

**CITY OF YUTAN  
COMMUNITY REDEVELOPMENT AUTHORITY  
P.O. BOX 215 - 112 VINE  
YUTAN, NE 68073  
(402) 625-2112**

EXTRACT FROM MINUTES OF A REGULAR MEETING OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF YUTAN, IN THE COUNTY OF SAUNDERS, STATE OF NEBRASKA HELD AT THE CITY OFFICE IN SAID CITY ON THE 9th DAY OF OCTOBER 2019, AT 5:30 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) (Certificate of Posting Notice) attached to these minutes. Notice of this meeting was given to all members of the Community Redevelopment Authority and a copy of their acknowledgment of receipt of 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.

Meeting was called to order at 5:42 p.m. Board Members McLaughlin, Johnson, Egr and Long were present. Board Member Woster was absent. Chairman Long informed all of the individuals present of the location of the poster regarding the Open Meetings Act and opened the meeting with the Pledge of Allegiance.

- 4) It was decided that the agenda items would be handled in reverse order due to the presence of JEO engineer Zach Schulz, whose input was requested on items #3 and #4. TIF Administrator Bockelmann explained there is sufficient funding in the Itan Drive TIF project to reduce the risk of taking on this street paving project prior to Mr. Sudbeck beginning the third phase of his TIF project. He also informed the CRA that the bank has offered a loan similar to a line of credit in which the CRA can borrow money as the project progresses rather than taking out one lump sum and paying interest on the entire sum for the duration of the loan. The CRA attorney concurred in writing that the CRA, not the City of Yutan, should be responsible for taking on the financing and administering the road paving project. Chairman Long stated that Mr. Sudbeck has agreed to sign the Notice to Divide Taxes for the third phase anytime after January 1, 2020. Board Member McLaughlin asked about whether sidewalks would be constructed along the newly paved roads, and JEO engineer Schulz explained that sidewalks are not currently planned, due to the grading of the road; however, he noted that it could still be considered during the engineering process. The CRA members discussed the specifications of the road design. A motion to authorize Chairman Long to enter into an agreement with JEO Consulting Group for engineering services for an amount not to exceed \$59,750 was made by Johnson and seconded by Egr. Upon roll call, vote was as follows: YEA:

Egr, Johnson, Long, and McLaughlin. NO: None. Motion carried.

- 3) TIF Administrator Bockelmann explained that the size of pole for the netting structure was updated from 12” in the original bid to 16”, which resulted in an increased cost. Chairman Long told the board members that he called the company’s representative to ask what happened; he was told that the company did not take their own soil samples and decided to instead use soil sample records from other places in the county in order to decide what size poles would be needed, as testing soil samples would cost approximately \$2,000. Chairman Long asked JEO engineer Schulz whether he, as an engineer, would feel comfortable making a decision based on samples taken from various areas around the county rather than at the location of the structure; Schulz responded that he would prefer to get soil samples from the actual area to make a determination on pole size because the alternative would likely result in an assumption that is very conservative as to what the soil could handle. Board Member Egr stated that another reason for the larger poles is to allow for expansion of the structure sometime in the future. Board Member Egr also mentioned that the company representative said that their engineer wouldn’t sign off on the design without the 16” poles, and JEO engineer Schulz suggested that the lack of area-specific soil samples may be what is causing the engineer to be so cautious. The City of Yutan Utility Superintendent Eric Wilke asked the CRA what point this process is at currently, and Board Member Egr stated that the 16” poles have already been ordered by the company. Chairman Long then questioned why this item is even on the agenda to be discussed or approved, since it is already in the process of being done. TIF Administrator Bockelmann told the CRA that the increased cost must be approved by the board members. A motion to approve the additional \$4,200 to the bid submitted by Empire Fence and Netting was made by Johnson and seconded by Egr. Upon roll call, vote was as follows: YEA: Egr, Johnson, and McLaughlin. NO: Long. Motion carried.
- 2) Chairman Long informed the CRA that he had previously tried to speak with the bank regarding an amortization schedule for the TIF projects, but they were unable to share information with him, as he is not an authorized signer on the account. The CRA was then informed that the authorized signers had not been updated since before a previous TIF administrator resigned. A motion to update the authorized signers to current TIF Administrator Cole Bockelmann, CRA Chairman JC Long, and CRA Secretary Kevin Johnson was made by McLaughlin and seconded by Egr. Upon roll call, vote was as follows: YEA: Egr, Johnson, and McLaughlin. NO: Long. Motion carried.
- 1) A motion to approve claim #1071 to Cline, Williams, et. al for \$175.00

was made by McLaughlin and seconded by Egr. Upon roll call, vote was as follows: YEA: Egr, Johnson, Long, and McLaughlin. NO: None. Motion carried.

5) No general discussion was held.

Meeting was adjourned at 6:03 p.m.

JC Long, Chairman

Kevin Johnson, Secretary/Treasurer