

Agenda
Yutan City Council
Tuesday, July 29th, 2025
6:00 P.M. – Yutan City Hall
112 Vine St, Yutan NE 68073

The mayor and city council reserve the right to enter into a closed session per Section 84-1410 of Nebraska State law. The sequencing of agenda items is provided as a courtesy; the mayor and city council reserve the right to address each item in any sequence they see fit.

6:00 Meeting to Order

Statement from the Mayor Regarding the Posted Location of Open Meetings Act

Statement from the Mayor Regarding the Meeting Code of Conduct

Roll Call

Pledge of Allegiance

1) Consent Agenda

- a. Approve Minutes of July 15th, 2025 Meeting

2) Resolutions

- a. Resolution 2025-3 Authorizing the Community Redevelopment Authority to Engage in a Blight and Substandard Study.

3) Discussion Items

- a. Budget Workshop #1
 - i. Infrastructure and Capital Outlay

Meeting Adjourned

NEXT MEETING DATEs

Planning Commission - August 12th, 2025 at 7:00

Council Meeting -August 19th, 2025 at 7:00

Anyone desiring to speak before the mayor and city council should contact the city clerk by the Monday preceding the city council meeting by 4:00 p.m. Anyone desiring to speak on any item on the agenda is invited to do so but should limit himself/herself to 3 minutes. After being recognized by the mayor, give your name and address for the record. Anyone desiring to speak for a longer period of time should make arrangements with the city clerk prior to the meeting. All speakers shall address the mayor and city council only. Anyone attending the meeting that may require auxiliary aid or service should contact the city clerk in advance.

Yutan City Council
Tuesday, July 15th, 2025
7:00 p.m. Yutan City Hall

EXTRACT FROM MINUTES OF A REGULAR MEETING OF THE MAYOR AND CITY COUNCIL OF THE CITY OF YUTAN, IN THE COUNTY OF SAUNDERS, STATE OF NEBRASKA HELD AT THE CITY OFFICE IN SAID CITY ON THE 15th DAY OF JULY 2025, AT 7:00 p.m.

Notice of the meeting was given in advance thereof by posting notice, a designated method for giving notice, as shown by the Affidavit of Publication and Certificate of Posting Notice attached to these minutes. Notice of this meeting was given to Mayor Thompson and all members of the Yutan City Council, and a copy of their acknowledgment of receipt of the notice and the agenda is attached to these minutes. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

The meeting was called to order at 7:00 p.m. by Mayor Thompson. Councilmembers Lawton, Schimenti, and Smith were present. Mayor Thompson informed all the individuals present of the location of the Open Meetings Act and Code of Conduct. The meeting was opened with the Pledge of Allegiance.

1) Appointment of East Ward Council Member-

- a. A motion was made by Mayor Thompson and seconded by Council member Schimenti to appoint Wendy Mach as East ward Council member. Upon roll call vote was as follows: YEAH: Schimenti, Smith. NO: Lawton. Motion Carried.

