

CITY OF TERRYTOWN
Regular Meeting of the City Council
January 8th, 2026

The City of Terrytown Council met on Thursday, January 8th, 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 6:32 p.m. Council Members present in person were Brandon Ettleman, Mike Minzey, Emily Norman, and Tyler Feil. City Clerk, Jeni Mattern was present and took minutes. Also present: Attorney - Libby Stobel, 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.

Perales asked if there was any discussion on received correspondence. Mattern stated M.C. Schaff represented Terrytown at the FEMA presentation.

Perales pointed out that the agenda said December 13th, while the printed minutes said December 11th, and inquired which it was. Feil pointed out it was the 11th as he was not there and remembered the date. Minzey asked on page four, line seven, for the DWEE license if the charge was \$32.57. Mattern stated no. Minzey asked what the dollar amount should be as there was none listed. Mattern answered that the charge for the Chairez' water operator license was \$150.00. Norman moved to approve the December 11th, 2025 Regular Council Meeting minutes with corrections to the date and DWEE claims item. Minzey seconded the motion. Aye's: Ettleman, Minzey, Feil, and Norman. Nay's: none. Motion carried.

Feil moved to approve the Regular Claims for December 2025. Ettleman seconded the motion. Aye's: Ettleman, Minzey, Feil, and Norman. Nay's: none. Motion carried. *Claims to follow minutes

Council received the Revenue & Expense Report for December 2025.

Council received the Communications report for December 2025 along with an email update from Chief Brass of Scottsbluff Police Department.

Stobel stated that for the next two items she was asking City Council to ratify the actions taken at the December 2025 regular meeting of the City Council for the reason that she would like to be very clear as to what happened in a legal sense, as Perales was the third vote out of the four people present to waive the third reading of Ordinance No. 499 AN ORDINANCE OF THE CITY OF TERRYTOWN, NEBRASKA, CONCERNING RATES CHARGED FOR CITY – OWNED WATER AND SEWER UTILITIES, REPEALING PRIOR ORDINANCES AND PROVIDING FOR AN EFFECTIVE DATE. and current statutes were unclear as to whether he could do so waive readings of an ordinance.

Norman made a motion to ratify waiving the third reading of Ordinance No. 499 AN ORDINANCE OF THE CITY OF TERRYTOWN, NEBRASKA, CONCERNING RATES CHARGED FOR CITY – OWNED WATER AND SEWER UTILITIES, REPEALING PRIOR ORDINANCES AND PROVIDING FOR AN EFFECTIVE DATE that occurred at the December 11th meeting. Feil seconded the motion. Aye's: Ettleman, Minzey, Feil, and Norman. Nay's: none. Motion carried.

Norman Motioned to Ratify the approval of Ordinance No. 499 AN ORDINANCE OF THE CITY OF TERRYTOWN, NEBRASKA, CONCERNING RATES CHARGED FOR CITY – OWNED WATER AND SEWER UTILITIES,

REPEALING PRIOR ORDINANCES AND PROVIDING FOR AN EFFECTIVE DATE that occurred at the December 11th, meeting. Ettleman seconded the motion. Aye's: Ettleman, Minzey, Feil, and Norman. Nay's: none. Motion carried.

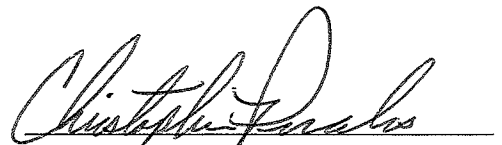
Mattern stated that as she was balancing the November bank statements she realized there were two small deposits from Wells Fargo, and as she used to bank with them it rang a warning bell, as if one wants to set up online payments with them one must accept the two small deposits. Mattern stated she screenshot those small deposits and sent them to the City's personal banker, she then continued with her task and started checking off the withdrawals the City made and quickly realized there was more to send to the personal banker, who recommended the checking account be closed right away and a new one opened to transfer the remaining funds into. Mattern then reached out to Stobel and Perales to ask if Perales was able to make this decision as the Mayor, and Stobel answered if it was what the bank was recommending then it was the best course of action. Mattern reached out to Perales and got his okay back, and the bank was willing to take the email approval from him, if the City Council approved and ratified the actions taken at the regular council meeting. Ettleman moved to ratify Mayor Perales' emergency approval to close the General Checking Account due to fraudulent transactions and opening of the new account to protect City funds. Feil Seconded the motion. Aye's: Ettleman, Minzey, Feil, and Norman. Nay's: none. Motion carried.

Perales asked if a nomination was needed to remove Norman from the bank account and putting Feil on. Stobel stated there was just a motion needed to ratify it as Perales had already done that as part of setting up the new account. Norman moved to ratify the removal of Emily Norman and addition of Tyler Feil, council president, as a signatory on accounts. Ettleman Seconded the motion. Aye's: Ettleman, Minzey, and Norman. Nay's: Feil. Motion carried.

Mattern stated that the discussion of boards and committees had started a couple of months ago with the number one question being when a change of representatives would occur when it comes to exterior meetings. Mattern presented an outline of who was on the different boards and committees. Norman inquired about how representatives were originally decided. Mattern stated it was as people could sit on boards they did. Stobel stated that other cities had multiple departments to take care of different boards, where as City of Terrytown has so few employees that it was a little harder to do something like that. Norman requested a blurb of what each board was and when they usually meet, date and time, so everyone could look at that and see what works best with schedules and interests.

Perales questioned if the people listed were being added to the boards. Mattern stated they were just people who had come on their term expiration rejoining the boards. Norman moved to appoint David Waggner to the Planning Commission and Jerry Williams to the board of adjustments. Minzey seconded the motion. Aye's: Ettleman, Minzey, Feil, and Norman. Nay's: none. Motion carried.

At 6:52 p.m. Ettleman motioned to Adjourn the meeting. Norman seconded the motion. Aye's: Ettleman, Minzey, Feil, and Norman. Nay's: none. Motion carried.


Mayor, Chris Perales, City of Terrytown

Attest:


City Clerk, Jeni Mattern



December Claims:

General: Office Expense- \$67.66; Employee Benefits- \$11,949.52; Marquez – Mural \$2,000.00; Pest Control- \$1,966.92; Police Labor- \$22,923.34; Rent- \$2,558.41; Repairs and Maintenance- \$18,844.10; Supplies- \$72.82; NPPD- \$788.31; IRA- \$496.34; Garnishment- \$69.53 **Sewer:** Repairs and Maintenance- \$647.40; Labs- \$215.00; Waste Connections- \$7,792.55; Land Lease- \$422.00; IRA- \$147.02; Garnishment - \$132.38 **Water:** Repairs and Maintenance- \$347.40; M.C. Schaff – Water Review, \$233.00; NPPD- \$412.65; Water Well Lease- \$576.11; Returned Utility Deposit- \$100.00; IRA- \$256.84; Garnishment- \$137.38 **Street:** M.C. Schaff – Engineering, \$466.00; Repairs and Maintenance- \$12.25; NPPD- \$6,214.91; IRA- \$219.32; Garnishment- \$131.51 **Electric:** City of Gering – 2120 Country Club, \$52.03; NPPD- \$97.89; Repairs and Maintenance- \$6,630.00 **KENO:** NPPD- \$116.82

