

Agenda
Yutan City Council
Tuesday, September 16th, 2025
7:00 P.M. – Yutan City Hall

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.

7:00 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. Approval of the September 10th, 2025 Budget Hearing Minutes
- b. Treasurer's Report
- c. Claims

2) Open Discussion from the Public

- a. Those wishing to speak on agenda items or other items relating to city business, not on the agenda may speak at this time only. Speakers must sign in with the Clerk or Administrator prior to the commencement of the meeting. Each speaker will be limited to three minutes. No action will be taken on these discussion items at this time.

3) Action Items

- a. Contract with JEO for Blight Study
- b. New Snow Plow and Salt Spreader for new UTV
- c. Acceptance of bid for the concrete pads for benches along walking trail
- d. Acceptance of bid from contractors on grinding of storm debris at Itan

4) Discussion Items

- a. Zoning Revision Draft
 - i. "Residential Subdivision" Zoning District (Sunset Acres)
 - ii. Floodplain Management Code
 - iii. Jurisdictional Map
 - iv. Zoning Code Text

5) Items for Next Meeting Agenda

Meeting Adjourned

NEXT MEETING DATES

Special Council Meeting - September 22nd, 2025, 5:15 PM

Planning Commission - October 14th, 2025, 7:00 PM

City Council - October 21st, 2025, 7:00 P.M.

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
Wednesday, September 10th, 2025
6:30 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 10th DAY OF SEPTEMBER 2025, AT 6:30 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 6:30 p.m. by Mayor Thompson. Councilmembers Lawton, Schimenti, Mach and Smith were present. Mayor Thompson informed all the individuals present of the location of the Open Meetings Act and Code of Conduct. The Pledge of Allegiance was waived.

1) Consent Agenda

- a. Approve Minutes of August 21st, 2025 Special Meeting
- b. A motion to approve the consent agenda was made by Mach and seconded by Schimenti. Upon roll call vote was as follows: YEAH: Lawton, Schimenti, Mach, Smith NO: None, Motion Carried.

2) Discussion Items

- a. Budget for the 2025-2026 Fiscal Year
 - i. City Administrator Oliva went over the different aspects of the proposed budget with the council. He also discussed the capital outlay projects that were discussed at the July 29th meeting.
- b. Scheduling of Third Budget Hearing
 - i. The third budget hearing and the adoption of the budget will be held on September 22nd, 2025 at 5:15 pm.

Meeting Adjourned-A motion to adjourn at 7:26 pm was made by Schimenti and seconded by Mach. Upon roll call vote was as follows: YEAH: Schimenti, Mach, Smith, Lawton. NO: None, Motion Carried.

NEXT MEETING DATES

Planning Commission - November 14th, 2025, 7:00 PM
City Council Meeting - September 16th, 2025, 7:00 PM
Special Council Meeting - September 22nd, 2025 - 5:15 PM

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.

Matt Thompson, Mayor

Brandy Bolter, City Clerk/Treasurer

Banking

Account #	Account Name	Balance
3377	General Checking	\$ 132,380.88
7727	General Money Market	\$ -
7948	Water Bill	\$ 109,092.81
7970	Sewer Account	\$ -
Total Operating Funds(Liquid)		\$ 241,473.69
6578	Bond Fund	\$ 103,220.01
7725	Reserve Account	\$ 5,400.80
7959	Keno Checking	\$ 141,691.44
Total Reserve Funds (Liquid)		\$ 250,312.25
3101	City of Yutan CD	\$ 205,243.63
*3103	City of Yutan CD	\$ 379,176.90
**5415	City of Yutan CD	\$ 108,736.46
Total of CD Accounts		\$ 693,156.99
Total Liquid Funds		\$ 491,785.94
Total of all Funds		\$ 1,184,942.93
5469	Community Redevelopment	\$309,072.64

Total Funds in all Accounts \$ 1,494,015.57

NOTE

* Used as colateral on 1st & Poplar Loan

** Used as colateral on Cedar Drive Loan

Date 9/11/25

Bonds & Loans		Origin Date	Balance	Yearly Obligation	Paid From
Account #	Account Name				
8179	Cedar Drive Asph. Overlay	7/15/2020	\$ -	\$ -	3377 Gen
8435	Cruiser Purchase & BLDG	3/20/2023	\$ -	\$ -	3377 Gen
8407	2023 GMC Sierra & Access	10/31/2022	\$ -	\$ -	3377 Gen
8053	Skid Loader & UTV	5/1/2019	\$ -	\$ -	3377 Gen
2012	G.O. Bonds	3/27/2012	\$ 96,007.50	\$ 49,770.00	6578 Bond
2014	2014 Water Bonds	3/18/2014	\$ -	\$ -	6578 Bond
8325	Street Improvements	12/21/2021	\$ 581,164.55	\$ 106,405.48	CRA
7609	Splash Pad TIF	7/20/2016	\$ 143,647.08	\$ 12,022.00	CRA
7345	Thompson	5/26/2015	\$ 46,618.81	\$ 9,237.60	CRA
C318035	CW/SRF	12/21/2021	\$ 858,402.48	\$ 53,139.75	7948 Water
D311662	DW311662	7/9/2023	\$ 655,382.21	\$ 22,995.86	7948 Water
	Sudbeck 1 TIF (Frontier 5897)	2015	\$ 567,989.40	\$ 73,464.84	CRA
	Sudbeck 2 TIF (Frontier 5898)	2017	\$ 495,105.70	\$ 64,283.56	CRA
	Sudbeck 3 TIF (Frontier 5899)	2020	\$ 415,316.22	\$ 54,054.36	CRA
	Mason Creek Apts. II	2024	\$ 182,000.00	\$ 18,570.00	CRA
8579	1st & Poplar Street 2019	2024	\$ 524,649.86	\$ 100,021.46	Gen/CRA
					50/50 split

	Balance	Yearly Obligation
Bond Obligation	\$ 96,007.50	\$ 49,770.00
Gen Fund Obligation	\$ 262,324.93	\$ 50,010.73
CRA Obligation	\$ 2,656,785.48	\$ 388,048.57
Water/Sewer Funds	\$ 1,513,784.69	\$ 76,135.61
Total Obligation	\$ 4,528,902.60	\$ 563,964.91



Form of Agreement between Owner and Planner

In this Agreement between the Owner:

City of Yutan
112 Vine Street
Yutan, NE 68073

and the Planner:

JEO Consulting Group, Inc
11213 Davenport Street, Suite 200
Omaha, NE 68154
Phone: 402-934-3680
Fax: 402-934-3681

Entered into _____, 2025.