2) Consent Agenda

- a. Approve Minutes of June 17th, 2025, Regular Meeting
- b. Treasurer's Report
- c. Claims-**AKERS** \$753.44, **ARCS-LLC** \$214.00, **BlueCross BlueShield** \$2,226.78, **Bomgaars** \$369.39, **Capital Business Systems** \$184.02, **Cardmember Services** \$3,735.61, **CleanUp Containers** \$2,500.00, **Cody's Custom Concrete** \$9,052.88, **Colonial Research** \$753.20, **Column Software PBC** \$73.00, **Cubby's** 540.98, **Culligan** \$89.50, **Diamond Vogel** \$385.20, **Drews Farms** \$1,886.00, **DropIn Portables** \$593.85, **Eakes** \$1,299.43, **EFTPS** \$11,187.27, **Engel, Vicki** \$270.00, **Frontier Cooperative** \$191.40, **Hometown Leasing** \$69.74, **JEO Consulting Group** \$1,623.75, **Johnson Services** \$2,548.75, **Konecky Oil** \$305.60, **League of Nebraska Municipalities** \$54.00, **Lowes** \$856.93, **Manzito, Jesse** \$400.00, **MUD** \$52.74, **NE Dept. of Revenue** \$5,477.37, **NE Dept. of Revenue/Charitable Gaming** \$2,803.82, **NE Public Health Environmental Lab** \$76.00, **Nebraska Turf Products** \$490.06, **NMC Cat** \$362.47, **Oliva, Bob** \$189.00, **One Call Concept** \$11.83, **Omaha World-Herald** \$462.10, **OPPD** \$5,402.65, **Pave the Way** \$7,950.00, **Pitney Bowes Purchase Power** \$318.54, **Road Runner Transportation** \$442.00, **Sargent Drilling** \$4,991.56, **Southeast Nebraska Development District** \$1,979.00, **The Lincoln National Life Insurance Company** \$392.49, **Thompsons and Sons** \$55.01, **US Cellular** \$106.79, **Van Ackeren, Laurie** \$25.20, **Total w/o Payroll** \$72,999.91, **Payroll** \$34,635.90, **Total w/Payroll** \$107,635.81.

- d. A motion to approve the consent agenda was made by Smith and seconded by Lawton. Upon roll call vote was as follows: YEAH: Lawton, Schimenti, Mach, Smith. NO: None, Motion Carried.

3) **Open Discussion from the Public**

- a. Lyle Rupp support of the extension of first street.

4) **Action Items**

- a. Appointment of Jon Chittenden as an alternate member to the Board of Appeals for the Adopted Building Codes
 - i. A motion to approve Jon Chittenden as an alternate member to the Board of Appeals for the adopted building codes was made by Lawton and seconded by Schimenti. Upon roll call vote was as follows: YEAH: Schimenti, Mach, Smith, Lawton. NO: None, Motion Carried.
- b. Chieftain Community Club SDL for Yutan Days
 - i. A motion to approve the Chieftain Community Club SDL for Yutan Days was made by Schimenti and seconded by Lawton. Upon roll call vote was as follows: YEAH: Mach, Smith, Lawton, Schimenti. NO: None. Motion Carried
- c. Verizon right of way access agreement
 - i. A motion to approve the Verizon right of way access agreement with the contingency that they name the City as co-insured on their insurance was made by Schimenti and seconded by Smith. Upon roll call vote was as follows: YEAH: Smith, Lawton, Schimenti, Mach. NO: None, Motion Carried
- d. Mowing agreement
 - i. A motion to approve the mowing agreement for the quanzen to the east was made by Lawton and seconded by Mach. Upon roll call vote was as follows: YEAH: Lawton, Schimenti, Mach, Smith. NO: None, Motion Carried.
- e. Engagement Letter with Ortmeier CPA
 - i. A motion to approve the engagement letter with Ortmeier CPA was made by Lawton and seconded by Smith. Upon roll call vote was as follows: YEAH: Schimenti, Mach, Smith, Lawton. NO: None, Motion Carried.

5) **Discussion Items**

- a. Street construction for extending First street (Jake Thompson)
 - i. Administrator Oliva discussed the potential extension of First Street due to an executive split creating three lots. Discussion included various funding options (TIF funds, taxes, property/land owner taxes, private funds). Lyle Rupp raised the point that highway allocation money he has been paying should be used for streets and highways. Oliva noted that it is premature to discuss specific funding without project plans.
- b. Water Main Upgrade-
 - i. Tabled to discuss at the Budget Hearing.
- c. Pavilion project-
 - i. Administrator Oliva reported receiving several bids from contractors for the pavilion rebuild, with more expected. He mentioned alternative changes being considered and an upcoming meeting with the CRA on July 29th. Councilmember Lawton raised concerns about the pavilion's location in a

floodplain and suggested building a new one near the pickleball court. Councilmember Schimenti questioned the CRA's financial interest in the project, to which Oliva indicated current disinterest in significant funding.

