

Yutan City Council
Tuesday, March 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 MARCH 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 7:00 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. Approve Minutes of February 17th, 2026, Regular Meeting
- b. Treasurer's Report
- c. Claims-**ARCS-LLC** \$9,161.86, **Backlund Plumbing** \$1,500.00, **Benefit Plans Inc.** \$176.25, **Blue Cross Blue Shield** \$2,585.05, **Bomgaars** \$30.29, **Capital Business Systems, Inc.** \$184.02, **Cardmember Services** \$1,438.43, **Column Software PBC** \$278.95, **Cubby's** \$460.78, **Culligan** \$48.75, **DataShield** \$61.67, **DropIn Portables** \$107.00, **Eakes** \$1,041.79, **EFTPS-Federal Payroll Taxes** \$10,912.54, **Guardian** \$42.50, **Hometown Leasing** \$69.74, **JEO Consulting Group** \$107.00, **Konecky Oil Inc.** \$96.21, **Lowe's** \$193.47, **Menards** \$253.44, **MUD** \$480.06, **NE Dept. of Revenue** \$934.59, **Nebraska Public Health Environmental Lab** \$165.00, **Nebraska State Patrol** \$453.50, **Nebraska Turf Products** \$555.25, **NMC, Inc.** \$1,638.78, **Odeys** \$1,104.00, **One Call Concepts, Inc.** \$11.87, **OPPD** \$6,033.16, **Pitney Bowes Purchase Power** \$453.56, **Ray's Quality Towing** \$160.00, **Road Runner Transportation LLC** \$415.00, **Titan Machinery** \$580.08, **T Rowe Price** \$462.50, **The Lincoln National Life Insurance Company** \$291.83, **Ty's Outdoor Power & Service** \$685.58, **US Cellular** \$106.38, **Verizon Business** \$40.01, **Total w/o Payroll** \$43,383.89, **Payroll** \$33,336.56, **Total w/Payroll** \$76,720.45
- d. A motion to approve the consent agenda was made by Schimenti and seconded by Lawton. Upon roll call vote was as follows: YEAH: Lawton, Schimenti, Mach, Smith
NO: None, Motion Carried.

2) Open Discussion from the Public

- a. Amy Speckman wanted to address what she feels might be some unnecessary spending and also wanted to know what happened to the City's reserve funds.

- b. Linda Bradley addressed the discount for senior citizens being 65 and older and why it is not for the retirement age which starts at 62. Administrator Oliva stated that the reason for this is due to the average age in which an individual typically starts drawing medicaid and social security is at the age of 65.
- c. Kevin Bradford addressed some concerns that he has about individuals speeding on Vine Street and if it would be possible to increase the signage. Mayor Thompson stated that he would speak with Chief Luthy II about this.
- d. Lindsay Nelson acknowledged Speckman on the spending as well and agreed. He also wanted to address some concerns about the utility rate increase.

3) **Ordinances and Public Hearings**

- a. Ordinance 819-Utility Rates (Third Reading)
 - i. Staff Reporting-Administrator Oliva provided a report regarding the status of the City's State Revolving Fund (SRF) loans and necessary utility rate adjustments. He noted that several projects were identified for SRF funding under previous administrations. These obligations include two separate loans: one at a 0% interest rate and another at 0.5% interest, with repayment terms ranging from 20 to 30 years. Oliva explained that due to administrative turnover and the disruptions of the COVID-19 pandemic, a state-mandated rate increase intended to cover these loan payments was not implemented during previous transitions. Recent correspondence from the State highlighted that the City is required to adjust rates to cover debt service and fulfill a 10% reserve requirement, which has not been funded since the loans were initiated.

The current debt service includes:

- **Water Loan:** A 20-year note with an approximate annual payment of \$23,000.00, maturing in 2045.
- **Sewer Loan:** A 30-year note maturing in 2053.

To address these obligations, revenue projections were presented based on approximately 577 service connections. While the gross annual revenue is estimated at \$83,000.00, the 20% senior citizen discount utilized by a portion of the Yutan population will reduce total revenue by approximately \$16,000.00, resulting in a projected net revenue of \$68,000.00.

Additionally, Oliva clarified that the infrastructure charge on utility bills is being dedicated specifically to water tower maintenance. Historically, no sinking fund had been established for this purpose. The City has now entered into a formal maintenance agreement with Maguire Iron to manage the routine painting and upkeep of the tower. Oliva concluded that these financial adjustments are necessary to ensure the City remains a good steward of public funds and to establish a clear, sustainable framework for current and future administration.

- ii. Public Hearing-Mayor Thompson opened the public hearing at 7:18 pm.
 - 1. Kevin Bradford asked about putting reserves towards the water tower and if there will be a specific account that these funds will be tracked through, so that it does not accidentally get put towards anything else.
 - 2. Kathleen Slizoske asked about the water pressure at her house and stated

that she has never had very good pressure. Mayor Thompson asked if the pressure changed after they put the new line in. Mrs. Slizoske stated no it has always been bad. Water superintendent Woster stated that he would do a pressure test.

