

Agenda
Yutan City Council
Tuesday, May 21, 2024
7:00 P.M. – Yutan City Hall
112 Vine St, Yutan NE 68073

The mayor and city council reserve the right to enter into a closed session per Section 84-1410 of Nebraska State law. The sequencing of agenda items is provided as a courtesy; the mayor and city council reserve the right to address each item in any sequence they see fit.

7:00 Meeting to Order

Statement from the Mayor Regarding the Posted Location of Open Meetings Act

Statement from the Mayor Regarding the Meeting Code of Conduct

Roll Call

Pledge of Allegiance

1) Action Items

a. Acceptance of Mayor Kelly's Resignation

b. Appointment of Matt Thompson as acting Mayor

2) Consent Agenda

a. Approve Minutes of April 30, 2024, Special Meeting

b. Treasurer's Report

c. Claims

3) Open Discussion from the Public

a. Those wishing to speak on agenda items or other items relating to city business, not on the agenda may speak at this time only. Speakers must sign in with the Clerk or Administrator prior to the commencement of the meeting. Each speaker will be limited to three minutes. No action will be taken on these discussion items at this time.

4) Ordinances and Public Hearings

a. Second Reading of Ordinance 805

b. Roll Conditional Use Permit

i. Staff Reporting

ii. Public Hearing

iii. Council Consideration

c. Clear Creek Acres Preliminary Plat

i. Staff Reporting

ii. Public Hearing

iii. Council Consideration

- 5) **Other Action Items**
 - a. Acceptance of Lori Kitt's Resignation from the Planning Commission
 - b. Financing for the 1st and Poplar Street Project
 - c. Waiving of the 180 day employee probationary period
 - d. Clerk Bolter's end of Interim City Administrator term.

- 6) **Discussion Items**
 - a. Employee Handbook

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

- 8) **Items for Next Meeting Agenda**

Meeting Adjourned

**NEXT MEETING DATE – Planning Commission June 11, 2024
Council Meeting June 18, 2024, 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.

Keith M. Kelly

209 Itan Drive

Yutan, Nebraska, 68073

City of Yutan

City Council

112 Vine Street

Yutan, Nebraska, 68073

Members of the City Council,

It is with great regret that I am rendering my resignation as the Mayor of Yutan as of May 1st, 2024, at 12:00 p.m. due to both personal issues and the lack of support from the City Council in the recent issues with the Library Director questioning my integrity. It is in my opinion that the lack of investigation by the City Council into the allegations brought against me, and instead asking her what she wanted for benefits, allows this employee to get by with defaming my integrity and character. I, in the two years of service on the Council and year and a half as Mayor have put my relationships with my son in-laws in question because I refuse to give them preferential treatment. For these reasons, I have chosen to end my term early. I will continue to pray for guidance foreach of you on the council and I hope that you never have your integrity questioned like I did.

Good luck and God bless,

Mike Kelly

Yutan City Council
Tuesday, April 30th, 2024
5:00 p.m. Yutan City Hall

EXTRACT FROM MINUTES OF A SPECIAL 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 30th DAY OF APRIL 2024, 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 the mayor and all members of the city council 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 Mayor Kelly. Councilmembers Schimenti, Chittenden, Thompson, and Peterson were present. Mayor Kelly informed all the individuals present of the location of the Open Meetings Act and Code of Conduct.

1) Consent Agenda

- a. Approval of the April 16th, 2024 Minutes
 - i. A motion to approve the consent agenda was made by Thompson and Seconded by Chittenden. Upon roll call vote was as follows: YEAH: Thompson, Schimenti, Chittenden, Peterson. NO: None. Motion Carried.

2) Ordinances and Public Hearings

- a. First Reading of Ordinance 805-Setting of employee earnings.
 - i. Administrator Oliva went over the changes that were made to update Ordinances 787 and 804 to create Ordinance 805. Councilmember Schimenti asked what other changes were made to the ordinance if any. Councilmember Peterson asked that if someone is working at a desk do they need to receive the cellphone usage rate. Mayor Kelly explained the reasoning behind his thought when it came to adding this to the ordinance. Councilmember Thompson asked if Administrator Oliva needs to be removed from the ordinance as well since he sits at a desk. Councilmember Peterson says no because one is salary and the other is an hourly paid employee. Councilmemnber Schimenti stated that he feels that if you have to use your own phone then they should get paid for it. Administrator Oliva states that he has had to get a hold of Clerk Bolter through her cell phone when she is out of the office.
A motion to approve Ordinance 805 was made by Thompson and Seconded by Schimenti. Upon roll call vote was as follows: YEAH: Schimenti, Chittenden, Peterson, Thompson. NO: None. Motion Carried.