- d. Benches along walking trail (Brett Lawton)
 - i. Councilmember Lawton explored the possibility of installing benches, similar to those at the splash pad (estimated cost \$400-\$600), and suggested looking into concrete pads and other locations. Councilmember Mach brought up potential donations in memoriam and contacting the NRD. Mayor Thompson asked Oliva to research prices and potential funding sources.
- e. Budget Workshop #1 (Bob Oliva)
 - i. Administrator Oliva explained changes in state property tax regulations, noting that an equalization fund of around \$30,000 will increase to over \$100,000 next year, likely due to the city dropping its bonds. The first budget workshop is scheduled for July 29th, 2025, at 6:00 p.m.

6) Supervisor Reports

- a. Library Director
- b. Water & Park
- c. Sewer & Street
- d. Police Chief
- e. Community Planner
- f. City Administrator

7) Items for Next Meeting Agenda

Meeting Adjourned-A motion to adjourn at 7:41 pm was made by Mach and seconded by Lawton. Upon roll call vote was as follows: YEAH: Lawton, Schimenti, Mach, Smith. NO: None, Motion Carried.

NEXT MEETING DATES

Planning Commission Meeting- August 12th, 2025 at 7:00 pm

City Council Meeting-August 19th, 2025 at 7:00pm

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Matt Thompson, Mayor

Brandy Bolter, City Clerk/Treasurer

MEMORANDUM

TO: City Council, City of Yutan, Nebraska

FROM: Brandy Bolter, City Clerk/ Treasurer

DATE: July 23, 2025

SUBJECT: Resolution Authorizing Blight and Substandard Study

The resolution, titled "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUTAN, NEBRASKA, AUTHORIZING THE COMMUNITY REDEVELOPMENT AUTHORITY TO ENGAGE IN A BLIGHT AND SUBSTANDARD STUDY FOR AN AREA UP TO FIFTY PERCENT (50%) OF THE CITY'S TOTAL CORPORATE ACREAGE," grants significant authority to the Community Redevelopment Authority (CRA).

Specifically, this resolution empowers the CRA to undertake a comprehensive study to identify areas within Yutan that may be considered "blighted" or "substandard." A key aspect of this authorization is the scope of the study, which can encompass up to fifty percent (50%) of the city's total corporate acreage.

This study is a crucial first step in potential future redevelopment efforts, as the identification of blighted and substandard areas often precedes the implementation of redevelopment plans and projects aimed at revitalizing and improving those areas.

Further discussion regarding the implementation timeline, specific areas of focus within the 50% allowance, and potential funding for the study may be warranted.

RESOLUTION NO. [2025-3]

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUTAN, NEBRASKA, AUTHORIZING THE COMMUNITY REDEVELOPMENT AUTHORITY TO ENGAGE IN A BLIGHT AND SUBSTANDARD STUDY FOR AN AREA UP TO FIFTY PERCENT (50%) OF THE CITY'S TOTAL CORPORATE ACREAGE.

WHEREAS, the City of Yutan, Nebraska (hereinafter the "City"), is a city of the second class and is authorized by the Community Development Law, Nebraska Revised Statutes, Chapter 18, Article 21, to undertake community redevelopment activities, including the designation of blighted and substandard areas; and

WHEREAS, Nebraska Revised Statute § 18-2103(3) and § 58-209.01 specifically permits a city of the second class to designate an area not larger than fifty percent (50%) of its total corporate area as blighted and substandard; and

WHEREAS, the Community Redevelopment Authority (CRA) of the City of Yutan has identified a need to conduct a new blight and substandard study to identify potential areas for redevelopment and to assess whether certain conditions within the City qualify for such designation; and

WHEREAS, the CRA has recommended engaging a qualified consultant to conduct a study for an area encompassing up to fifty percent (50%) of the City's total corporate acreage, to thoroughly evaluate potential redevelopment opportunities and conditions; and

WHEREAS, JEO, a qualified consultant, has provided a proposal for conducting such a study, with a cost not to exceed Ten Thousand Dollars (\$10,000.00); and

WHEREAS, the City Council finds that it is in the best interest of the City and its citizens to authorize this blight and substandard study to facilitate future community development and revitalization efforts.

THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF YUTAN, NEBRASKA, AS FOLLOWS:

1. That the City of Yutan, through its Community Redevelopment Authority, is hereby authorized to engage in a blight and substandard study.
2. That the scope of the said study shall encompass an area not to exceed fifty percent (50%) of the City's total corporate acreage, consistent with Nebraska Revised Statutes, Chapter 18, Article 21.
3. That JEO is hereby approved as the consultant to conduct this blight and substandard study, and the cost for said study shall not exceed Ten Thousand Dollars (\$10,000.00).
4. That the City Administrator is hereby authorized to take all necessary actions, including the execution of agreements and other documents, to facilitate and finalize the engagement of JEO for this study, in a form approved by the City Attorney.

PASSED AND APPROVED this 29th day of July, 2025.

CITY OF YUTAN, NEBRASKA

By: _____ [Mayor's Name], Mayor

ATTEST:

_____ [City Clerk's Name], City Clerk

(SEAL)

CITY OF YUTAN

CITY COUNCIL MEETING

Date: July 29, 2025 **Subject:** Capital Improvements Plan Discussion (FY 2026-2028)

1. Introduction

This document is prepared for the Yutan City Council to facilitate a discussion on capital improvement projects for the upcoming three fiscal years (FY 2026-2028). The primary objective of this discussion is to identify and prioritize projects that address immediate and critical needs across various city departments, ensuring the continued provision of essential services and the long-term sustainability of city infrastructure. While future wants are important for community growth, the focus for this planning period is on addressing current deficiencies and maintaining existing assets.

2. General Fund Departments

A. City Office

- **Potential Projects:**
 - **Painting the Front Facade:**
 - **Need:** Immediate
 - **Rationale:** Improves the aesthetic appeal of City Hall, contributing to a positive civic image and demonstrating care for public property. While largely cosmetic, a well-maintained exterior reflects positively on the community.
 - **Insulating the Front Half of the Office:**
 - **Need:** Immediate (if current insulation is inadequate, leading to significant heat loss/gain).
 - **Rationale:** Improves energy efficiency, reducing heating and cooling costs. Enhances comfort for staff and visitors in the affected areas, leading to a more productive environment.
 - **New Marquee for City Information and Security Cameras:**
 - **Need:** Long-term. A modern marquee allows for dynamic and timely dissemination of city announcements, event schedules, and emergency information to the public. The addition of security cameras enhances overall safety and surveillance capabilities around city facilities.
 - **Rationale:** Enhances public communication, improves community engagement, provides a clearer and more visible platform for essential city updates, and contributes to a safer environment for citizens and city

property. This is considered a long-term goal for enhanced public outreach and security.

B. Library

- **Potential Projects:**
 - **Accessibility Improvements (ADA Compliance):**
 - **Need:** Immediate. Ensuring the library is fully accessible to all citizens is a legal and ethical imperative. This could include ramp repairs, automatic door openers, or restroom modifications.
 - **Rationale:** Promotes inclusivity and ensures equal access to community resources for all residents.
 - **Public Computer/Workstation Refresh:**
 - **Need:** Long-term. Outdated computers can hinder public access to information, job searching, and educational resources.
 - **Rationale:** Provides essential digital access for the community, supporting education, employment, and civic engagement.
 - **New Flooring for Library:**
 - **Need:** Immediate (if existing flooring is worn, damaged, or creates tripping hazards).
 - **Rationale:** Improves safety by eliminating hazards, enhances the overall appearance and cleanliness of the library, and creates a more welcoming environment for patrons.
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3. Public Safety Department