For the following project (brief description):

Yutan Blight and Substandard Study, including a presentation of the analysis for the Study Area as illustrated on the attached Exhibit A.

The Owner and Planner agree to the following:

SCOPE OF SERVICES:

Based on the project generally defined above, we propose to provide planning services required to comply with state regulations as follows. Please note that these services may run concurrently.

1) **Blight Substandard Study:**

- a) Review of City of Yutan's records for the existing area(s) declared Blighted and Substandard or characteristics studied from previous studies.
- b) Field evaluation of the Study Area to verify conditions as specified in the Nebraska Community Development Law.
- c) Analysis of the Study Area to determine the presence of blight or substandard conditions as defined by state statute.
- d) Analysis of Saunders County Assessor online records for age of existing structures and lot shape and size.
- e) Coordination with city staff and legal counsel to delineate a Blight and Substandard Determination area.
- f) Prepare draft report on blight/substandard conditions for city staff and legal internal review.
- g) Amend the draft report as requested per the client and submit to the city staff and/or city attorney for review.
- h) Preparation of a legal description for the area.

JEO CONSULTING GROUP INC

11717 Burt Street | Suite 210 | Omaha, Nebraska 68154-1510 | p: 402.934.3680 | f: 402.934.3681
www.jeo.com

- i) JEO has included the cost for one (1) trip to the site for completion of the services defined in this section.

2) Study Approval:

- a) Attend and present the draft study to the Yutan Planning Commission.
- b) Attend and present the draft study to the Yutan City Council.
- c) JEO has included the cost for two (2) trips to the City of Yutan for completion of the services defined in this section.

Deliverables

- a) Print up to 5 copies of the approved Blight and Substandard Determination Study.
- b) Electronic copy of the approved Blight Substandard Study.
- c) Shapefiles developed for the study.

2) Project Timeline:

Upon receipt of this agreement, JEO Consulting Group shall deliver the draft documents to the client within four weeks upon notice to proceed with official approval process to follow.

TERMS AND CONDITIONS:

1) LUMP-SUM FEE

JEO proposes to provide the services defined above for the fees defined below:

Blight and Substandard Study	\$7,000
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2) LEGAL REVIEW

- a) The client will be responsible for obtaining legal review of the Blight and Substandard Study. JEO will make necessary changes to the documents provided those changes are given to JEO within two weeks of submitting the documents to the city.

3) PAYMENTS

- a) Retainer: A retainer will not be required for this project.
- b) Progress Payments:
 - i) JEO will bill for services completed near the beginning of each month. All invoices are due payable upon receipt and are considered delinquent after 30 days.
 - ii) Invoices not paid within 30 days may be charged interest at the annual rate of 12%.
 - iii) Payments will be applied first to interest then principal.
 - iv) Work by JEO will cease if invoices have not been paid in full within 60 days and will not begin again until full payment with interest has been received.

4) REIMBURSABLE EXPENSES

- a) Typical reimbursable expenses are included in the lump-sum and include:
 - i) Mileage for trips required to complete the work defined above
 - ii) Long distance phone calls

- iii) Meals
- iv) Other travel expenses
- v) Software
- vi) Copies/prints
- vii) Faxes
- b) Other reimbursable expenses shall be billed at 110% of their cost. (None are anticipated on this project)

5) CONTRACT TIME

The draft Blight Study shall be submitted to the city no later than six weeks after JEO's receipt of an executed agreement. If the Basic Services covered by this Agreement have not been completed by January 1, 2026, through no fault of JEO, extension of JEO's services beyond that time shall be compensated as additional services.