3) Resolutions

- a. Resolution 2024-2-Bonding of the 1st and Poplar Street Project

- i. Administrator Oliva stated that Resolution 2024-2 was for the City to give the authority to go out with the intent to receive funding for the First and Poplar street project. Administrator Oliva stated that First State Bank may be able to do a conventional loan instead of doing a bond. He also went on to talk about using the highway allocation to help pay for the street improvements. Councilmember Schimenti asked if we would have to have the \$600,000 ready right away or would the CRA be paying us back. Administrator Oliva said that the CRA would be paying for half of the loan. Councilmember Peterson asked if we are already locked in on our prices due to prices going up due to the storms. Councilmember Schimenti asked why are we asking for the full amount and not the CRA just paying their part. Administrator Oliva explained how the CRA receives their funding and how it would be paid out. Councilmember Schimenti asked about the highway allocation and how that will affect the levy. Administrator Oliva stated that the funds are already part of our income and will not affect the levy. A motion to approve Resolution 2024-2 was made by Schimenti and Seconded by Chittenden. Upon roll call vote was as follows: YEAH: Chittenden, Peterson, Thompson, Schimenti. NO: None. Motion Carried.

4) Discussion Items

a. Employee Handbook

- i. Discussion was held over the possible changes to the employee handbook. No action was taken on anything discussed.

Meeting Adjourned- A motion to adjourn at 6:37 pm was made by Thompson and Seconded by Schimenti. YEAH: Peterson, Schimenti, Chittenden. NO: None. Thompson left before voting was taken. Motion Carried.

NEXT MEETING DATE – May 21st, 2024, 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, Interim Mayor

Brandy Bolter, City Clerk/Treasurer

Banking

Account #	Account Name	Balance
3377	General Checking	\$ 519,029.93
7727	General Money Market	\$ 37,130.65
7948	Water Bill	\$ 250,655.36
7970	Sewer Account	\$ 26,953.02
Total Operating Funds(Liquid)		\$ 833,768.96
6578	Bond Fund	\$ 78,250.02
7725	Reserve Account	\$ 51,618.10
7959	Keno Checking	\$ 115,430.43
Total Reserve Funds (Liquid)		\$ 245,298.55
3101	City of Yutan CD	\$ 197,189.94
3103	City of Yutan CD	\$ 364,298.14
5415	City of Yutan CD	\$ 104,977.21
Total of CD Accounts		\$ 666,465.29
Total Liquid Funds		\$ 1,079,067.51
Total of all Funds		\$ 1,745,532.80
5469	Community Redevelopment	\$438,324.17

Date 5/13/24

Bonds & Loans					
Account #	Account Name	Origin Date	Balance	Yearly Obligation	Paid From
8179	Cedar Drive Asph. Overlay	7/15/2020	\$ 21,802.74	\$ 22,542.14	6578 Bond
8435	Cruiser Purchase & BLDG	3/20/2023	\$ 62,422.92	\$ 12,700.32	6578 Bond
8407	2023 GMC Sierra & Access	10/31/2022	\$ 68,885.19	\$ 14,185.80	6578 Bond
8053	Skid Loader & UTV	5/1/2019	\$ 1,666.65	\$ 3,086.46	6578 Bond
2012	G.O. Bonds	3/27/2012	\$ 141,930.00	\$ 47,310.00	6578 Bond
2014	2014 Water Bonds	3/18/2014	\$ -	\$ -	6578 Bond
8325	Street Improvements	12/21/2021	\$ 716,416.27	\$ 106,405.48	CRA
7609	Splash Pad TIF	7/20/2016	\$ 159,471.56	\$ 12,022.00	CRA
7345	Thompson	5/26/2015	\$ 56,838.95	\$ 9,237.60	CRA
C318035	CWSRF (Sewer)	12/21/2021	\$ 925,435.41	\$ 46,271.77	Gen Funds
D311662	DW311662 (Water)	7/9/2023	\$ 689,876.05	\$ 22,995.87	Gen Funds
	Sudbeck 1 TIF	2015	\$ 640,462.28	\$ 73,464.84	CRA
	Sudbeck 2 TIF	2017	\$ 559,035.46	\$ 64,283.56	CRA
	Sudbeck 3 TIF	2020	\$ 468,495.26	\$ 54,054.36	CRA

Bond Obligation	\$ 296,707.50	\$ 99,824.72
Gen Fund Obligation	\$ 1,615,311.46	\$ 69,267.64
CRA Obligation	\$ 2,543,880.83	\$ 319,467.84
Total Obligation	\$ 4,455,899.79	\$ 488,560.20

2023 Start Balance of Accounts		
Street Reserve	\$ 43,909.15	
Police Reserve	\$ 9,646.82	
Crime Stoppers	\$ 447.30	
Park Equip Reserve	\$ 144.06	
Water Reserve	\$ 127,430.68	
Sewer Reserve	\$ 92,499.45	\$ 274,077.46
Bond Cert	\$ 104,014.13	
Bond Checking	\$ 126,498.17	\$ 230,512.30
Accounts Receivable Water	\$ 262,713.48	
Accounts Receivable Sewer	\$ 262,108.18	\$ 524,821.66
Total of Balances	\$ 1,029,411.42	

	Debits	Credits
	2023-24	2023-24
Banking accounts		
General	\$ 1,628,979.43	\$ 1,892,839.71
Bond	\$ 132,491.95	\$ 84,243.20
Reserve Account	\$ 30,000.00	\$ 46.85
Money Market	\$ 874,773.09	\$ 350,963.27
Water	\$ 101,715.96	\$ 352,925.35
Keno	\$ 10,348.00	\$ 125,778.99
Sewer	\$ 36,847.54	\$ 63,800.56
Bonds		
5585 Closed)		\$ 238.17
3101		\$ 4,676.36
3103		\$ 8,639.32
5415		\$ 724.91
Totals	\$ 2,815,155.97	\$ 2,884,876.69



Alerts

Stay Alert

Know about changes to your finances and online security. Choose when and what alerts you get by email or text message.

