

COMMUNITY REDEVELOPMENT AUTHORITY

YUTAN, NEBRASKA

October 5, 2023, 5:00 p.m.

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 5TH DAY OF October 2023, AT 5:00 p.m.

Notice of the meeting was given in advance thereof by posting notice, a designated Method for giving notice, as shown by the 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.

The meeting was called to order at 5:00 p.m. by Chairman Long, Board Members Long, Bolter, Nelson, and Rath were present, and Egr was absent. Chairman Long informed all individuals present of the location of the poster regarding the Open Meetings Act.

- a) A motion to approve minutes from the August 10th, 2023, meeting was made by Rath and seconded by Long. Upon roll call the vote was as follows YEAH: Long, Rath, Bolter, Nelson. NO: None, ABSENT: Egr. Motion carried.
- b) A motion to approve the following claims was made by Long and Seconded by Rath. Upon roll call the vote was as follows YEAH: Long, Rath, Bolter, Nelson. NO: None, ABSENT: Egr. Motion carried: **Scheels** \$4,599.98; **American Fence** \$40,000 with an additional \$3,000 upon completion of job; **Martin Marietta** \$1,423.36; **JEO Consulting Group** \$2912.50; **JEO Consulting Group** \$6,250.00; **Wilson Excavating** \$948.00; **Yutan Trucking** \$459.15; **Pro Track and Tennis** \$32,800.00; **Pro Track and Tennis** \$16,000.00
- c) JEO Review of Sudbeck Cost Certifications - City Engineer Zach Schulz was present to discuss the status of the cost certification reviews. Rath asked about the process and how they are coming to their numbers. Schulz said that they are using a software program to figure prices at the time the project was done, not at today's prices. TIF Administrator Heaton noted to the new members that this review was needed to verify the estimated costs provided by Sudbecks Engineers. Zach noted that the review is close to done and that overall the costs are in line with the totals. A final report will be done soon. No action was taken.
- d) Authorize the CRA chair to sign Sudbeck TIF collateral Assignments - Heaton explained that Sudbeck had signed the TIF notes to a bank as collateral. Frontier Bank would like the CRA to sign off on the assignments, and future payments made to the bank. A motion was made by Nelson and seconded by Rath to authorize the CRA chair to sign the notes. Upon roll call the vote was as follows YEAH: Long, Rath, Bolter, Nelson. NO: None, ABSENT: Egr. Motion carried.

- e) Amendment # 2 paving project - City Engineer Schulz presented an amendment to update the designs for the paving project at 1st and Poplar. Schulz discussed the need for additional design work to ensure that the drainage pipe would be sufficient to handle all the additional flows. Schulz also discussed the need to conduct a survey to make sure that the new road elevations met with the development in the area. Nelson asked if the water and sewer lines were also large enough to handle the new development, and Schulz felt that these were sufficient. Nelson also inquired about the drainage behind the Thompson apartments. Schulz noted that no official study was done, but he did visit the site and felt that in his opinion the ditch was sufficient enough. Schulz also discussed the need for ADA ramps as part of these updates. Nelson inquired about additional parking spaces around the project. A motion was made by Rath and seconded by Nelson to approve the changes. Upon roll call the vote was as follows YEAH: Long, Rath, Bolter, Nelson. NO: None, ABSENT: Egr Motion carried.

- f) Pickleball Court Expenses - Mayor Kelly was present to discuss the remaining needs for the pickleball courts. Mostly site improvements like landscaping, rock, and lighting. Also the need for some basic equipment. Heaton explained that the Park Board is working on a plan to loan out equipment out of the city office, with a small deposit. A motion was made by Rath to authorize another \$12,880, and seconded by Long. Upon roll call the vote was as follows YEAH: Long, Rath, Bolter, Nelson. NO: None, ABSENT: Egr Motion carried.

- g) General Discussion - None

A motion to adjourn the meeting was made by Long and seconded by Rath. YEA: All. No: None, Motion carried. The meeting adjourned at 5:49 p.m.

J.C. Long, Chairman

Nate Rath, Secretary/Treasurer