6) GENERAL CONDITIONS

The general conditions are listed on the attached Exhibit B

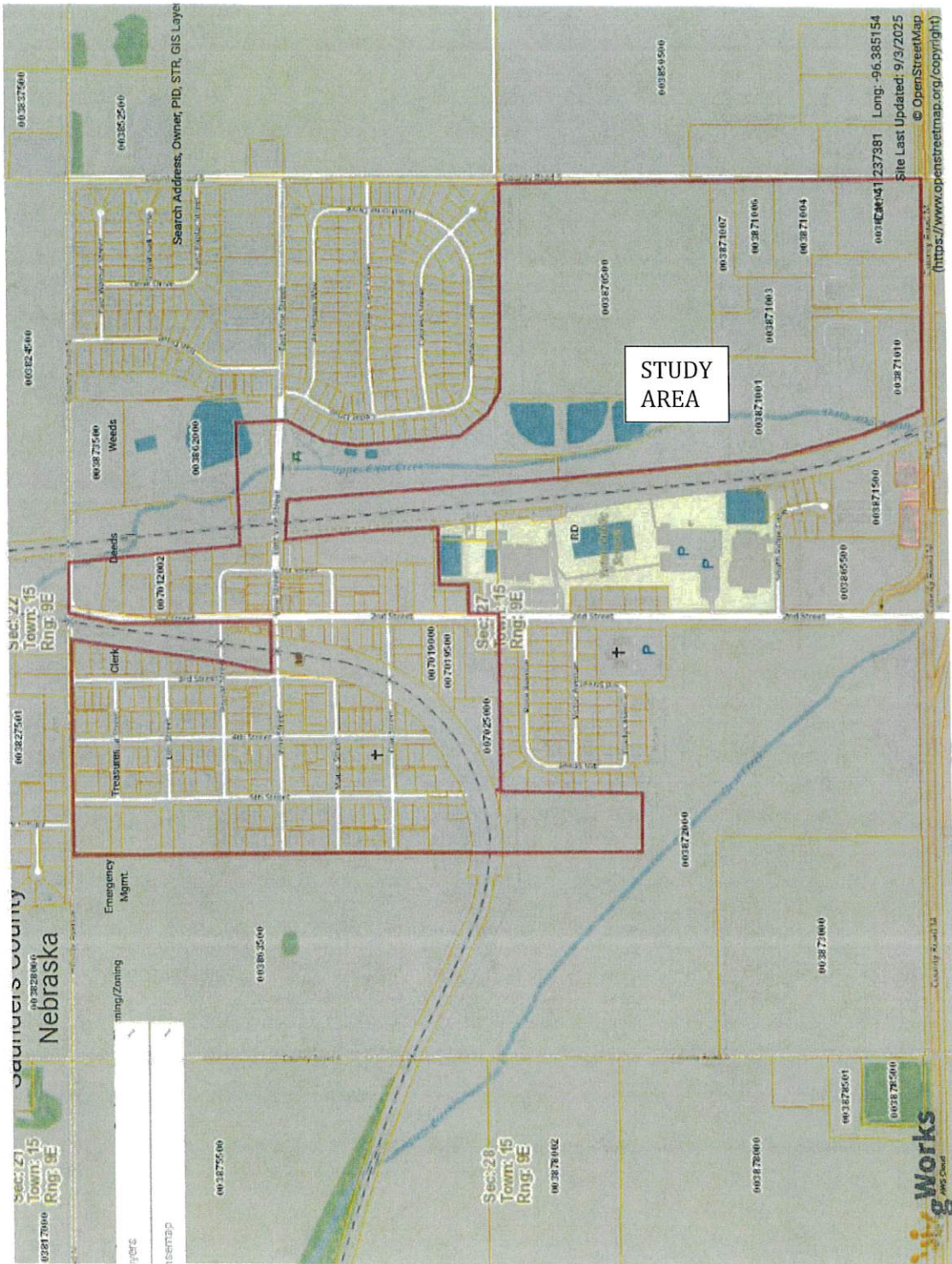
7) ACCEPTANCE OF PROPOSAL

If the terms of the Proposal are acceptable to you, please sign the following as acceptance and indication that you are qualified to sign this agreement on behalf of the Owner. Further, your signature indicates that you are authorized to make future decisions as to the modification, extension, or termination of this agreement.

Owner /Title

Zack Schulz, PE
JEO Consulting Group, Inc.

EXHIBIT A



Yutan, NE
Blight and Substandard Study

September 4, 2025
Page 4

Memorandum

To: Mayor and City Council
From: Brandy Bolter, City Clerk
Date: 9/11/2025
Re: Snowplow and Spreader

We have two bids from Ty's Outdoor Power & Services and Elite Vehicle Outfitters for a snowplow and salt spreader for the new public works utv.

FISCAL IMPACT:

\$10,625.75-\$10,776.94

STAFF RECOMMENDATION: A motion and a second

E S T I M A T E

PAGE: 1

Ty's Outdoor Power & Service
21611 Platteview Road
PO Box 630
Gretna, NE 68028
Phone #: (402)332-5577
Fax #: (402)332-5958

PHONE #: (402)719-6636 Ext: LUKE DATE: 8/28/2025
CELL #: (402)719-6636 ORDER #: 205801
ALT. #: (402)625-2112 Ext: CJ CUSTOMER #: 113068
P.O.#: CP: EliE
TERMS: Net 10th EOM LOCATION: 2
SALES TYPE: Estimate STATUS: Snow Estimate
TAG #: TECH: EliE

BILL TO 113068

CITY OF YUTAN
112 VINE ST
YUTAN, NE 68073

SHIP TO

CITY OF YUTAN
112 VINE ST
YUTAN, NE 68073

YEAR	MFR	MODEL NUMBER	DESCRIPTION	VIN/SERIAL #	MILEAGE/METER
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1: Job 1 Tech: EliE []

MFR	PRODUCT NUMBER	DESCRIPTION	QTY	PRICE	NET	TOTAL
BOSSMSC12480		BLADE CRATE (SNOWPLOW),6-6,UTV STL V-XT	1	\$1,560.00	\$1,170.00	\$1,170.00
BOSSMSC12060		PLOW BOX, RT3-V, UTV, BOSS, 2010+	1	\$3,570.00	\$2,677.50	\$2,677.50
BOSSLTA28350		UC/RT3, POLARIS RANGER XP 1000, 2025+	1	\$360.00	\$270.00	\$270.00
BOSSMSC09601		CONTROL-HANDHELD,V-BLADE,12V	1	\$407.00	\$305.25	\$305.25
BOSSMSC25007		KIT-WIRING,UTV,12V	1	\$297.00	\$297.00	\$297.00
BOSSMSC13099		SNOW DEFLECTOR KIT,6'6,UTV,POWER-V,XT	1	\$286.00	\$286.00	\$286.00
BOSSHYD01835		BOSS QT.HYDRAULIC FLUID	2	\$14.15	\$14.15	\$28.30
BOSSDPS21350		DROP SPREADER,6.0 CU FT	1	\$5,110.00	\$3,832.50	\$3,832.50
BOSSMSC21428		KIT-CONTROL,2.5/6.0 DPS	1	\$590.00	\$442.50	\$442.50
BOSSDPS23260		KIT-BED MOUNT, 1.5/2.5/6.0 DPS	1	\$120.00	\$90.00	\$90.00

Parts Job 1: \$9,399.05

LABOR	DESCRIPTION	HRS	RATE	AMOUNT	TOTAL
PI-07	INSTALL UC, HARNESS, LIGHT ADAPTERS, UTV	6	\$116.00		\$696.00
SI-07	INSTALL LARGE TAILGATE SPREADER	3	\$116.00		\$348.00

Hours Job 1: 9 Labor Job 1: \$1,044.00

EXTRAS	DESCRIPTION	QTY	PRICE	AMOUNT	TOTAL
SS	SHOP SUPPLIES	1	\$20.00		\$20.00

Extras Job 1: \$20.00

Subtotal Job 1: \$10,463.05

Prices reflected on this quote are valid for 30 days and while current supplies last. However, prices are subject to change if the program or promotion the prices were quoted under is no longer in effect.