Accounts

GENERAL ACCOUNT **3377	Available balance \$519,029.93	Recent ▼
***6578 BOND FUND **6578	Available balance \$78,250.02	Recent ▼
7725 RESERVE ACCOUNT *7725	Available balance \$51,618.10	Recent ▼
**** 7727 GENERAL FUND MONEY MARKET ****7727	Available balance \$37,130.65	Recent ▼
COMM REDEVELOPMENT **5469 ****5469	Available balance \$438,324.17	Recent ▼
WATER BILL **7948 ****7948	Available balance \$250,655.36	Recent ▼
KENO CHECKING ACCT **7959 ****7959	Available balance \$115,430.43	Recent ▼
SEWER ACCT ** 7970 ****7970	Available balance \$26,953.02	Recent ▼
BOND FUND ****5585		Recent ▼
CITY OF YUTAN **3101 ****3101	Current balance \$197,189.94	Recent ▼
CITY OF YUTAN **3103 ****3103	Current balance \$364,298.14	Recent ▼
RESERVE ACCOUNT ****0139		Recent ▼
****0140 GENERAL ACCOUNT ****0140		Recent ▼
22 MONTH CD **5415	Current balance	

****5415	\$104,977.21	Recent ▼
<u>CEDAR DRIVE ASPHALT OVERLAY **8179</u> ****8179	Principal balance \$21,802.74	Recent ▼
<u>CRUISER PURCHASE & BLDG IMPR **8435</u> ****8435	Principal balance \$62,422.92	Recent ▼
<u>FINANCE CITY IMPR+CITY VEHICLE **7999</u> ****7999		Recent ▼
<u>FINANCE TIF FROM CITY OF YUTAN</u> ****7345	Principal balance \$56,838.95	Recent ▼
<u>PUR 2023 GMC SIERRA+ACCESSORIE **8407</u> ****8407	Principal balance \$68,885.19	Recent ▼
<u>PURCHASE SKID LOADER & UTV **8053</u> ****8053	Principal balance \$1,666.65	Recent ▼
<u>STREET IMPROVEMENTS **8325</u> ****8325	Principal balance \$716,416.27	Recent ▼
<u>TERM SPLASH PAD TIF **7609</u> ****7609	Principal balance \$159,471.56	Recent ▼

Pay Or Transfer

Internal

ACH

ACH import

Payroll				Date	5/21/2024	Days left	132
Department	Current	Budget	Remaining	% Budget Remaining	% Year rmn Remaining	Status	
General	\$ 28,616.47	\$ 41,482.00	\$ 12,865.53	31.0%	36.1%	Over Budget	
Police	\$ 58,048.55	\$ 97,573.00	\$ 39,524.45	40.5%	36.1%	OK	
Library	\$ 31,820.60	\$ 43,530.00	\$ 11,709.40	26.9%	36.1%	Over Budget	
Park	\$ 22.44	\$ 2,524.50	\$ 2,502.06	99.1%	36.1%	OK	
Street	\$ 26,705.90	\$ 55,671.00	\$ 28,965.10	52.0%	36.1%	OK	
Water	\$ 71,218.98	\$ 111,604.00	\$ 40,385.02	36.2%	36.1%	OK	
Sewer	\$ 71,218.98	\$ 108,973.00	\$ 37,754.02	34.6%	36.1%	Over Budget	
Total	\$ 287,651.92	\$ 461,357.50	\$ 173,705.58	37.7%	36.1%	OK	
Budget Surplus/Deficit=		\$7,314.35					

Payroll Tax				Date	5/21/2024	Days left	132
Department	Current	Budget	Remaining	% Budget Remaining	% Year Remaining	Status	
General	\$ 83,052.90	\$ 4,015.00	\$ (79,037.90)	-1968.6%	36.1%	Over Budget	
Police	\$ -	\$ 7,464.00	\$ 7,464.00	100.0%	36.1%	OK	
Library	\$ -	\$ 3,330.00	\$ 3,330.00	100.0%	36.1%	OK	
Park	\$ -	\$ 195.00	\$ 195.00	100.0%	36.1%	OK	
Street	\$ -	\$ 4,259.00	\$ 4,259.00	100.0%	36.1%	OK	
Water	\$ -	\$ 8,538.00	\$ 8,538.00	100.0%	36.1%	OK	
Sewer	\$ -	\$ 8,336.00	\$ 8,336.00	100.0%	36.1%	OK	
Total	\$ 41,526.45	\$ 36,137.00	\$ (5,389.45)	-14.9%	36.1%	Over Budget	
	\$ 22,005.37	\$ 36,137.00	\$ 14,131.63	39.1%	36.1%	OK	
Budget Surplus/Deficit=		(\$18,422.47)					

