

Agenda
Yutan City Council
Monday, September 29th, 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 22nd, 2025 Third Budget Hearing Minutes
- 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) Ordinances and Public Hearings**
a. Ordinance 814-Adopting the Budget Statement to be termed the Annual Appropriation Bill to appropriate the budget for the 2025-2026 fiscal year.
i. Staff Reporting
ii. Public Hearing
iii. Ordinance 814
- 4) Resolutions**
a. Resolution 2025-7 setting the property tax request at \$311,726.40 for the 2025-2026 Fiscal Year and approving a 2% increase in total 2025-2026 funds subject to limitation.
- 5) Items for Next Meeting Agenda**

Meeting Adjourned

NEXT MEETING DATES
Planning Commission Meeting - October 14th, 2025, 7:00 P.M.
City Council Meeting - 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
Tuesday, September 16th, 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 16th DAY OF SEPTEMBER 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, 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 meeting was opened with the Pledge of Allegiance.

1) Consent Agenda

- a.** Approval of the September 10th, 2025 Budget Hearing Minutes
- b.** Treasurer's Report
- c.** Claims-**ARCS-LLC** \$600.00, **BCBS** \$2,585.05, **Bomgaars** \$290.93, **Cardmember Services** \$1,053.00, **City of Wahoo** \$1,800.00, **Cody's Custom Concrete** \$4,425.50, **Column Software PBC** \$127.04, **Cubby's** \$914.73, **Drop Ins Portables** \$486.85, **Eakes** \$1,921.64, **EFTPS-Federal Payroll Taxes** \$10,594.07, **Engel, Vicki** \$270.00, **Frontier Cooperative** \$1,092.70, **Grainger** \$325.28, **Guardian** \$42.50, **Hometown Leasing** \$69.74, **Hydro Optimization & Automation Solutions, Inc.** \$669.50, **Knutson, Anna** \$103.06, **Konecky Oil Company** \$982.48, **Kriha** \$146.90, **LARM** \$58,024.00, **Lowes** \$285.86, **Martin Marietta** \$1,801.78, **MUD** \$50.00, **NE Dept. of Economic Development** \$125.00, **NE. Dept. of Revenue** \$925.84, **NE Municipal Clerks Association** \$100.00, **NE Public Health Environmental Lab** \$30.00, **NMC Cat** \$3,210.57, **Odeys** \$1,711.13, **One Call Concepts, Inc.** \$15.11, **OPPD** \$5,729.75, **Ortmeier Technical Services Inc.** \$923.33, **Pitney Bowes Purchase Power** \$415.86, **Railroad Management Company III, LLC** \$1,337.70, **Road Runner Transportation** \$508.00, **Scholz Small Engine** \$540.87, **T Rowe Price** \$1,850.00, **The Lincoln National Life Insurance Company** \$392.49, **Three Rivers Clerks Association** \$10.00, **Two Rivers Sand and Gravel** \$50.00, **US Cellular** \$106.79, **Verizon** \$40.01, **Total w/o Payroll** \$106,685.06, **Payroll** \$31,780.51, **Total w/Payroll** \$138,465.57.
- d.** A motion to approve the consent agenda was made by Lawton and seconded by Mach. Upon roll call vote was as follows: YEAH: Lawton, Schimenti, Mach, Smith. NO: None, Motion Carried.

2) Action Items

- a.** Contract with JEO for Blight Study

- i. A motion to approve the contract with JEO for a Blight Study was made by Lawton and seconded by Smith. Upon roll call vote was as follows: YEAH: Schimenti, Mach, Smith, Lawton NO: None, Motion Carried.
- b. New Snow Plow and Salt Spreader for new UTV**
 - i. A motion to approve the purchase of a new snow plow and salt spreader for the UTV from EVO (Elite Vehicle Outfitters) in the amount of \$10,625.75 was made by Smith and seconded by Schimenti. Upon roll call vote was as follows: YEAH: Mach, Smith, Lawton, Schimenti NO: None, Motion Carried
- c. Acceptance of bid for the concrete pads for benches along walking trail**
 - i. A motion to accept the bid from Cody's Custom Concrete in the amount of \$6,850.00 for concrete pads for benches along the walking trail was made by Schimenti and seconded by Lawton. Upon roll call vote was as follows: YEAH: Smith, Lawton, Schimenti, Mach. NO: None, Motion Carried.
- d. Acceptance of bid from contractors on grinding of storm debris at Itan**
 - i. A motion to accept the bid from Tri-Point Tree & Landscaping in the amount of \$5,000-\$7,0000 for the grinding of storm debris at Itan was made by Smith and seconded by Mach. Upon roll call vote was as follows: YEAH: Lawton, Schimenti, Mach, Smith. NO: None, Motion Carried.