A. Police Department

- **Potential Projects:**
 - **Radio System Upgrade/Compatibility (including Cell Phones and iPads):**
 - **Need:** Immediate (if current system has coverage issues, is nearing end-of-life, or lacks modern communication capabilities). Integrating cell phones and iPads can enhance field communication, access to databases, and reporting efficiency.
 - **Rationale:** Critical for effective communication during emergencies and daily operations, ensuring officer safety and coordinated response. Modernizing communication tools improves efficiency, information access, and overall police operations.
 - **Body Camera/Dash Camera System Refresh:**
 - **Need:** Near-term. Technology evolves rapidly, and updated systems offer better clarity, storage, and reliability for accountability and evidence collection.
 - **Rationale:** Enhances transparency, officer accountability, and provides crucial evidence for investigations.

- **Locating a New Building for a Police Station:**
 - **Need:** Long-term. The current police station may be approaching capacity, lacking adequate space for officers, equipment, evidence storage, and private consultation areas, or may not meet modern law enforcement facility standards.
 - **Rationale:** Essential for accommodating growth in police force, providing appropriate and secure facilities for operations, training, and community interaction, and ensuring long-term efficiency of public safety services. This would be a multi-year project involving planning, site selection, design, and construction.
-

4. Public Works Department

A. Streets

- **Potential Projects:**
 - **Targeted Road Resurfacing/Reconstruction (Critical Deterioration):**
 - **Need:** Immediate. Addressing roads with severe cracking, potholes, or structural failure prevents further deterioration, reduces vehicle damage, and improves safety.
 - **Rationale:** Essential for public safety, smooth traffic flow, and reduces long-term maintenance costs by preventing more extensive repairs.
 - **Stormwater Drainage Improvements (Known Flooding Areas):**
 - **Need:** Immediate. Addressing areas prone to flooding protects public and private property, and ensures safe passage during heavy rain events.
 - **Rationale:** Mitigates property damage, reduces safety hazards, and protects infrastructure from water erosion.
 - **Small Equipment Replacement (e.g., Track Skid Steer, Riding Mowers, Mini Excavator):**
 - **Need:** Immediate (if existing small equipment is frequently breaking down or beyond economical repair).
 - **Rationale:** Ensures the department has the necessary tools for various maintenance tasks, including minor street repairs, landscaping, and other essential public works duties.
 - **Shop Upgrades (Paving Parking Lot, Creating South Bay Parking, New Salt Storage):**
 - **Need:** Immediate to Near-term. Improving the shop's infrastructure enhances operational efficiency, safety, and proper material storage. Paving the parking lot improves access and reduces wear on vehicles. Creating a designated parking area optimizes space, and a new salt storage area is crucial for effective winter maintenance and environmental protection.

- **Rationale:** Modernizes critical public works facilities, improves working conditions, enhances the longevity of city vehicles, and ensures efficient and environmentally responsible storage of road treatment materials.

B. Water

- **Potential Projects:**
 - **Water Main Replacement and Construction to Increase Capacity:**
 - **Need:** Immediate to near-term. Replacing old, brittle, or frequently leaking water mains reduces water loss, improves water pressure, and minimizes service disruptions. Increasing capacity is crucial for accommodating current and future demand, especially with community growth and development.
 - **Rationale:** Ensures reliable delivery of potable water, conserves resources, reduces emergency repair costs, and supports sustainable community development by providing adequate infrastructure for increased water usage.
 - **Adding Generator Backup at Itan Well:**
 - **Need:** Immediate. Ensuring consistent power supply to the main well is critical for continuous water service, especially during power outages and emergencies.
 - **Rationale:** Guarantees the primary source of the city's water supply remains operational and efficient, enhancing reliability and resilience of the water system.
 - **Drilling a New Well and Wellhead Protection Area:**
 - **Need:** Long-term. As the community grows, or if existing wells show signs of declining capacity or quality issues, a new well is necessary to secure a reliable and sufficient long-term water supply. Establishing a wellhead protection area is crucial for safeguarding the new well from potential contamination sources.
 - **Rationale:** Ensures future water security and capacity for community growth and development, acting as a critical long-term investment in municipal infrastructure and protecting the integrity of the drinking water source.