TOTAL PARTS:	\$9,399.05
TOTAL LABOR:	\$1,044.00
TOTAL EXTRAS:	\$20.00
SUBTOTAL:	\$10,463.05
TAX:	\$0.00
CASH-CHECK DUE:	\$10,463.05
CREDIT CARD DUE:	\$10,776.94

Authorized By: _____

ESTIMATE

Elite Vehicle Outfitters
2586 River Road DR, Suite 1
Waterloo, NE 68069

info@elitevehicleoutfitters.com
+1 (402) 990-5123
<https://www.elitevehicleoutfitters.com>



City Of Yutan

Bill to
Cole
City of Yutan

Estimate details

Estimate no.: 1509
Estimate date: 08/25/2025

#	Product or service	Description	Qty	Rate	Amount
1.		Polaris Ranger Plow, Spreader and instal			
2.		Boss 6'6" UTV Plow			
3.	BOSS MSC12480	BLADE CRATE (SNOWPLOW),6-6,UTV STL V-XT	1	\$1,300.50	\$1,300.50
4.	BOSS MSC12060	PLOW BOX, RT3-V, UTV, BOSS, 2010+	1	\$2,975.00	\$2,975.00
5.	BOSS MSC25007	KIT-WIRING,UTV,12V	1	\$221.00	\$221.00
6.	BOSS MSC13171	POWER/GROUND EXTENSION KIT,90,4 GA	1	\$119.85	\$119.85
7.	BOSS MSC09601	CONTROL-HANDHELD,V-BLADE,12V	1	\$306.00	\$306.00
8.	BOSS LTA12380	Mount UC/RT3,UTV,POLARIS RANGER 1000,18+	1	\$297.50	\$297.50
9.	BOSS MSC13099	SNOW DEFLECTOR KIT,6'6,UTV,POWER-V,XT	1	\$219.30	\$219.30
10.	BOSS MSC04679	KIT-SMARTHITCH2 OPTION, 12V	1	\$211.65	\$211.65
11.	BOSS MSC12440	KIT-HEADLIGHT,LED,UTV	1	\$345.95	\$345.95
12.	Boss Plow Mount Install	Installation of mount and wiring on UTV. Test Plow	1	\$375.00	\$375.00

Subtotal	Subtotal				\$6,371.75
13.	Buyers Spreader				
14. SHPE0400	Buyers .40 Cu. Yd. Electric Auger Spreader With controller and Harness	1	\$4,129.00		\$4,129.00
15. Install Labor	Labor for installing vehicle lighting in truck.	1	\$125.00		\$125.00
Subtotal	Subtotal				\$4,254.00
Total					\$10,625.75

Note to customer

Estimate good for 30 days. Please review and notify us with any necessary changes.

Upon approval, items will be ordered and vehicle production will be scheduled as final items arrive. (usually within 3-5 days for basic vehicle accessories, up to 3-6 weeks for police vehicle equipment)

Accepted date

Accepted by

Memorandum

To: Mayor and City Council
From: Brandy Bolter, City Clerk
Date: 9/11/2025
Re: Concrete pads for benches

We have two bids from Pave the Way Concrete LLC and Cody's Custom Concrete for cement pads along the walking trail for benches.

FISCAL IMPACT:

\$6,850.00-\$7,950.00

STAFF RECOMMENDATION: A motion and a second

Pave the Way Concrete LLC
PO Box 2182
Fremont, NE 68026
4027218073
info@pavethewayconcrete.com



Estimate

ADDRESS

Bob Olivia
City of Yutan
112 Vine Street
Yutan, NE 68073

ESTIMATE # 2934

DATE 03/28/2025

ACTIVITY	AMOUNT
Prep & Pour 27' X 31'. Concrete to be 4" thick with 3' center rebar	7,950.00

Any alteration or deviation from above specifications involving extra costs will become an extra charge over and above the quoted price. Proof of General Liability and W/C Insurance available upon request. Not responsible for any damages due to weather or conditions beyond our control such as fire, flood or tornado.

SUBTOTAL	7,950.00
TAX	0.00
TOTAL	\$7,950.00

Accepted By

Accepted Date

Balance due upon completion of project. Interest after 30 days will be 1.33% per month. Customer is responsible for all collection expenses. Not responsible for any and all damage due to weather or conditions beyond our control.



Park Benches

#0002695

From: Cody's Custom Concrete LLC
Codys Custom Concrete LLC

Amount:
\$6,850.00

4606 N. 131st St. Omaha NE 68164

Date of Issue:
7/24/2025

(402) 957-4832

Expiration Date:
8/24/2025

Bill To: Bob

Item	Rate (excl. tax)	Quantity	Tax	Total
Park bench pad 5'x11' 4" thick 4500 psi mix Wire mesh reinforcement Broom finish Level	\$685.00	10		\$6,850.00
Subtotal				\$6,850.00
Total				\$6,850.00

Notes:

Please let me know if you have any questions!
There is a 10% cash discount offer on any estimate!

Check out our Facebook page <https://www.facebook.com/share/iQo94q8k2wCRX6JP/?mibextid=eQY6cl> and our website www.codyscustomconcrete.com to see what we are capable of!