All Funds				Date	5/21/2024	Days left	132
Department	Current	Budget	Remaining	% Budget Remaining	% Year Remaining	Status	
General	\$ 295,704.24	\$ 295,617.00	\$ (87.24)	0.0%	36.1%	Over Budget	
Police	\$ 79,801.90	\$ 139,237.00	\$ 59,435.10	42.7%	36.1%	OK	
Library	\$ 46,722.18	\$ 74,410.00	\$ 27,687.82	37.2%	36.1%	OK	
Park	\$ 25,429.21	\$ 63,219.50	\$ 37,790.29	59.8%	36.1%	OK	
Street	\$ 126,161.99	\$ 207,610.00	\$ 81,448.01	39.2%	36.1%	OK	
Bonds	\$ 178,089.19	\$ 184,922.73	\$ 6,833.54	3.7%	36.1%	Over Budget	
Water	\$ 144,597.09	\$ 283,934.00	\$ 139,336.91	49.1%	36.1%	OK	
Sewer	\$ 493,483.04	\$ 763,206.00	\$ 269,722.96	35.3%	36.1%	Over Budget	
Total	\$ 1,389,988.84	\$ 2,012,156.23	\$ 622,167.39	30.9%	36.1%	Over Budget	
Budget Surplus/Deficit=		(\$103,528.30)					

General

Date 5/21/2024 Days left 132

Acct. #	Department	Current Expenses	2023/2024 Budget	Budget Remaining	% Budget Remaining	% Year Remaining	Status
10010	General Expense	\$ -	\$ 0.00	\$ 0.00	100.0%	36.1%	OK
10040	Sirens	\$ 2,106.66	\$ 2,000.00	\$ (106.66)	-5.3%	36.1%	Over Budget
10060	Insurance	\$ 3,150.03	\$ 4,900.00	\$ 1,749.97	35.7%	36.1%	Over Budget
10070	Salaries	\$ 28,616.47	\$ 41,482.00	\$ 12,865.53	31.0%	36.1%	Over Budget
1007F	Payroll Taxes	\$ 83,052.90	\$ 4,015.00	\$ (79,037.90)	-1968.6%	36.1%	Over Budget
1007M	Medicare	\$ -	\$ 0.00	\$ 0.00	100.0%	36.1%	OK
1007R	Retirement Contribution	\$ 28,586.59	\$ 12,000.00	\$ (16,586.59)	-138.2%	36.1%	Over Budget
10080	Telephone	\$ 615.05	\$ 1,000.00	\$ 384.95	38.5%	36.1%	OK
10090	Miscellaneous Expense	\$ (1,186.00)	\$ 500.00	\$ 1,686.00	337.2%	36.1%	OK
10100	Cat/Dog Expense	\$ 77.25	\$ 90.00	\$ 12.75	14.2%	36.1%	Over Budget
10110	Office Utilities	\$ 1,630.71	\$ 2,400.00	\$ 769.29	32.1%	36.1%	Over Budget
10120	Employee Health Reimbursement	\$ 10,501.79	\$ 2,880.00	\$ (7,621.79)	-264.6%	36.1%	Over Budget
10130	General Transfer Fund	\$ -	\$ 0.00	\$ 0.00	100.0%	36.1%	OK
1013A	Transfer In	\$ -	\$ 0.00	\$ 0.00	100.0%	36.1%	OK
10140	Council Payroll	\$ 11,000.00	\$ 11,000.00	\$ -	0.0%	36.1%	Over Budget
10150	Unemployment	\$ 492.08	\$ 0.00	\$ (492.08)	#####	36.1%	Over Budget
10160	Audit	\$ 15,230.00	\$ 15,000.00	\$ (230.00)	-1.5%	36.1%	Over Budget
10170	Dues	\$ -	\$ 3,000.00	\$ 3,000.00	100.0%	36.1%	OK
10180	School District	\$ -	\$ 500.00	\$ 500.00	100.0%	36.1%	OK
10200	Legal	\$ 2,229.50	\$ 4,000.00	\$ 1,770.50	44.3%	36.1%	OK
10220	County Commision	\$ 1,044.11	\$ 0.00	\$ (1,044.11)	#####	36.1%	Over Budget
10230	Council Conference Expense	\$ 495.00	\$ 1,000.00	\$ 505.00	50.5%	36.1%	OK
10240	Employment Benefits	\$ 4,112.68	\$ 6,000.00	\$ 1,887.32	31.5%	36.1%	Over Budget
10260	Office Supplies	\$ 17,785.19	\$ 7,500.00	\$ (10,285.19)	-137.1%	36.1%	Over Budget
10280	Training/Conferences	\$ 7,473.50	\$ 3,500.00	\$ (3,973.50)	-113.5%	36.1%	Over Budget
10290	Planning & Zoning	\$ 18,097.00	\$ 5,000.00	\$ (13,097.00)	-261.9%	36.1%	Over Budget
10310	Computer Expense	\$ 15,359.06	\$ 5,000.00	\$ (10,359.06)	-207.2%	36.1%	Over Budget
10330	Local Publishing	\$ 2,410.31	\$ 2,500.00	\$ 89.69	3.6%	36.1%	Over Budget
10340	Employee Appreciation	\$ 1,619.99	\$ 500.00	\$ (1,119.99)	-224.0%	36.1%	Over Budget
10350	City Clean Up	\$ -	\$ 2,500.00	\$ 2,500.00	100.0%	36.1%	OK
10360	Website	\$ -	\$ 0.00	\$ 0.00	100.0%	36.1%	OK
10370	ARPA Expense	\$ 24,457.33	\$ 29,000.00	\$ 4,542.67	15.7%	36.1%	Over Budget
10410	Comp Plan	\$ -	\$ 0.00	\$ 0.00	100.0%	36.1%	OK
10480	Building Inspections	\$ 729.75	\$ 1,000.00	\$ 270.25	27.0%	36.1%	Over Budget
10600	GEN DTR Grant Expense	\$ -	\$ 0.00	\$ 0.00	100.0%	36.1%	OK
10650	Community Engagement	\$ 431.13	\$ 10,000.00	\$ 9,568.87	95.7%	36.1%	OK
10670	Repairs	\$ -	\$ 500.00	\$ 500.00	100.0%	36.1%	OK
10680	Office Expense	\$ 1,820.03	\$ 750.00	\$ (1,070.03)	-142.7%	36.1%	Over Budget
10720	Sign Expense	\$ 545.92	\$ 500.00	\$ (45.92)	-9.2%	36.1%	Over Budget
10810	Keno Expense State Tax	\$ 10,001.32	\$ 10,000.00	\$ (1.32)	0.0%	36.1%	Over Budget
10820	Keno Expense Operating	\$ 100.00	\$ 600.00	\$ 500.00	83.3%	36.1%	OK
10830	Keno Expense Com Betterment	\$ 3,078.00	\$ 40,000.00	\$ 36,922.00	92.3%	36.1%	OK
10840	Keno Expense Other	\$ 40.89	\$ 0.00	\$ (40.89)	#####	36.1%	Over Budget
10850	Transfer to Water Fund	\$ -	\$ 0.00	\$ 0.00	100.0%	36.1%	OK
10860	Tranfer to CRA Checking	\$ 253,773.67	\$ 250,000.00	\$ (3,773.67)	-1.5%	36.1%	Over Budget
10870	Transfer to Sewer Fund	\$ -	\$ 20,000.00	\$ 20,000.00	100.0%	36.1%	OK
10900	Capital Outlay	\$ -	\$ 0.00	\$ 0.00	100.0%	36.1%	OK
10980	Transfer to Street Fund	\$ -	\$ 45,000.00	\$ 45,000.00	100.0%	36.1%	OK
10990	Loan to Bond Fund	\$ -	\$ 0.00	\$ 0.00	100.0%	36.1%	OK
11000	Skid Loader/UTV Loan	\$ -	\$ 0.00	\$ 0.00	100.0%	36.1%	OK
General Fund Totals		\$ 295,704.24	\$ 295,617.00	\$ (3,860.91)	-1.3%	36.1%	Over Budget

