded the motion. Aye's: Feil, Norman, and Minzey. Nay's: Ettleman. Motion carried.

Echo Woyak provided a letter of request for reduction in work hours for personal reasons. Woyak is regularly scheduled to work 30 hours a week, 9:30 – 9:30 Monday through Friday. Woyak hoping to come in one 8-hour workday or two partial 6-hour workdays a week, though she could do more in the event there would be no one in the office, such as times Mattern is out for the clerks' institute, as well as more hours out of office as needed. Minzey believes if the office is open someone needs to be there. Mattern stated the City would need to hire another person in the event of the reduction as there would be no way she could do both jobs. Norman moved to change Woyak's position as a minimum of 8 hours and a maximum of 30 hours to be revisited in September. Feil seconded the motion. Aye's: Feil, Norman, Minzey, and Ettleman. Nay's: none. Motion carried.

Feil asked if, in light of the prior discussion – there was a need for a full-time deputy clerk. Mattern answered there definitely is. There was discussion about part-time v. full-time employment and benefits. Ettleman stated he believed the new position be part-time with the possibility of full-time revisited in September. It was estimated the position would be 25 to 30 hours weekly. Feil stated the position should be advertised on Indeed. Discussion was had as to the interview committee. Feil moved to put out advertisement for the deputy clerk position at 25 to 30 hours a week starting at $17 an hour on Indeed with the hiring committee as Mattern, Chairez, and Minzey or Perales. Ettleman seconded the motion. Aye's: Feil, Norman, Minzey, and Ettleman. Nay's: none. Motion carried.

The City of Gering Mosquito Spraying 2026 was presented. Perales expressed concern with not knowing when Gering would come to spray. Council is requesting dates, times, and streets sprayed to be added to the agreement. Stobel asked about notices regarding spray dates and times. Norman stated the notice times are not adhered to for Terrytown and it varies drastically. Norman moved to approve the agreement for Mosquito Spraying with the City of Gering with requested items. Ettleman seconded the motion. Aye's: Feil, Norman, Minzey, and Ettleman. Nay's: none. Motion carried.

Regarding the 2026-2027 Monument Prevention Coalition, Norman asked how they help Terrytown. Right now the City does not have a business selling alcohol and tobacco. However, they assist with training and education for those who di, including our neighboring communities.

Ettleman moved to approve 2026-2027 membership to Monument Prevention Coalition dues in the amount of $782.25. Feil seconded the motion. Aye's: Norman, Minzey, Ettleman, and Feil. Nay's: none. Motion carried.

The Council reviewed a letter from Simmons Olsen Law Firm, P.C., L.L.O. regarding an adjustment to their current structure for legal fees. Minzey asked if the city requests Stobel attend meetings, and Stobel said it's historically been expected, but it could be on an as-needed basis or not at all, if desired.

Mattern explained that the Hennings invoice included meter installation that was not approved at the prior meeting. Norman moved to approve paying the invoice to Hennings Construction for the additional meter installation in the amount of $6,877. Minzey seconded the motion. Aye's: Minzey, Ettleman, Feil, and Norman. Nay's: none. Motion carried.

Mattern stated recently that legislated bill 798 was passed giving second class cities the opportunity to go from having five members on the Planning Commission to only three. Stobel pointed out that given the size of the City, it often it is difficult to get five active members who actually show up to the meetings plus alternates. Reducing the number may help address matters in a timelier manner. Stobel would recommend making this change, however, that would require amending the Ordinance, which cannot be done until the law goes into effect mid-July. Council gave direction for an Ordinance be prepared for the July meeting.

Similarly, a change in statute allows the City to deviate from its current council member ward requirement. Historically, it has been difficult to find candidates or full vacancies for in Ward 1. With the change effective in July there is now the opportunity for there to be one representative for each Ward and two members wo are "at large". This change would also need an Ordinance passed in August to get to the County Clerk by September to be on the November 2026 ballot. This would not go into effect until the following election, if passed by registered voters of the City. Minzey voiced concerns that the east side may not be represented as well, but the Council directed Stobel to draft an Ordinance for review in July.

Finally, City ordinance currently requires traditional bidding be used for improvements to real property $30,000. LB 797 would allow this to increase to $90,000. Wolfe is in support of matching the Statute. Direction was given to draft an ordinance for the July meeting.

SoGreen submitted an estimate for sprinkler repairs at the parks in the amount of $3,355.00. Chairez noted that the sprinklers were installed in 2006. Feil moved to approve estimate from SoGreen in the amount of $3,355.00 for sprinkler repairs at the parks. Minzey seconded the motion. Aye's: Ettleman, Feil, and Minzey. Nay's: Norman. Motion carried.

Stobel pointed out that last month council approved the agreement with Allo, however, there was an error on Allo's part regarding the name, and Allo requested a change to reflect a different entity. Norman moved to approve the Allo Asset Entity 1, LLC agreement. Minzey seconded the motion. Aye's: Feil, Minzey, Norman, and Ettleman. Nay's: none. Motion carried.

Ordinance No 500: AN ORDINANCE OF THE CITY OF TERRYTOWN, NEBRASKA, AMENDING THE MUNICIPAL CODE CHAPTER 9 ARTICLE 7 BY DEFINING FLOODPLAIN MANAGEMENT, PROVIDING PUBLICATION IN PAMPHLET FORM AND PROVIDING FOR AN EFFECTIVE DATE was postponed as there was not an effective date provided.

Mattern spoke about possible grant opportunities for CDBG public works infrastructure grant that would be available for street replacements. Council gave Mattern approval to ask for assistance with writing for this grant from either PADD or TCD.

There is, also, grant opportunities to assist with purchase of the Terry's Lake property. This is through the Nebraska Game and Parks Commission either Land-and-water conservation and/or Recreational Trails grant. Council gave Mattern permission to pursue this grant with assistance from either PADD or TCD.

Council received the April 2026 Revenue & Expense Report, Communications & Law Enforcement reports.

Wolfe explained to Council that due to timing constraints we are too late for a 2026 street project, but he would be willing to begin work on the 2027 project based on Council priority. The Council mentioned Martha connecting to Stable Club. Wolfe expressed concern that intersection would likely need completely engineered as it does not meet state standards for visibility due to the angles of the intersection, but that he would look into it.

Ettleman moved to adjourn the meeting at 8:31 p.m. Noman seconded the motion. Aye's: Ettleman, Feil, Minzey, and Norman. Nay's: none. Motion carried.

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Mayor, Chris Perales

ATTEST:

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City Clerk, Jennifer Mattern