

Yutan City Council  
Tuesday, December 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 DECEMBER 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) Reorganization**

- a. Appointments of the following positions
  - i. City Administrator/TIF Administrator-Bob Oliva
  - ii. City Clerk/Treasurer-Brandy Bolter
  - iii. Police Chief-Mayor Thompson read a letter from Chief Hannan resigning as police chief.
  - iv. Water & Parks Supervisor-Luke Woster
  - v. Sewer & Street Supervisor-Cody Cardin
  - vi. Community Planner, Building Inspector, and Zoning Administrator-Robert Costa
  - vii. City Attorney-Marieen Freeman-Caddy
  - viii. City Engineer- JEO Consulting Group
  - ix. A motion to approve the appointments as listed excluding the Police Chief was made by Schimenti and seconded by Smith. Upon roll call vote was as follows: YEAH: Lawton, Schimenti, Mach, Smith. NO: None, Motion Carried.
  - x. A motion to appoint Terry Luthy II as the interim police chief was made by Schimenti and seconded by Mach. Upon roll call vote was as follows: YEAH: Schimenti, Mach, Smith, Lawton. NO: None, Motion Carried.
- b. Appoint Council Members to Standing Committees
  - i. Parks & Recreation/Police-Brett Lawton
  - ii. Ordinance/Legal-Kyle Schimenti
  - iii. Personnel & Finance/Building and Zoning-Wendy Mach
  - iv. Utilities/Streets-Will Smith
  - v. A motion to appoint council members to standing committees was made by Smith and seconded by Lawton. Upon roll call vote was as follows: YEAH: Schimenti, Mach, Smith, Lawton. NO: None, Motion Carried.
- c. Appoint a Nuisance Hearing Officer for the City of Yutan
  - i. A motion to table a Nuisance Hearing Officer was made by Schimenti and seconded

by Lawton. Upon roll call vote was as follows: YEAH: Mach, Smith, Lawton, Schimentni. NO: None, Motion Carried.

- d. Designate Physical Posting locations at the Yutan City Office, Post Office, and First State Bank Yutan as the Method of the Published Notice of the Time and Place of Each Meeting.
  - i. A motion to approve the physical posting locations as the City Office, First State Bank, and Post Office was made by Lawton and seconded by Mach. Upon roll call vote was as follows: YEAH: Smith, Lawton, Schimenti, Mach. NO: None, Motion Carried.
- e. Designate First State Bank-Yutan as the Qualifying Financial Institution for the Deposit of All Funds of the City

A motion to designate First State Bank-Yutan as the qualifying financial institution for the deposit of all funds of the city was made by Schimenti and seconded by Smith. Upon roll call vote was as follows: YEAH: Lawton, Schimenti, Mach, Smith. NO: None, Motion Carried.
- f. Submittal of Conflict-of-Interest Forms

## 2) Consent Agenda

- a. Approve Minutes of the November 18th, 2025, Regular Meeting
- b. Treasurers report
- c. Claims: **AKRS Equipment \$455.34, ARCS \$405.00, Big Rig Repair \$444.50, BlackStrap Inc. \$3,519.45, Blizzard Boys \$680.00, Blue Cross Blue Shield \$2,585.05, Bomgaars \$581.65, Bromm, Lindahl, Freeman-Caddy & Lausterer \$850.00, Cardmember Services \$1,247.77, Column Software PBC \$86.67, Corner Stone Surveying, LLC \$2,780.00, Cubby's \$598.15, Culligan \$74.25, DropIns Portables \$107.00, Eakes \$1,212.78, EFTPS-Federal Payroll Taxes \$10,255.92, Elite Vehicle Outfitters \$431.79, Engel, Vicki \$270.00, Graham \$378.00, Guardian \$42.50, Hometown Leasing \$69.74, JEO Consulting Group \$2,257.50, Konecky Oil Company \$391.83, Limitless Branding \$180.00, Love Sings \$470.90, Lowes \$31.54, Menards \$184.33, MUD \$133.36, Midwest Laboratories \$204.57, NE Dept. of Revenue \$930.48, NE Public Health Environmental Lab \$30.00, Nebraska Rural Water Association \$350.00, NMC \$139.76, One Call Concepts, Inc. \$11.44, OPPD \$5,271.55, Power Manager \$8,490.18, Road Runner Transportation LLC \$415.00, Seiler Instrument & Manufacturing \$135.00, The Lincoln National Life Insurance Company \$392.49, Ty's Outdoor Power \$ Service \$147.00, U.S. Cellular \$106.83, Verizon Business \$40.01. Total w/o Payroll \$47, 389.33, Payroll \$29,203.87, Total w/Payroll \$76,593.20. SRF Loan Payments and Various Purpose Bond Payments \$39,177.27.**
- i. A motion to approve the consent agenda was made by Lawton and seconded by Schimenti. Upon roll call vote was as follows: YEAH: Schimenti, Mach, Smith, Lawton. NO: None, Motion Carried.

