

Yutan City Council
Tuesday, February 17th, 2026
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 17TH DAY OF FEBRUARY 2026, 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 7:01 p.m. by Council President Schimenti. Councilmembers Lawton, Schimenti, Mach, and Smith were present. Mayor Thompson was absent. Schimenti 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. Approve Minutes of the January 20th, 2026 Regular Meeting
- b. Treasurer's Report
- c. Claims-**ARCS-LLC \$1,865.70, Backlund Plumbing \$2,375.00, Blue Cross Blue Shield \$2,585.05, Bromm, Lindahl, Freeman-Caddy & Lauster \$195.00, Cardmember Services \$1,799.53, Cubby's \$801.66, Culligan \$100.50, DropIns Portables \$107.00, Eakes \$901.27, EFTPS-Federal Payroll Taxes \$10,604.83, First State Bank \$20.00, Guardian \$42.50, Hometown Leasing \$74.74, Hydro Optimization & Automation Solutions, Inc. \$369.25, JEO Consulting Group \$2,257.50, JustinCase Enterprises \$930.00, Lowes \$463.56, Menards \$34.84, MUD \$451.56, Municipal Supply Inc. \$4,671.97, NE Dept. of Revenue \$2,214.11, Nebraska Public Health Environmental Lab \$533.00, Northwest Fence & Supply \$4,200.00, One Call Concepts, Inc. \$3.28, OPPD \$6,270.85, Ortmeier Technical Service, Inc. \$50,000.00, Pitney Bowes Purchase Power \$256.27, Road Runner Transportation LLC \$415.00, The Lincoln National Life Insurance Company \$392.49, Ty's Outdoor Power \$ Service \$526.38, US Cellular \$213.66, Verizon Business \$40.01, Wilke Plumbing \$425.00. Total w/o Payroll \$96,346.45, Payroll \$31,867.19, Total w/Payroll \$128,213.64.**
- 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) **Open Discussion from the Public**

- a. **Lindsay Nelson-** Asked the council how the public can receive information on the minutes and when things are changed, regarding the new zoning changes. He also asked how one is supposed to know when they are needing a building permit. Council member

Schimenti stated that information is put out to the public through the council meetings, the newspaper, and the City website. Schimenti also stated that information can be obtained through the City office as well. Nelson asked if it could be put on the utility bills about the utility rate changes. City Clerk Bolter stated that information about the utility rates will be added to the bills once there is a finalized ordinance so that she can ensure the information is correct.

3) Presentations from Guests-Mayor Thompson joined the meeting at 7:09 pm.

- a. Lindsay Anderson from Ortmeier CPA PC presented the 24-25 Fiscal Year Audit to the City Council. Administrator Oliva had questions about the bond and CDs totals within the audit and where they came up with the numbers. Anderson stated that they were numbers that they had received from the city's previous accountants. Oliva also stated that the report was incorrect about the year the CRA was created. Anderson stated that they would work on getting that information fixed.

4) Ordinances and Public Hearings

a. Ordinance 819-Utility Rates

- i. Staff Reporting-Administrator Oliva asked council member Smith if he wanted to go over the breakdown of the senior discount and the cost effect. Council member Smith went over the current cost of the utilities and the cost breakdown through the different phases for the senior discount. Mayor Thompson believes it would be best to have this completed within one year and not phase it out over two years. Council member Schimenti asked if we were to pass this next month after the third reading, when would we start the increase rate. Mayor Thompson stated that he would like to make sure that the public had a notice in advance before it went into effect. Council member Schimenti asked what is a reasonable phase point. Administrator Oliva stated that the reason he started with so many years is with the hope that we may find a new source of revenue. Council Member Smith asked if there is no more income do we need to be at phase three? Council member Lawton asked what if we do an eighteen month phase. Mayor Thompson stated that we can leave it at twenty four months with the reassurance for the income. Council member Schimenti stated that he would be okay with the 18 months. Administrator Oliva asked about what council member Smith presented and the council agreed with his cost breakdown.
- ii. Public Hearing- Public hearing was opened at 7:33 pm. No Public comment was made. The public hearing closed at 7:34 pm.
- iii. Ordinance 819-A motion to approve the second reading of Ordinance 819-Utility Rates with the changes of 6,12, and 18 months was made by Smith and seconded by Lawton. Upon roll call vote was as follows: YEAH: Schimenti, Mach, Smith, Lawton. NO: None, Motion Carried.

