

**CITY OF TERRYTOWN
NOVEMBER 10TH, 2022
Regular Meeting Minutes**

The City of Terrytown Council met on Thursday, November 10th, 2022, at 6:30 PM, for their regular monthly meeting at the Housing Partners of Western Nebraska Community Room, at 89A Woodley Park Road in the City of Terrytown. Notice of said meeting was published in the Scottsbluff Star-Herald according to law and council members were notified of said meeting. The meeting was called to order at 6:35 p.m. by Mayor Chris Perales.

The Pledge of Allegiance was recited by those in attendance.

Council Members present in person were: Brandon Ettleman, Bill Fedorchik, Tyler Feil, and Michael Minzey. City Clerk, Jeni Mattern, was present and took minutes.

Mayor Perales pointed out the Open Meetings Act available on the wall of the conference room and online.

Minzey moved to approve the consent agenda items, including the meeting minutes from the October 13th, 2022 Public Hearing and Regular Meeting Minutes and Regular City Council Meeting and regular claims from October 13th, 2022 through November 9th, 2022. Feil seconded the motion. Aye's: Feil, Ettleman, Fedorchik, and Minzey. Nay's: none. Absent: none. Motion carried.

Keno: NPPD – Utilities, \$108.98; Hennings Construction – grass at Hascall Park, \$550.00; **General:** Nebraska U.C. Fund – Payroll Tax, \$12.89; Nebraska Child Support – Garnishment, \$470.80; Staples – Office Supplies, \$532.31; Home Depot – Shop supplies/Ribbons for Stable Club, \$405.73; Principal Life Insurance – Employee Vision, \$44.88; Blue Cross Blue Sheild – Health Insurance, \$4,152.07; Jennifer Mattern – Council Supplies, \$21.54; Guardian Insurance – Life Insurance, \$56.00; State of Nebraska – UI, \$6757.38; Cyclone Express – Gas/Fuel, \$424.63; CNA Surety – Bonds, \$355.00; Century Business – Copy expenses, \$142.44; Carpenter Center – Office Rent, \$1211.00; Intralinks – IT Support, \$443.70; Logoz – Uniforms, \$422.00; Monument Prevention Coalition – Dues, \$898.50; NPPD – Utilities, \$213.99; Pomp's Tire – Flat Repair, \$25.00; Simmons Olsen – Contracted Services, \$2,045.00; Verizon Wireless – Cell Phones, \$212.58; Judy Hoatson – Bookkeeping, \$1,000.00; WNED – Dues, \$50.00; Star-Herald – Publications, \$279.67; Schaff & Assoc – Contracted Services, \$1,000.00; Ace Hardware – Shop Supplies, \$300.68; Allo Communications – Internet/Landline/SCADA, \$245.03; Frank Parts – Shop Supplies, \$327.56; Hi Performance – Car Wash, \$19.00; **Water:** Betty Gutierrez – Water Reimbursement, \$11.33; NPPD – Utilities, \$166.09; Mary Alsidez – Water Reimbursement, \$16.34; City of Gering – 2120 Country Club, \$24.56; Larsena Mathson – Water Reimbursement, \$28.60; Enviro Services – Water Lab Fees, \$50.00; City of Gering – Wholesale Water, \$16,093.23; Hennings Construction – Water Repairs, \$13,015.00; NPPD – Utilities, \$110.31; One Call Concepts – Locates, \$56.94; Budge-It Drain – Repair in Vault, \$210.00; Terry Carpenter, Inc – Water Well Lease, \$438.00; Schaff & Assoc – Water Line Locates, \$1,000.00; **Sewer:** NPPD – Utilities, \$238.91; Enviro Services – Sewer Lab Fees, \$430.00; City of Scottsbluff – Wastewater, \$9,213.57; Waste Connections – Trash Collection, \$7,291.52; Terry Carpenter, Inc – Sewer Land Lease, \$150.00; **Street:** Topkote – 2022 Seal Coat Project, \$40,543.58; Barco – Street Signs, \$299.10; NPPD – Utilities, \$2,017.52; Sandberg Implement – Kubota, \$21,226.33; Tree Monkeys -Tree Removal on Mobile Ave, \$3,400.00.

There were no changes to the agenda or emergency items.

Correspondence was reviewed and no action was needed.

Michelle Coolidge was present via zoom on behalf of BB Associates. Minzey asked questions of Coolidge about her experience and knowledge of Tax Increment Financing ("T.I.F.") and LB840. She has helped communities attract businesses by using both in the past. Coolidge especially interested in assisting smaller communities with Economic Development and wanted the City Council to be informed that there are options outside of Twin City

Development. City Attorney, Libby Stobel, asked the council if they would like her to come with information on T.I.F. and LB840, this would include definition, startup cost, and processes for participating. The council gave direction to Stobel to come prepared with information.

Cinda Munoz of Buyers Reality joined via zoom on behalf of Triple H Properties. The council received correspondence from Donna Hartman of Triple H Properties, including numerous plumbing invoices. Munoz spoke to the Council about issues with sewer lines within Triple H Properties that were potentially damaged during the installation of water lines on Ridge Drive during the City's Water Meter Project. Munoz discussed prior requests for notice that she made of the contractor, Hennings Construction, prior to digging, but was not informed. She stated that while pulling the water lines, there was more than one sewer line that was hit, causing damage to the sewer lines now needing to be repaired or replaced. Perales noted that there were multiple invoices included with portions not relevant to the damaged sewer line. Stobel informed Munoz that if Triple H Properties is requesting the City of Terrytown pay for any damages, that there needs to be a claim filed with a clear amount owing. Munoz agreed to come back next month after a claim is filed and with relevant information.