## 3) Open Discussion

- a. Lindsay Nelson-asked about the utility rate increase and when was the last time that was done. He also asked about the alley between 4th and 3rd, and Poplar and Vine streets. Stating that it is full of ruts and needs rocks added.
- b. Jared Nelson- Stated that the alley behind his house at 604 4th street has no rock and trees are growing within the alley way.
- c. Alicia Archer-wanted to say that she has enjoyed her time on the library board and would like

to continue her part as a board member.

- d. Shane Wieczorek- Wanted to bring to the attention of the council that he has some damage done to his property during the snow removal.

#### 4) **Presentation from guest**

- a. Rex Roberts with Kinetic Fiber
  - i. Spoke on the 2026 Fiberoptic plans that have been presented for the City of Yutan and the prospect of what it would look like. Mr. Roberts also asked the city council what their thoughts were and any questions that they may have. Administrator Oliva stated that at this time we would like to host a town hall meeting with Kinetic to do an overview of the project with residents and the council due to the extensive plans that have been proposed.

#### 5) **Public Hearings**

- a. Ordinance 816-Zoning Code Revision (Third Reading)
  - i. Staff Reporting
  - ii. Public Hearing
  - iii. Ordinance 816
    - A motion to table the third reading of Ordinance 816-Zoning Code Revision was made by Schimenti and seconded by Smith. Upon roll call vote was: YEAH:Mach, Smith, Lawton, Schimenti. NO: None, Motion Carried.
- b. Ordinance 818- Floodplain Management Code
  - i. Staff Reporting
  - ii. Public Hearing
  - iii. Ordinance 817
    - A motion to table the first reading of Ordinance 818-Floodplain Management Code was made by Lawton and seconded by Mach. Upon roll call vote was as follows: YEAH: Smith, Lawton, Schimenti, Mach. NO: None, Motion Carried.

#### 6) **Action Items**

- a. Planning Commission Appointments
  - i. Aaron Gay-Reappointment
    - A motion to reappoint Aaron Gay to the Planning Commission was made by Schimenti and seconded by Lawton. Upon roll call vote was as follows: YEAH: Lawton, Schimenti, Mach, Smith. NO: None, Motion Carried.
  - ii. Ryan Chapman
    - A motion to appoint Ryan Chapman to the Planning Commission was made by Lawton and seconded by Mach. Upon roll call vote was as follows: YEAH: Schimenti, Mach, Smith, Lawton. NO: None, Motion Carried.
- b. Library Board Appointments
  - i. A motion to appoint Kelsey Chittenden, Elizabeth Casey, Dawn Ford, and Michelle Smith-Dahlhauser to the Library Board was made by Schimenti and seconded by Lawton. Upon roll call vote was as follows: YEAH: Mach, Lawton, Schimenti. NO: Smith, Motion Carried.

#### 7) **Discussion Items**

- a. Utility Rates
  - i. Administrator Oliva went over his internal audit of our sewer and water accounts and the current utility rates. Oliva presented the council with a breakdown of the current

proposals for the utility rates and the cost analysis of the SRF loans. Councilmember Schimenti asked what the time frame would be for raising the utility rates and if we were to do a step program. Oliva stated that this is something that will need to be addressed soon and it will need to be done as an ordinance and will give the public a chance to address any issues with the council. Oliva also stated that we could also include a senior citizen discount, but would need proof that any resident is of the age 65 plus. We will also include on the bill a breakdown of what the extra cost is and what it was for. At this time the council is good to proceed with setting an ordinance with a step program for the changes in the utility rates.

b. Saint Peters Church

- i. Mayor Thompson stated that the city was approached by St. Peters Church and if there would be any interest in wanting to purchase the church. Councilmember Schimenti does not see any issue with hearing them out. Councilmember Lawton agreed to see what the cost would be and the possible usage would be. Mayor Thompson mentioned moving the library there and using the current library as a possible police station.

**8) Supervisor's Reports**

- a. Library
- b. Police Department
- c. Water & Parks-Councilmember Smith asked water and parks supervisor Woster about adding meters to the splash pad and the ballfields and if there is a way to track what we are losing now for water. He also asked if the city office or fire station is being metered. Administrator Oliva stated that we are able to keep track of the water usage through the pump houses.
- d. Sewer & Street
- e. City Clerk/Treasurer - Occupation Tax Report
- f. Community Planner
- g. City Administrator

**9) Items for Next Meeting-** A motion to adjourn at 7:56 pm was made by Lawton and seconded by Smith. Upon roll call vote was as follows: YEAH: Smith, Lawton, Schimenti, Mach. NO: None, Motion Carried.

**NEXT MEETING DATES**

**Planning Commission- January 13th, 2026, 7:00 P.M.**

**City Council Meeting-January 20st, 2026, 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 who may require auxiliary aid or service should contact the city clerk in advance.

Matt Thompson, Mayor

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Brandy Bolter, City Clerk/Treasurer

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