Accepted on: _____

Accepted by: _____

Signature: _____

Memorandum

To: Mayor and City Council

From: Brandy Bolter, City Clerk

Date: 9/11/2025

Re: Tree Grinding

We have two bids from Tri-Point Tree & Landscaping LLC and Hughes Tree Services for grinding the tree debris from the August wind storm.

FISCAL IMPACT:

\$5,000-\$18,5000.00

STAFF RECOMMENDATION: A motion and a second

USA

QUOTATION

Quote Number: 288

Quote Date: Sep 2, 2025

Page: 1

Voice: (402) 488-8007

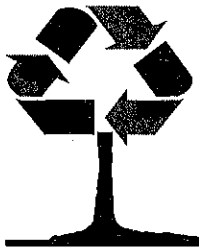
Fax:

Quoted To:

CITY OF YUTAN
112 VINE STREET
YUTAN, NE 68073

Customer ID	Good Thru	Payment Terms	Sales Rep
YUT001	10/2/25	Net 10 Days	

Description	Amount						
<p>CITY PARK</p> <p>*****</p> <p>GRIND BRUSH PILE AT THE CITY PARK WITH 6" SCREENS --- \$5,000.00 - \$6,000.00 WE ESTIMATE THIS WILL TAKE 4-6 HOURS. (OUR RATE IS \$1,000.00 PER HOUR WITH A \$5,000.00 MINIMUM. THIS INCLUDES THE GRINDER AND 2 SKIDLOADERS)</p> <p>*****</p> <p>GRIND BRUSH PILE AT THE CITY PARK WITH 4" SCREENS --- \$5,000.00 - \$7,000.00 WE ESTIMATE THIS WILL TAKE 5-7 HOURS. (OUR RATE IS \$1,000.00 PER HOUR WITH A \$5,000.00 MINIMUM. THIS INCLUDES THE GRINDER AND 2 SKIDLOADERS)</p>							
	<table border="1"> <tr> <td data-bbox="963 1818 1302 1862">Subtotal</td> <td data-bbox="1302 1818 1529 1862"></td> </tr> <tr> <td data-bbox="963 1862 1302 1902">Sales Tax</td> <td data-bbox="1302 1862 1529 1902"></td> </tr> <tr> <td data-bbox="963 1902 1302 1923">TOTAL</td> <td data-bbox="1302 1902 1529 1923"></td> </tr> </table>	Subtotal		Sales Tax		TOTAL	
Subtotal							
Sales Tax							
TOTAL							

Certified Arborist: Stacy HughesDate: 8/21/25

HUGHES

Tree Service

Trusted Tree Care!402-558-8198 • www.HughesTree.com

15802 Fairview Road • Gretna, NE 68028

Name: City of Yutan

Address: _____

City: _____ St: _____ Zip: _____

Phone: (____) _____ Cell: (____) _____

E-mail: _____ Acct: _____

Nebraska's first accredited
tree care company

- ☐ Pruning ☐ Tree Removal ☐ Fertilizing ☐ Plant Health Care ☐ Tree Planting ☐ Cabling
☐ Stump Grinding ☐ Consultation ☐ Mulching ☐ Other: _____

DESCRIPTION OF WORK:

Grind & Haul 3 tree piles by ball fields \$18,500.00

SPECIAL CONDITIONS OR EQUIPMENT:Service Drop: ☐ Yes ☐ NoAssist: ☐ Yes ☐ No**Satisfaction Guaranteed**

If you are not satisfied with our service,
Hughes' Tree Service will continue working
until you are pleased.

Customer's Signature Authorizing Work:

X

Please return signed copy.

TOTAL COST:

Total Due on Completion. Please see reverse side of form for terms and conditions.

SITE MAP

MEMORANDUM

FROM: Robert Costa, Community Planner
TO: City Council & Mayor of Yutan, Nebraska
DATE: September 11, 2025
SUBJECT: **Introduction: 2025 Zoning Revision**

This memo is intended to briefly summarize/explain the major changes occurring with the most-recent draft of the City's zoning revision (dated August 29, 2025), sent to you by separate e-mail. *If you require a printed version, please contact me. The PDF draft will be published online shortly.*

The proposed jurisdictional map (aka "zoning map") has been included with this memo to support our discussion at the City Council's September 16th meeting, where four specific topics will be addressed:

- a) The "Residential Subdivision" Zoning District (i.e., Sunset Acres).
- b) Floodplain Management Code, which is proposed to be separated from zoning.
- c) Jurisdictional map, which shows the proposed Extra-Territorial Jurisdiction (ETJ) boundary and the proposed configuration of each zoning district.
- d) The August 29th zoning code draft.

Revision of the City's zoning has been developed in cooperation with the City's Planning Commission over the course of the past thirteen/fourteen months. While the draft is a significant change from the City's existing zoning requirements, the revision has been designed to do three things:

1. Create a readable and understandable zoning document for both citizens and staff.
2. Simplify the requirements for development to priorities related to health, safety, and general welfare, including removing unnecessary restrictions.
3. Honor existing aspects the community relies on for basic protections to property and quality of life. New aspects create simple solutions to identified problems, address historical development patterns, and resolve conflicts within the ETJ.

The revision process also removed hidden requirements that no one previously paid attention to (extensive requirements for commercial signs, for example) or, in the case of important priorities, placed them in a manner where they are more obvious and easier to implement.

Some of the key changes include:

- Simplification of zoning administration.
- Clarifying the procedural requirements for basic review (in association with building permits) and public review of special cases, such as requests for conditional use and variance.
- Re-structuring and re-naming zoning districts.