Greg Oliverius of MacQueen Group was present to answer questions regarding City's the purchase of a street sweeper. There were three options presented to the council for review. The mid-priced 2012 Elgin Whirlwind was the only sweeper which also has a vacuum hose, for other uses. Oliverius explained that it will hold up to 80,000 gallons of water if needed and will come with a warranty, but that warranty will depend on the work that needs done to it when it is received by MacQueen. It was noted that the vehicle requires the driver to have a CDL as it does have air brakes. Feil moved to purchase the 2012 Elgin Whirlwind from MacQueen Group in the amount of \$109,700 under the condition that either Robert Blanco or Hugo Chairez, or both, obtain the correct CDL in a timely manner. Fedorchik seconded the motion. Aye's: Ettleman, Feil, and Fedorchik. Nay's: Minzey. Absent: none. Motion carried.

Chris Soler of SoGreen addressed the Council regarding possibility of a maintenance contract for the City's sprinkler systems. With an agreement, it would allow SoGreen to do annual or semi-annual maintenance as needed with a better idea of the price tag. Blanco stated the sprinkler systems were at least 20 years old and one did not even have a place to "blow out" for the winter. There were no specific dollar amounts on the presented agreement as discussion was needed prior to dollars being put in. Soler will send the agreement with amounts for next council meeting, but will not be able to be present.

The Council reviewed proposed 2023 commercial sewer rates. It was recommended that the rates be utilized for the 2023 utility rate ordinance to be presented next month.

Council reviewed proposed changes to the Application for Utilities. A few suggested changes were made to the language and Stobel recommended no action until these could be incorporated

Minzey moved to approve the updates to the Employee Manual. Ettleman seconded the motion. Aye's: Ettleman, Feil, Fedorchik, and Minzey. Nay's: none. Absent: none. Motion carried.

Ettleman moved to approve Sewer Cleaning Service Agreement with the City of Scottsbluff. Feil seconded the motion. Aye's: Ettleman, Feil, Minzey, and Fedorchik. Nay's: none. Absent: none. Motion carried.

Third reading was done for Ordinance No: 473 AN ORDINANCE OF THE CITY OF TERRYTOWN, NEBRAKSA, TO PROVIDE FOR VACANT PROPERTY REGISTRATION WITHIN THE CITY LIMITS PURSUANT TO THE VACANT PROPERTY REGISTRATION NE § 19-5405 (2021) with Registration Form. Fedorchik moved to approve Ordinance No: 473 AN ORDINANCE OF THE CITY OF TERRYTOWN, NEBRAKSA, TO PROVIDE FOR VACANT PROPERTY REGISTRATION WITHIN THE CITY LIMITS PURSUANT TO THE VACANT PROPERTY REGISTRATION NE § 19-5405 (2021) with Registration Form. Ettleman seconded the motion. Aye's: Minzey, Ettleman, Fedorchik, and Feil. Nay's: none. Absent: none. Motion carried. Ordinance, published in pamphlet form is available for review at the Terrytown City office and at Terrytown.org.

Feil moved to approve Resolution 22-08 Signing of The Year-End Certification of City Street Superintendent 2022. Minzey seconded the motion. Aye's: Minzey, Fedorchik, Ettleman, and Feil. Nay's: none. Absent: none. Motion carried. Resolution 22-08 is available for review at the Terrytown City office and at Terrytown.org.

Minzey moved to approve signing the Year-End Certification City Superintendent for Determining Incentive Payment in Calendar Year 2022. Ettleman seconded the motion. Aye's: Ettleman, Minzey, Feil, and Fedorchik. Nay's: none. Absent: none. Motion carried. Certification available for review at the Terrytown City office or at Terrytown.org.

Feil moved to take no action on Resolution No: 22-9 and 22-10. Ettleman seconded the motion. Aye's: Feil, Ettleman, Fedorchik, and Minzey. Nay's: none. Absent: none. Motion carried.

Ettleman moved to approve moving forward with Accelerated Receivable Solutions for collection of unpaid utility bills, with the parameter of sending bills to collections 90 days after water shut-off. Feil seconded the motion. Aye's: Feil, Minzey, Fedochik, and Ettleman. Nay's: none. Absent: none.

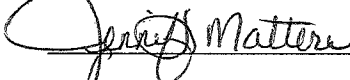
No report from Chief Kevin Spencer.

No closed session.

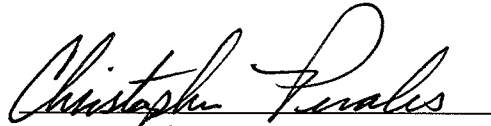
No public comment.

Fedorchik moved at 8:34 p.m. to adjourn the Regular City Council meeting until the next Regular Council Meeting on December 8th, 2022 unless a Special Meeting is warranted. Ettleman seconded the motion. Aye's: Fedorchik, Minzey, Ettleman, and Feil. Nay's: none. Absent: none.

ATTEST:


City Clerk




Mayor, City of Terrytown