Police

Date 5/21/2024 Days left 132

Acct. #	Department	Current Expenses	2023/2024 Budget	Budget Remaining	% Budget Remaining	% Year Remaining	Status
11060	Insurance	\$ 7,621.07	\$ 8,500.00	\$ 878.93	10.3%	36.1%	Over Budget
11070	Wages	\$ 58,048.55	\$ 97,573.00	\$ 39,524.45	40.5%	36.1%	OK
1070F	Payroll Taxes	\$ -	\$ 7,464.00	\$ 7,464.00	100.0%	36.1%	OK
11080	Telephone	\$ 750.05	\$ 1,200.00	\$ 449.95	37.5%	36.1%	OK
11090	Miscellaneous	\$ -	\$ 250.00	\$ 250.00	100.0%	36.1%	OK
11100	Health Reimbursement	\$ 4,837.80	\$ 6,000.00	\$ 1,162.20	19.4%	36.1%	Over Budget
11110	Transfer Between CH/MM	\$ -	\$ 0.00	\$ 0.00	100.0%	36.1%	OK
11200	Legal	\$ -	\$ 500.00	\$ 500.00	100.0%	36.1%	OK
11240	Gas	\$ 1,287.64	\$ 3,500.00	\$ 2,212.36	63.2%	36.1%	OK
11250	Uniforms	\$ 235.00	\$ 1,500.00	\$ 1,265.00	84.3%	36.1%	OK
11260	Supplies	\$ 6,000.74	\$ 3,500.00	\$ (2,500.74)	-71.4%	36.1%	Over Budget
11280	Training Police/Conference	\$ 1,021.05	\$ 2,250.00	\$ 1,228.95	54.6%	36.1%	OK
11290	Evidence	\$ -	\$ 250.00	\$ 250.00	100.0%	36.1%	OK
11300	2015 Cruiser	\$ -	\$ 750.00				
11880	Grant	\$ -	\$ 0.00				
11900	Capital Outlay	\$ -	\$ 0.00	\$ 0.00	100.0%	36.1%	OK
11950	Police Technology	\$ -	\$ 6,000.00	\$ 6,000.00	100.0%	36.1%	OK
Police Fund Totals		\$ 79,801.90	\$ 139,237.00	\$ 58,685.10	42.1%	36.1%	OK