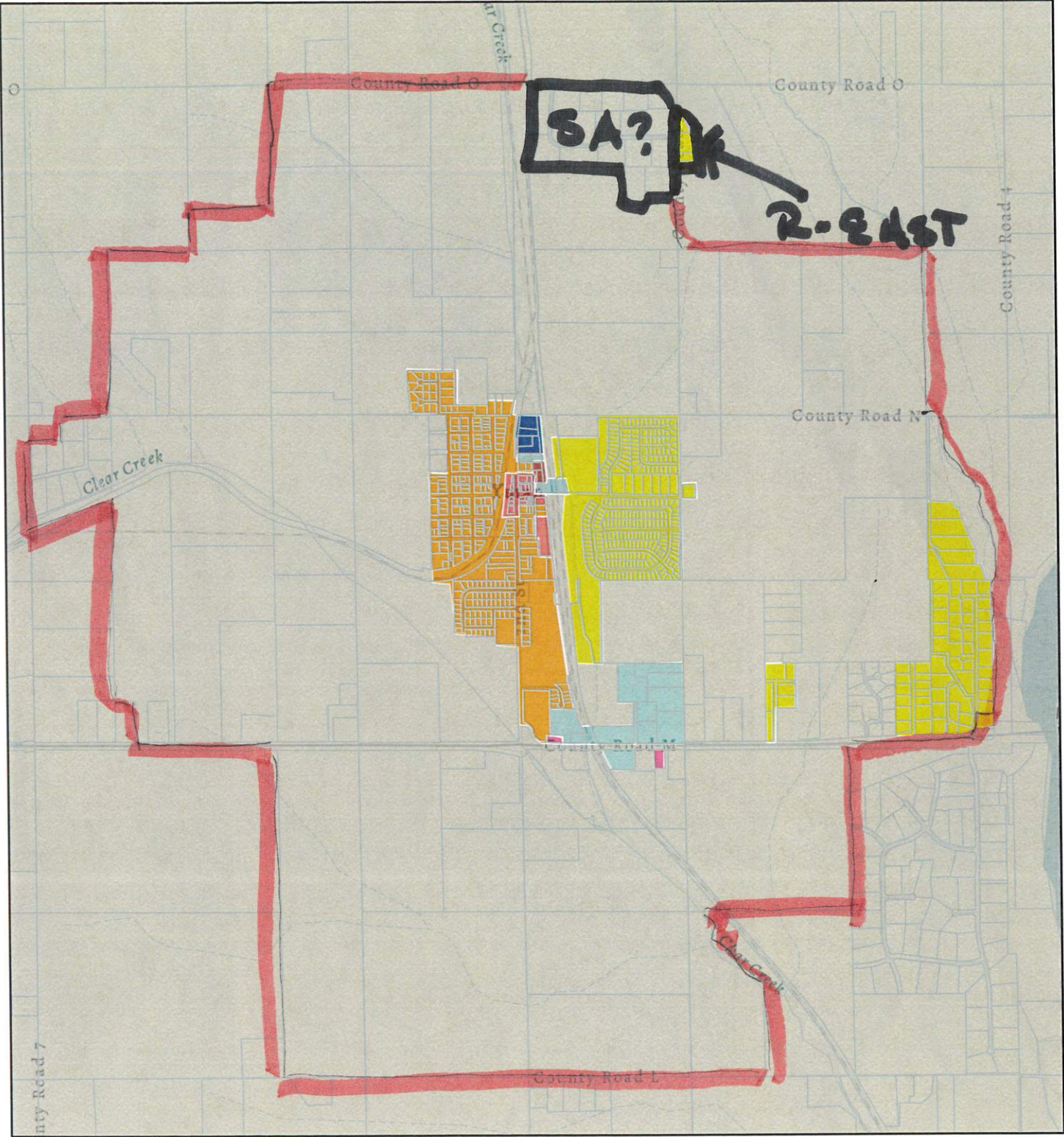
- The “old town” neighborhood and the greater western ward now has its own, specific zoning district with setbacks and other requirements that reflect the historic development patterns there, in addition to remedying occurrences of spot zoning.
- The removal of specific/distinct requirements for accessory structures, so that garages, sheds, and other minor structures typically have the same setbacks, structural heights, and lot coverages as a property’s main house or main commercial/industrial structure. (Some exceptions exist – residential accessory structures are allowed closer to rear yard property lines, for example.)
- Allowance for accessory dwelling units (a conditional use within residential zoning districts, but a permitted use with the Transitional Agriculture zone), including simple conditions for approval.
- Specific requirements for adult-oriented uses and cannabis/hemp businesses.
- Removal of restrictions on fencing, including the need to obtain a permit.
- Landscaping requirements have been simplified: new residential development within city limits is required to plant one new tree (this has many benefits related to stormwater management, reduction of solar heat, and overall neighborhood aesthetics) and commercial/industrial development within our jurisdiction (including the ETJ) is asked to establish simple landscape screening. Residential/agricultural development in the ETJ is exempt from landscaping requirements.
 - It may be worthwhile to discuss *where* the one tree is planted (i.e., specify the front yard to increase benefits to the overall community or leave it the landowner’s decision?).

Our discussion this month is simply to introduce you to this draft and provide you with an opportunity to ask questions or discuss potential edits in advance of formal public review, which will begin with the Planning Commission’s public hearing on Tuesday, October 14th. Once the Planning Commission has conducted its hearing and made a recommendation to you, we will begin three readings of the ordinance, allowing the public and you an opportunity to dive into specifics.


As we proceed, please reach out to me with questions or concerns. Ultimately, the City Council will be the one adopting these requirements for all citizens of our jurisdiction, so it’s important that any questions, concerns, or suggestions are addressed before this document becomes law at the end of the third ordinance reading. Now is the time to do that.

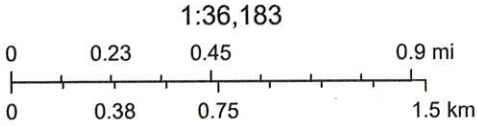
Thank you for your time.