3. Councilmember Schimenti said that we are looking at possibly adding a city sales tax. If it passes one of the things it would be designated to would be these funds and the infrastructure. Schimenti said that unfortunately the past council missed an opportunity on this and now we are stuck with it. It is not what we want but it has to be done.
 4. Mayor Thompson closed the public hearing at 7:23 pm
- iii. Ordinance 819-Utility Rates
1. A motion to approve the third reading of Ordinance 819-Utility Rates was made by Schimenti and seconded by Smith. Upon roll call vote was as follows: YEAH: Schimenti, Mach, Smith, Lawton. NO: None, Motion carried.

b. Ordinance 820-Floodplain Management Code Correction

- i. Staff Reporting-
 1. Community Planner Costa stated that after we adopted the floodplain code in January that the state contacted him about some corrections that needed to be made to the Floodplain Management Code. These corrections are noted within the memo and that there are no major changes to the policy, just making sure that the code is functioning and that the state apologizes for the mistake.
- ii. Public Hearing
 1. Mayor Thompson opened the public hearing at 7:29 pm. No public comment was made. Mayor Thompson closed the public hearing at 7:30 pm.
- iii. Ordinance 820-Floodplain Management Code Correction
 1. A motion to approve first reading of Ordinance 820-Floodplain Management Code Correction and waive the next two readings was made by Lawton and seconded by Mach. Upon roll call vote was as follows; YEAH: Mach, Smith, Lawton, Schimenti. NO: None, Motion Carried.

4) Resolutions

a. 2026-5 Blight Study

- i. Staff Reporting-Jeff Ray went through the blight study and the area that was studied and the recommendation from JEO. Ray also went over the state statute over what qualifies an area to be blighted or substandard. Forty percent of the lots were found to be substandard, which means they are beyond what the normal homeowner can afford to upkeep. There was a lack of sidewalks, or dilapidating sidewalks, unusual plats that could not be developed. JEO's recommendation was to find this area blighted and substandard. Nothing happens to this area, it is just an economic development tool. This would supersede the current area, but the current area will still continue to receive its tax increment financing until they are paid off. Councilmember Schimenti asked about the study and if it was someone on the ground or if it was all through GIS.

- Ray stated that he did the study in person and that it was all done on the ground.
- ii. Public Hearing-Mayor Thompson opened the public hearing at 7:46 pm.
 1. Lindsay Nelson asked about the farm ground why it would be blighted. Ray stated that it is outside the corporate area, but it met the standards. Councilmember Schimenti stated that if the city were to grow towards the industrial area this would be a way to get connections to those developing areas. Nelson does not believe it benefits the city to blight this area. Mayor Thompson stated that the current farm ground not within the study is already within the limits of current water and sewer hookups.
 2. Amy Speckmand asked what the blight study was for. Administrator Oliva stated that the current blighted area is developed and nothing new could be done. This is just another avenue that the city can use for future progress.
 3. Kevin Bradford asked whether TIF funds could help a resident who is needing assistance with the upkeep of their home and it falls within the blighted area. Ray stated that there is a program through the state that is a Micro TIF program that can be used to help with residential houses that are wanting to redevelop this property. They would have to come into the CRA and take a pledge on the TIF.
 4. Lindsay Nelson asked if we are at capacity for the sewer and water services. Councilmember Schimenti stated that we just had a study done within the last two years and that we can provide the study for him. Mayor Thompson stated that when we had the last study done the lift station was not functioning up to standards and that is part of the reason the SRF loans were done to upgrade it.
 5. Kathleen Slizoske asked about the infrastructure for the old side of town and where it leaves them with this new development. Councilmember Schimenti stated that when the study was done the lines going down second street were in good shape and that the west side of town will need infrastructure upgrades eventually.
 6. Mayor Thompson closed the public hearing at 8:02 pm.
 - iii. Resolution 2026-5 Blight Study-
 1. A motion to approve Resolution 2026-5 Blight Study was made by Lawton and seconded by Smith. Upon roll call vote was as follows: YEAH: Smith, Lawton, Schimenti, Mach. NO: None, Motion Carried.

5) Action Items

- a. Approval of 24-25 Fiscal Year Audit
 - i. A motion to approve the 24-25 Fiscal Year Audit was made by Schimenti and seconded by Lawton. Upon roll call vote was as follows: YEAH: Lawton, Schimenti, Mach, Smith. NO: None, Motion Carried.

6) Discussion Items

- a. Ordinance for electric scooters and electric bikes
 - i. Mayor Thompson stated that it has been brought up several times about kids riding on electric scooters and bikes. He would like the council to look through

the proposed ordinance and give any thoughts or feedback that they may have. Mayor Thompson stated that it has been sent over to Police Chief Luthy II as well for review.

- 7) **Supervisor Reports**
- a. Library Director
 - b. Utility Superintendent
 - c. Police Chief
 - d. Community Planner
 - e. City Clerk
 - f. City Administrator

8) **Items for Next Meeting Agenda**

Meeting Adjourned: A motion to adjourn at 8:08 pm was made by Smith 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 Meeting- April 14th, 2026, 7:00 PM

City Council Meeting-April 21st, 2026, 7:00 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