Library

Date 5/21/2024 Days left 132

Acct. #	Department	Current Expenses	2023/2024 Budget	Budget Remaining	% Budget Remaining	% Year Remaining	Status
13050	General Expenses	\$ -	\$ 0.00	\$ 0.00	100.0%	36.1%	OK
13070	Saleries	\$ 31,820.60	\$ 43,530.00	\$ 11,709.40	26.9%	36.1%	Over Budget
1307F	Payroll Taxes	\$ -	\$ 3,330.00	\$ 3,330.00	100.0%	36.1%	OK
13090	Health Reimbursement	\$ 2,502.47	\$ 6,000.00	\$ 3,497.53	58.3%	36.1%	OK
13100	Collection Development Library	\$ 3,633.53	\$ 4,600.00	\$ 966.47	21.0%	36.1%	Over Budget
13110	Reading Program	\$ 556.36	\$ 2,800.00	\$ 2,243.64	80.1%	36.1%	OK
13120	Utilities	\$ 2,394.93	\$ 1,850.00	\$ (544.93)	-29.5%	36.1%	Over Budget
13130	Insurance	\$ 2,755.74	\$ 4,200.00	\$ 1,444.26	34.4%	36.1%	Over Budget
13140	Telephone	\$ -	\$ 0.00	\$ 0.00	100.0%	36.1%	OK
13150	Maintenance	\$ 100.00	\$ 3,000.00	\$ 2,900.00	96.7%	36.1%	OK
13260	Supplies	\$ 1,387.35	\$ 2,200.00	\$ 812.65	36.9%	36.1%	OK
13280	Training	\$ 672.52	\$ 600.00	\$ (72.52)	-12.1%	36.1%	Over Budget
13300	Tech Services	\$ 327.07	\$ 1,000.00	\$ 672.93	67.3%	36.1%	OK
13310	Transfer to Library Fund	\$ -	\$ 0.00	\$ 0.00	100.0%	36.1%	OK
13400	Grant Expense	\$ 571.61	\$ 1,300.00	\$ 728.39	56.0%	36.1%	OK
13900	Capital Outlay	\$ -	\$ 0.00	\$ 0.00	100.0%	36.1%	OK
Library Fund Totals		\$ 46,722.18	\$ 74,410.00	\$ 27,687.82	37.2%	36.1%	OK

Parks

Date 5/21/2024 Days left 132

Acct. #	Department	Current Expenses	2023/2024 Budget	Budget Remaining	% Budget Remaining	% Year Remaining	Status
14050	Utilities	\$ 4,749.80	\$ 0.00	\$ (4,749.80)	#####	36.1%	Over Budget
14060	Insurance	\$ 4,158.03	\$ 9,000.00	\$ 4,841.97	53.8%	36.1%	OK
14070	Wages	\$ 22.44	\$ 2,524.50	\$ 2,502.06	99.1%	36.1%	OK
1407F	Payroll Taxes	\$ -	\$ 195.00	\$ 195.00	100.0%	36.1%	OK
14260	Supplies	\$ 9,225.63	\$ 4,500.00	\$ (4,725.63)	-105.0%	36.1%	Over Budget
14320	Gravel	\$ 158.28	\$ 2,000.00	\$ 1,841.72	92.1%	36.1%	OK
14340	Repairs	\$ 3,775.31	\$ 7,500.00	\$ 3,724.69	49.7%	36.1%	OK
14390	Park Improvements	\$ 3,219.72	\$ 5,000.00	\$ 1,780.28	35.6%	36.1%	Over Budget
14400	Playground Equipment	\$ 120.00	\$ 32,500.00	\$ 32,380.00	99.6%	36.1%	OK
14410	Timber Crest/Splashpad Improve	\$ -	\$ 0.00	\$ 0.00	100.0%	36.1%	OK
14900	Capital Outlay	\$ -	\$ 0.00	\$ 0.00	100.0%	36.1%	OK
14910	Park Reserve Appropriation	\$ -	\$ 0.00	\$ 0.00	100.0%	36.1%	OK
Parks Fund Total		\$ 25,429.21	\$ 63,219.50	\$ 37,790.29	59.8%	36.1%	OK