3) Discussion Items

a. Zoning Revision Draft

- i. "Residential Subdivision" Zoning District (Sunset Acres)
 - 1. Community Planner Costa discussed the current zoning for Sunset Acres and the uniqueness of it and the difficulty of changing it. After discussing it with the administration and the Council it was decided to change the zoning of Sunset Acres to TA (Transitional Ag), which will better fit the subdivision.
- ii. Floodplain Management Code
 - 1. Community Planner Costa stated that the existing zoning ordinance has the states codes within it, which can be difficult to fit into our communities needs. Costa is suggesting that we remove them and interpret our own within it.
- iii. Jurisdictional Map
 - 1. Community Planner Costa went over the current ETJ map and the suggested changes to better fit the one mile jurisdiction. Costa asked the council for any suggested changes to the presented map, and after further discussion it was decided to extend the boundary to County Road N and South to County Road 92, which will make it cleaner and easier to interpret.
- iv. Zoning Code Text
 - 1. Community Planner Costa presented a zoning ordinance draft, which he has been working on for over a year. Discussion was held over the changes within the new zoning draft and possible changes that the council would like to see made. The ordinance readings for these zoning

changes will begin in October. The council did ask Mr. Costa to make the draft available to the public, before the meetings

4) Items for Next Meeting Agenda

Meeting Adjourned - A motion to adjourn at 8:07 pm was made by Schimenti and seconded by Lawton. Upon roll call vote was as follows: YEAH: Schimenti, Mach, Smith, Lawton, NO: None, Motion Carried.

NEXT MEETING DATES

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

Budget Adoption - September 29th, 2025, 7:00 PM

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

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

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Matt Thompson, Mayor

Brandy Bolter, City Clerk/Treasurer

ORDINANCE NO. 814

AN ORDINANCE TO ADOPT THE BUDGET STATEMENT TO BE TERMED THE ANNUAL APPROPRIATION BILL; TO APPROPRIATE SUMS FOR THE NECESSARY EXPENSES AND LIABILITIES; TO SET FINAL PROPERTY TAX REQUEST; TO PROVIDE FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF YUTAN, NEBRASKA:

Section 1. That after complying with all procedures required by law, the budget presented and set forth in the budget statement is hereby approved as the Annual Appropriation Bill for the fiscal year beginning October 1, 2025, through September 30, 2026. All sums of money contained in the budget statement are hereby appropriated for the necessary expenses and liabilities of the City of Yutan, Nebraska. A copy of the budget document shall be forwarded as provided by law to the Auditor of Public Accounts, State Capital, Lincoln, Nebraska, and to the County Clerk of Saunders County, Nebraska, for use by the levying authority.

Section 2. The City of Yutan, Nebraska, hereby requests \$311,726.40 in property tax revenue. The total assessed value of property differs from last year's total assessed value by eight (8) percent. The tax rate which would levy the same amount of property taxes as last year, when multiplied by the new total assessed value of the property, would be \$.287 per \$100 of assessed value. The City of Yutan, Nebraska, proposes to adopt a property tax request that will cause its tax rate to be \$.293 per \$100 of assessed value. Based on the proposed property tax request and changes in other revenue, the total operating budget of the City of Yutan, Nebraska, will decrease from last year's by 24.45% percent.

Section 3. This Ordinance shall take effect and be in full force from and after its passage, approval, and publication or posting as required by law.

ROLL CALL:

YEA:

NO:

ABSTAIN:

ABSENT:

PASSED AND APPROVED THIS 29TH DAY OF SEPTEMBER 2025.

CITY OF YUTAN, NEBRASKA

By: _____
Matt Thompson, Mayor

ATTEST:

Brandy Bolter, City Clerk/Treasurer

(SEAL)

RESOLUTION SETTING THE PROPERTY TAX REQUEST

RESOLUTION NO. 2025-7

WHEREAS, Nebraska Revised Statute 77-1632 and 77-1633 provides that the Governing Body of the City of Yutan pas majority vote a resolution or ordinance setting the tax request; and

WHEREAS, a special public hearing was held as required by law to hear and consider comments concerning the property request;

NOW, THEREFORE, the Governing Body of the City of Yutan resolves that:

1. The 2025-2026 property tax request be set at:

General Fund: \$ 311,726.40
Bond Fund:

2. The total assessed value of property differs from last year's total assessed value by 7.99 percent.
3. The tax rate which would levy the same amount of property taxes as last year, when multiplied by the new total as value of property would be 0.286977 per \$100 of assessed value.
4. The City of Yutan proposes to adopt a property tax request that will cause its tax rate to be 0.293287 per \$100 of a value.
5. Based on the proposed property tax request and changes in other revenue, the total operating budget of the City of increase (or decrease) last year's budget by -24.45 percent.
6. A copy of this resolution be certified and forwarded to the County Clerk on or before October 15, 2025.

Motion by _____, seconded by _____ to adopt Resolution # _____.

Voting yes were:

Voting no were:

Dated this _____ day of _____, 2025