ETJ
Zoning Exploration [DO NOT MODIFY]



9/3/2025

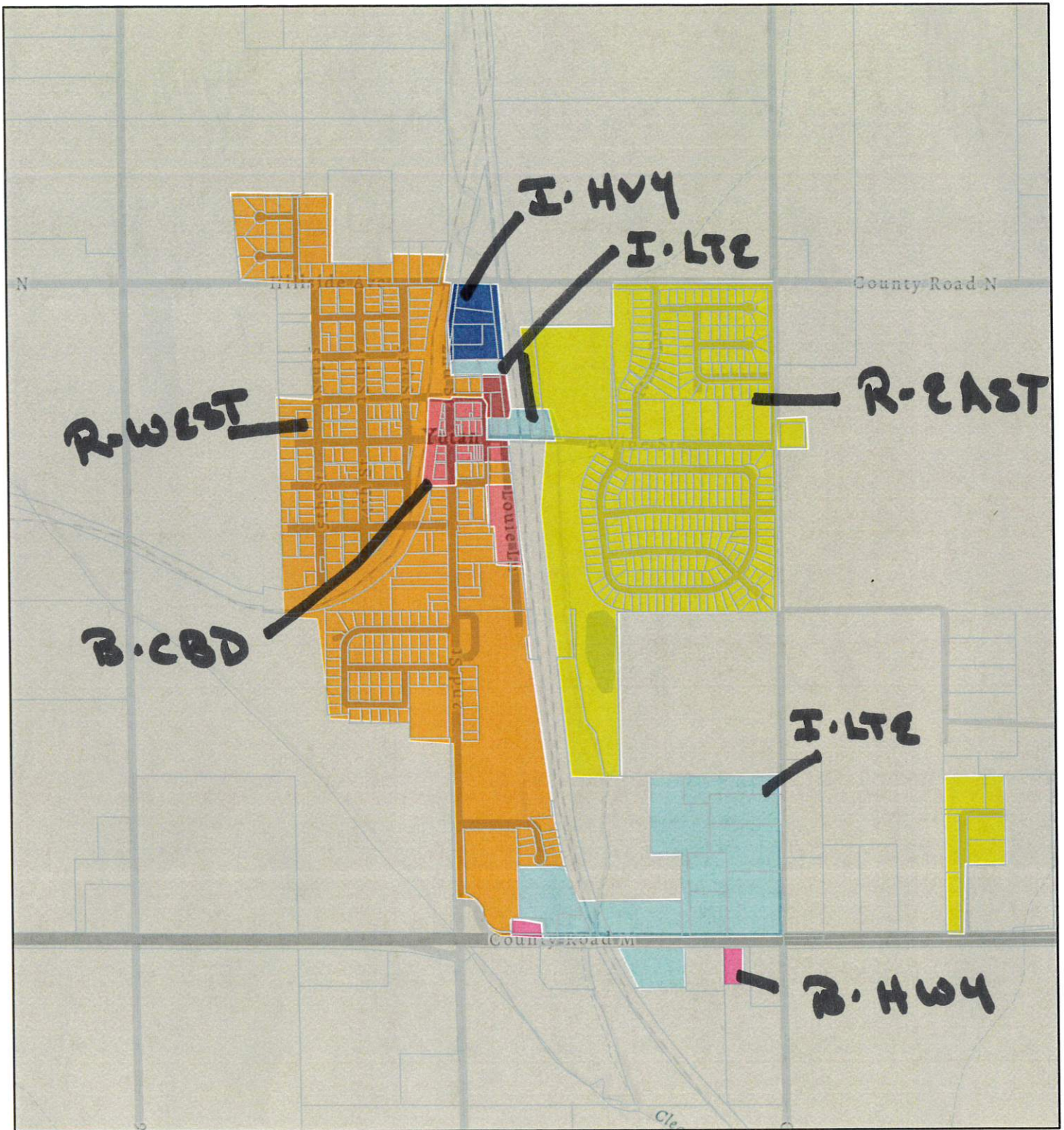
 TaxParcels2024 - Statewide Parcels 2024
World_Hillshade



Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

CITY LIMITS

Zoning Exploration [DO NOT MODIFY]



9/3/2025

TaxParcels2024 - Statewide Parcels 2024

World_Hillshade

1:18,091

0 0.1 0.2 0.4 mi
0 0.17 0.35 0.7 km

Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Yutan Public Library Board Minutes

Tuesday September 9, 2025 at 6:30 PM Location: Yutan Public Library

Notice of meeting was posted at the Post Office, City Office, and the library by Director Laurie Van Ackeren

1. Call to Order:

a. The meeting was called to order by President Lynn Hapke at 6:35 PM. She advised the Open Meeting Act is posted on the east wall. The front door was left unlocked for visitors to enter.

2. Roll Call:

Lynn Hapke, Alicia Archer, Jane Scott, Mary Kay Arp and Mary Jo Robinson

Absent: none

Also present: Director Laurie Van Ackeren

3. Visitors: none

4. Approval of August Minutes (Minutes were available for inspection)

a. Motion to approve August Minutes was made by Archer, seconded by Arp Yeas – Hapke, Archer, Scott, Arp and Robinson Motion carried 5-0

5. Open Discussion from the public: No Visitors

6. Presentation from Guests: No Guests

7. Approval of August Financial Claims

a. Motion to approve August Financial Claims was made by Archer, seconded by Hapke Yeas – Hapke, Archer, Scott, Arp and Robinson Motion carried 5-0

8. Directors Report:

a. Stats for August

Fines \$ 1.75 Country Cards \$ 40.00

b. Circulation Statistics

Check outs – 410 (637)

Member amount saved - \$ 5,503.19 (7,793.51)

Over Drive / Libby checkouts -

Patron visits – Adults 210 (278) Juv 111 (239) Total 321 (517)

Coffee Time – 10 average (10)
Adult Book Club - 9
Yutan Days Scavenger Hunt - 11

Summer Reading Program Stats:
9 Adults signed up – 6 finished
K-6th grade: 45 signed up – 17 finished
Toddlers: 4 signed up – 1 finished
8th – 19yrs: 5 signed up – 2 finished

5 Adults read 1800 minutes & were entered into a drawing for two Vala's Pumpkin Patch Day Passes. Winner Linda Bradley was drawn at the Adult SRP Party on 9/4