Street

Date 5/21/2024 Days left 132

Acct. #	Department	Current Expenses	2023/2024 Budget	Budget Remaining	% Budget Remaining	% Year Remaining	Status
20030	Insurance	\$ 4,158.03	\$ 6,000.00	\$ 1,841.97	30.7%	36.1%	Over Budget
20040	Street Lights	\$ 17,135.95	\$ 22,000.00	\$ 4,864.05	22.1%	36.1%	Over Budget
20070	Salaries	\$ 26,705.90	\$ 55,671.00	\$ 28,965.10	52.0%	36.1%	OK
2007F	Payroll Taxes	\$ -	\$ 4,259.00	\$ 4,259.00	100.0%	36.1%	OK
20090	Miscellaneous Expense	\$ 900.00	\$ 100.00	\$ (800.00)	-800.0%	36.1%	Over Budget
20110	Accounts Payable	\$ 0.00	\$ 0.00	\$ 0.00	100.0%	36.1%	OK
20120	Employee Health Reimbursement	\$ 3,267.02	\$ 4,080.00	\$ 812.98	19.9%	36.1%	Over Budget
20130	Street Transfers	\$ 0.00	\$ 0.00	\$ 0.00	100.0%	36.1%	OK
20140	Debt Service	\$ 0.00	\$ 0.00	\$ 0.00	100.0%	36.1%	OK
20200	Legal	\$ 0.00	\$ 0.00	\$ 0.00	100.0%	36.1%	OK
20240	Gas	\$ 1,793.76	\$ 3,500.00	\$ 1,706.24	48.7%	36.1%	OK
20260	Supplies	\$ 2,223.01	\$ 3,500.00	\$ 1,276.99	36.5%	36.1%	OK
20630	Engineering	\$ 3,000.00	\$ 6,000.00	\$ 3,000.00	50.0%	36.1%	OK
20650	Equipment Repairs	\$ 2,425.21	\$ 3,000.00	\$ 574.79	19.2%	36.1%	Over Budget
20660	Signs	\$ 2,076.17	\$ 1,500.00	\$ (576.17)	-38.4%	36.1%	Over Budget
20700	Equipment Rental	\$ 4,294.65	\$ 2,000.00	\$ (2,294.65)	-114.7%	36.1%	Over Budget
20810	Garbage	\$ 2,402.25	\$ 3,500.00	\$ 1,097.75	31.4%	36.1%	Over Budget
20820	Utilities Shed	\$ 2,664.60	\$ 4,000.00	\$ 1,335.40	33.4%	36.1%	Over Budget
20830	Repairs	\$ 21,321.35	\$ 45,000.00	\$ 23,678.65	52.6%	36.1%	OK
20840	Street Sweeping by Others	\$ -	\$ 3,000.00	\$ 3,000.00	100.0%	36.1%	OK
20850	Gravel and Ice melt	\$ 9,762.65	\$ 9,000.00	\$ (762.65)	-8.5%	36.1%	Over Budget
20890	Itan Parkview Intersections	\$ -	\$ 0.00	\$ 0.00	100.0%	36.1%	OK
20900	Capital Outlay	\$ -	\$ 0.00	\$ 0.00	100.0%	36.1%	OK
20920	Street Maintenance	\$ 919.30	\$ 6,000.00	\$ 5,080.70	84.7%	36.1%	OK
20930	Paint	\$ -	\$ 4,000.00	\$ 4,000.00	100.0%	36.1%	OK
20940	Seasonal Banners	\$ -	\$ 0.00	\$ 0.00	100.0%	36.1%	OK
20950	Street Imprts/Equipment Reserve	\$ -	\$ 0.00	\$ 0.00	100.0%	36.1%	OK
20960	Street Comp Plan Expense	\$ -	\$ 0.00	\$ 0.00	100.0%	36.1%	OK
20970	Street DTR plan Expense	\$ -	\$ 0.00	\$ 0.00	100.0%	36.1%	OK
20980	Capital Outlay Equip Expense	\$ -	\$ 0.00	\$ 0.00	100.0%	36.1%	OK
20990	Transfer to General	\$ -	\$ 0.00	\$ 0.00	100.0%	36.1%	OK
21000	Payroll Liabilities	\$ -	\$ 0.00	\$ 0.00	100.0%	36.1%	OK
21040	Truck/Co RD 5 loan to DS	\$ -	\$ 0.00	\$ 0.00	100.0%	36.1%	OK
21050	1st & Poplar Loan to DS	\$ -	\$ 0.00	\$ 0.00	100.0%	36.1%	OK
21060	Equipment Purchase	\$ 20,388.19	\$ 20,000.00	\$ (388.19)	-1.9%	36.1%	Over Budget
21070	Utility Uniforms	\$ 723.95	\$ 1,500.00	\$ 776.05	51.7%	36.1%	OK
21080	Truck Loans	\$ -	\$ 0.00	\$ 0.00	100.0%	36.1%	OK
Street Fund Totals		\$ 126,161.99	\$ 207,610.00	\$ 81,448.01	39.2%	36.1%	OK