5) Resolutions

a. Resolution 2026-1 Appointing Terry Luthy II as Chief of Police

- i. A motion to approve Resolution 2026-1 Appointing Terry Luthy II as Chief of Police was made by Schimenit and seconded by Lawton. Upon roll call vote was as follows: YEAH: Mach, Smith, Lawton, Schimtni. NO: None, Motion Carried.

b. Resolution 2026-2 Mutual Finance Organization

- i. A motion to approve Resolution 2026-2 Mutual Finance Organization was made by Lawton and seconded by Mach. Upon roll call vote was as follows: YEAH: Smith, Lawton, Schimenti, Mach. NO: None, Motion Carried.

- c. Resolution 2026-3 De-Blight Current Blighted Area
 - i. Administrator Oliva stated that when we had the new blight study done and that it had gone through the planning commission, but due to two of the taxing entities not being notified of the new blighted area, it was decided to wait and do the new blighting resolution next month. Our CRA attorney stated that it would be cleaner to de-blight the current area and then proceed with the new blight study.
 - ii. A motion to approve Resolution 2026-3 DeBlight Current Blighted Area was made by Smith and seconded by Schimenti. Upon roll call vote was as follows: YEAH: Lawton, Schimenti, Mach, Smith. NO: None, Motion Carried.
- d. Resolution 2026-4 Authorizing the Investment and Automatic Renewal of Surplus Municipal Funds
 - i. Administrator Oliva went over that the treasurer can be authorized to set up and renew CDs. Our current ones have come up for renewal and the resolution gives the treasurer the permission to renew and set up new CDs.
 - ii. A motion to approve Resolution 2026-4 Authorizing the Investment and Automatic Renewal of Surplus Municipal Funds was made by Lawton and seconded by Mach. Upon roll call vote was as follows: YEAH: Schimenti, Mach, Smith, Lawton. NO: None, Motion Carried.

6) Other Action Items

- a. Acceptance of the FY 24-25 Audit
 - i. A motion to table the 24-25 Fiscal Year Audit was made by Schimenti and seconded by Smith. Upon roll call vote was as follows: YEAH: Mach, Smith, Lawton, Schimenti. NO: None, Motion Carried.
- b. Floodplain code correction
 - i. Community Planner Costa stated that we used a model code to adopt the floodplain. After the council approved the floodplain he received an email from the state's floodplain division stating that there are two areas in which there were errors. These two areas are related to RVs and variance criteria. Community planner Costa stated that the best way to fix it is to go through the amendment process with a new ordinance. Costa stated that he drafted a letter that can be signed by the Mayor acknowledging this error and administratively interpreting those references to be what they should be. He is also willing to start working on drafting a new ordinance to correct these issues. Council member Schimenti stated that he would prefer to address the issue now and not just push it down the road. Mayor Thompson stated that he agrees with getting these errors corrected. Council member Smith asked if there might be more changes that they find later on.
 - ii. A motion to approve the Floodplain Code Correction as reference with the code correction stated February 2, 2026 was made by Schimenit and seconded by Lawton. Upon roll call vote was as follows: YEAH: Smith, Lawton, Schimenti, Mach. NO: None, Motion Carried.

7) Discussion Items

- a. City Sales Tax- Oliva stated that he and Mayor Thompson have been working on a revenue stream and possibly what could be brought in through city sales tax. He stated that around \$140,000 could be brought in yearly through this. With remote sales from Amazon and other merchandise bought online. When a resolution is put together you

have to state why you are doing this and the reason for this is for direct property tax relief. These funds can also be put back into city infrastructure and street repairs, by putting it into a sinking fund.

- b. Removal of trees by Railroad and Creek-Mayor Thompson stated that BNSF finally cleaned up the mess where the grain bins were and that they have leveled it out. Administrator Oliva has met with Jake Koenig from the Monarch Joint Venture about planting the native flowers and grasses to help make the area look nicer. Council member Smith suggested speaking with Jake about planting on the creek beds as well.
- c. Sprinklers on Hayes Field 3-Mayor Thompson stated that Luke Woster has a donor who is willing to donate \$2,000.00 to put sprinklers on field three. Woster was wanting to see if the council would be willing to match the donation. The council members believe this would be a great idea.

8) Supervisor Reports

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

- 9) Items for Next Meeting Agenda-**Council member Smith asked about looking into a four way stop at the intersection of Second and Vine.

Meeting Adjourned-A motion to adjourn at 8:11 pm was made by Smith and seconded by Mach. Upon roll call vote was as follows: YEAH: Lawton, Schimenti, Mach, Smith. NO: None, Motion Carried.

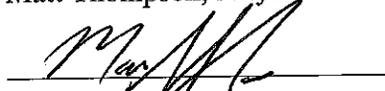
NEXT MEETING DATES

Planning Commission- March 10th, 2026, 7:00 P.M.

City Council Meeting-March 17th, 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 that may require auxiliary aid or service should contact the city clerk in advance.

Matt Thompson, Mayor



Brandy Bolter, City Clerk/Treasurer