9. Discussion Items:

- a. The new sidewalk was put in, but to date the ceiling has not been repaired or the bench painted.**
- b. The Displays, Exhibits, Bulletin Boards Policy was reviewed. Motion to approve the Policy was made by Arp and seconded by Scott Yeas – Hapke, Archer, Scott, Arp, and Robinson Motion carried 5-0**

10. Adjournment:

- a. Motion to Adjourn at 7:45 PM by Archer, seconded by Arp Yeas - Hapke, Archer, Scott, Arp and Robinson Motion carried 5-0**

The next regular Library Board Meeting will be October 6, 2025 at 6:30 PM

Respectfully submitted
Mary Jo Robinson, Secretary

Claims

August 2025

8/13	Demco	Supplies #1326	\$64.44
8/11	Amazon	Collection #1310	\$92.32
8/1	Amazon	Collection #1310	\$19.60
8/14	Amazon	Collection #1310	\$11.76
7/31	Amazon	Collection #1310	\$9.99
8/1	Amazon	Collection #1310	\$10.99
7/31	Amazon	Collection #1310	\$45.90
8/11	Amazon	Collection #1310	\$42.68
8/11	Amazon	Collection #1310	\$26.97
8/8	Amazon	Collection #1310	\$22.99
7/31	Amazon	Collection #1310	\$20.24
8/8	Amazon	Technology #1330	\$22.99
7/29	Amazon	Grant Money #1340	\$5.99
8/7	Amazon	Collection #1310	\$16.99

President: *Dym Hapke*
Secretary: *Mary Jo Robinson*
Director: *Gaurie Van Ackeren*

Date: *9-9-25*
Date: *9-9-25*
Date: *9-9-25*

The City of Yutan Police Department

P.O. Box 215, 112 Vine Street

Yutan, Nebraska 68073

*(402) 625-2468 * (402) 625-2112 (fax)*

August 2025 Activity September 2025 Meeting

Calls for Service: 12

Stops 5

Warning Tickets 5

Traffic Citations Issued 0

Driver License Pick up 0

Traffic Arrest (DUI etc.) 0

Alcohol Citation 0

Drug Citations 0

Criminal Citation 1

Warrant Attempts 0

Misdemeanor Arrest 0

Felony Arrest

DOMESTIC VIOLENCE 1

Search Warrants 0

Motor Vehicle Accident 0

Investigations 4

HHS Intakes 3

Assist another agency 1

Fire Department Assist 0

Business Checks

YUTAN 37

MEAD 46

Community Engagement

Citizens assist.

City Ordinance Violations

Abatement Notice

Nuisance Letters

Dog Letters

Towed Vehicles

Animal Neglect

Parking Citations

Open Doors

Parking Warnings

Vehicle

Alarm Calls

UTV/ATV Inspections

MEMORANDUM

FROM: Robert Costa, Community Planner
TO: City Council & Mayor of Yutan, Nebraska
DATE: September 11, 2025
SUBJECT: **Community Planner's September 2025 Report**

As expected, the past few weeks have been busy, and the next few months will be, too. We have a lot of work to do!

We officially submitted a grant application to the state's water protection division; we have not yet heard back, but you can count on hearing all about it if we have a positive result. In preparation for the wellhead protection planning process, I met with the state's coordinator for such activities, who has a lot of really great resources and insight to offer. If appropriate, he may attend a future council meeting to discuss with you the state's expectations and available resources. Either way, I plan to work closely with him once we enter the planning stage of this effort.

The League of Municipalities had its first of three meetings to consider legislative advocacy during next year's lawmaking session in the capital. Another meeting will occur this month, and the final meeting is held in late October. Please come see me if you want to discuss potential changes to state law that could positively affect and improve life in Yutan and across Nebraska.

Once again, I want to mention how well the Planning Commission is currently functioning. I understand that our longest-serving members felt like their role was to rubber stamp already-decided plans with no opportunity for input or true, meaningful recommendations. That they felt this way is unacceptable in my professional opinion. It is truly rewarding – even fun! – to watch them now work together, discuss substantive issues, and make suggestions to improve the product that will eventually end up in front of you. That might make me a bit of a bore, but I can promise you an empowered Planning Commission that is rewarded for their time and effort in the process is a better thing for the community. Our current members are Ryan Chapman, Carrie Duffy, Aaron Gay, Derek Ortmeier, Kevin Shea, and Joe Vandenack. If you see them, please be sure to thank them for their service.

You'll be seeing a lot of me during the next four months as we work through the zoning revision and its three ordinance readings. Once that process is completed, our next projects include revising the subdivision regulations, considering building code updates, and modifying the City's comprehensive plan (and maybe the economic development plan) to create a more meaningful guide to ensuring the future of our community.

Thanks for your service!

To: City Council

From: Bob Oliva, City Administrator

Date: September 11, 2025

Subject: City Administrator's Report

1. Financial and Grant Updates

Robert and I met with LRE to finalize the information to be included in the grant application. We believe we have a strong submission prepared.

The annual payments for the TIF loans on the Sudbeck developments were successfully paid by the CRA. Additionally, final preparation of the 2025-2026 budget has been completed with the assistance of Ortmeier Accounting.

2. Parks and Facilities

I met with a representative from Astro to discuss the roof color for the new pavilion in Itan Park. Mayor Thompson suggested a white roof to tie in with the other existing buildings in the park.

The tree pile at the lift station has been successfully burned. The tree piles at Itan Park will be ground into mulch within the next couple of weeks, which will help clear the area and provide useful material for landscaping projects.

3. Public Works and City Projects

The repairs to the sidewalk in front of the city library were completed by Cody's Custom Concrete. The new sidewalk section looks excellent and provides a safer path for our patrons.

Adjustments were made to the blight study map to include more of the city, and a contract with JEO to complete the study should be available for your review at this meeting.

Respectfully,

Bob Oliva

City Administrator