C. Sewer

- **Potential Projects:**
 - **Sewer Line Repair/Replacement with Camera Identification of Sewer Infrastructure:**
 - **Need:** Immediate. Addressing failing sewer lines prevents backups, environmental contamination, and costly emergency repairs. Utilizing camera identification allows for proactive inspection, precise targeting of repair needs, and better overall condition assessment of the system.

- **Rationale:** Protects public health and the environment, prevents property damage, ensures proper wastewater collection, and allows for more efficient and cost-effective maintenance through diagnostic capabilities.
- **Manhole Repair of Broken Street Panels Resulting in Sunken Manholes:**
 - **Need:** Immediate. Sunken manholes caused by broken street panels create significant traffic hazards, can damage vehicles, and lead to further road deterioration.
 - **Rationale:** Improves public safety on roadways, prevents vehicle damage, and maintains the integrity of the street infrastructure.
- **Adding Lagoon Storage with Construction of 4th Pond:**
 - **Need:** Near-term to Long-term. Increasing lagoon storage capacity is essential for managing growing wastewater volume, improving treatment efficiency, and ensuring compliance with environmental regulations, particularly for a growing community.
 - **Rationale:** Supports sustainable wastewater management, prevents system overloads, and provides necessary infrastructure for community expansion.

D. Parks

- **Potential Projects:**
 - **New Construction of Concession Stand:**
 - **Need:** Near-term. If current facilities are inadequate or non-existent, a concession stand can enhance user experience, provide a revenue source, and support park activities.
 - **Rationale:** Improves visitor amenities, supports recreational programs, and can generate revenue to offset park operational costs.
 - **Installation of Trail Benches:**
 - **Need:** Immediate to near-term. Provides resting points along walking trails, improving accessibility and comfort for park users.
 - **Rationale:** Enhances the usability and enjoyment of existing and future trail systems, encouraging outdoor activity.
 - **New Pavilion Construction:**
 - **Need:** Near-term. Provides a covered gathering space for events, picnics, and general public use, especially near popular areas like pickleball courts.
 - **Rationale:** Offers a valuable amenity for community events and recreational activities, enhancing the park's utility and appeal.

5. Prioritization Framework: Immediate Needs vs. Future Wants

The City Council is encouraged to evaluate these projects based on the following criteria, with a strong emphasis on immediate needs:

- **Public Health & Safety:** Does the project directly impact the health, safety, and well-being of Yutan residents? (Highest priority)
 - **Regulatory Compliance:** Is the project required to meet state or federal regulations?
 - **Asset Preservation:** Does the project prevent further deterioration of existing infrastructure, thereby avoiding more costly repairs in the future?
 - **Operational Efficiency:** Does the project significantly improve the efficiency of city services or reduce ongoing operational costs?
 - **Service Reliability:** Does the project ensure continuous and reliable delivery of essential services (e.g., water, sewer, police response)?
 - **Economic Impact:** Does the project support local economic development or attract new investment? (Considered, but generally lower priority than immediate needs for this discussion)
 - **Quality of Life Enhancement:** Does the project improve the general quality of life for residents without being a critical need? (Generally a "want" for this discussion)
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6. Conclusion and Next Steps

The City Council is requested to discuss these potential capital improvement projects, provide initial feedback on their perceived urgency and importance, and begin the process of prioritizing them for the FY 2026-2028 budget cycle. This discussion will inform the development of a more detailed Capital Improvement Plan, including estimated costs and potential funding sources.