Bonds

Date 5/21/2024 Days left 132

Acct. #	Department	Current Expenses	2023/2024 Budget	Budget Remaining	% Budget Remaining	% Year Remaining	Status
31000	Bond Fees	\$ 110.00	\$ 66.00	\$ (44.00)	-66.7%	36.1%	Over Budget
32010	12 G.O. Var Pur BDS-Prin.	\$ 46,539.37	\$ 45,000.00	\$ (1,539.37)	-3.4%	36.1%	Over Budget
32020	12 G.O. Var Pur BDS-Int.	\$ -	\$ 4,050.00	\$ 4,050.00	100.0%	36.1%	OK
32200	2014 Water Bonds-Prin.	\$ 56,539.38	\$ 55,000.00	\$ (1,539.38)	-2.8%	36.1%	Over Budget
32210	2014 Water Bonds-Int.	\$ -	\$ 784.00	\$ 784.00	100.0%	36.1%	OK
32220	13 G.O. Water Bonds-Prin.	\$ -	\$ 0.00	\$ 0.00	100.0%	36.1%	OK
32230	13 G.O. Water Bonds-Int.	\$ -	\$ 0.00	\$ 0.00	100.0%	36.1%	OK
32400	2020 Sewer Project	\$ -	\$ 0.00	\$ 0.00	100.0%	36.1%	OK
32500	2020 Water Main Project	\$ -	\$ 0.00	\$ 0.00	100.0%	36.1%	OK
33020	Land Purchase Loan	\$ -	\$ 0.00	\$ 0.00	100.0%	36.1%	OK
33030	1st & Poplar St Project	\$ -	\$ 0.00	\$ 0.00	100.0%	36.1%	OK
33040	Truck/Co RD 5 loan	\$ 19,170.62	\$ 19,175.67	\$ 5.05	0.0%	36.1%	Over Budget
33050	Skid Loader/UTV loan	\$ 15,091.52	\$ 11,423.12	\$ (3,668.40)	-32.1%	36.1%	Over Budget
33060	Cedar Drive Asphalt	\$ 22,542.14	\$ 22,542.14	\$ -	0.0%	36.1%	Over Budget
33100	Park Loan	\$ -	\$ 0.00	\$ 0.00	100.0%	36.1%	OK
33500	County Commisions	\$ 172.08	\$ 0.00	\$ (172.08)	#####	36.1%	Over Budget
38020	Truck Loan	\$ 2,364.30	\$ 0.00	\$ (2,364.30)	#####	36.1%	Over Budget
38040	Truck and Plow	\$ 7,092.90	\$ 14,185.80	\$ 7,092.90	50.0%	36.1%	OK
38050	Police Cruiser	\$ 8,466.88	\$ 12,696.00	\$ 4,229.12	33.3%	36.1%	Over Budget
38010	Trans to Sewer Reserve	\$ -	\$ 0.00	\$ 0.00	100.0%	36.1%	OK
38030	Trans to General Fund	\$ -	\$ 0.00	\$ 0.00	100.0%	36.1%	OK
Bond Fund Totals		\$ 178,089.19	\$ 184,922.73	\$ 6,833.54	3.7%	36.1%	Over Budget

Water

Date 5/21/2024 Days left 132

Acct. #	Department	Current Expenses	2023/2024 Budget	Budget Remaining	% Budget Remaining	% Year Remaining	Status
80040	Insurance	\$ 4,158.03	\$ 11,800.00	\$ 7,641.97	64.8%	36.1%	OK
80050	Utilities	\$ 8,602.01	\$ 13,500.00	\$ 4,897.99	36.3%	36.1%	OK
80070	Salaries	\$ 71,218.98	\$ 111,604.00	\$ 40,385.02	36.2%	36.1%	OK
8007F	Payroll Taxes	\$ -	\$ 8,538.00	\$ 8,538.00	100.0%	36.1%	OK
80090	Miscellaneous	\$ 36.75	\$ 100.00	\$ 63.25	63.3%	36.1%	OK
80100	Meter Tech Fees	\$ 1,000.00	\$ 2,000.00	\$ 1,000.00	50.0%	36.1%	OK
80120	Health Reimbursement	\$ 3,267.04	\$ 8,520.00	\$ 5,252.96	61.7%	36.1%	OK
80130	Water Transfers	\$ -	\$ 0.00	\$ 0.00	100.0%	36.1%	OK
80140	Debt Service	\$ -	\$ 0.00	\$ 0.00	100.0%	36.1%	OK
80150	DWSRF Payment	\$ -	\$ 29,597.00	\$ 29,597.00	100.0%	36.1%	OK
80170	Dues	\$ -	\$ 500.00	\$ 500.00	100.0%	36.1%	OK
80200	Legal	\$ -	\$ 500.00	\$ 500.00	100.0%	36.1%	OK
80210	Comp Plan Update	\$ -	\$ 0.00	\$ 0.00	100.0%	36.1%	OK
80220	DTR Plan	\$ -	\$ 0.00	\$ 0.00	100.0%	36.1%	OK
80240	Gas	\$ 1,793.67	\$ 3,500.00	\$ 1,706.33	48.8%	36.1%	OK
80260	Supplies	\$ 3,864.21	\$ 4,500.00	\$ 635.79	14.1%	36.1%	Over Budget
80270	Locating Costs	\$ 59.30	\$ 275.00	\$ 215.70	78.4%	36.1%	OK
80280	Schools	\$ 1,489.54	\$ 2,000.00	\$ 510.46	25.5%	36.1%	Over Budget
80460	Tower Repairs	\$ 1,950.00	\$ 5,000.00	\$ 3,050.00	61.0%	36.1%	OK
80630	Engineers		\$ 3,000.00	\$ 3,000.00	100.0%	36.1%	OK
80640	Testing	\$ 3,975.82	\$ 4,500.00	\$ 524.18	11.6%	36.1%	Over Budget
80650	Community Club	\$ -	\$ 0.00	\$ 0.00	100.0%	36.1%	OK
80690	Repairs	\$ 1,614.23	\$ 15,000.00	\$ 13,385.77	89.2%	36.1%	OK
80730	Water Main Repairs	\$ 4,073.88	\$ 12,000.00	\$ 7,926.12	66.1%	36.1%	OK
80750	Well Expense	\$ 2,613.12	\$ 2,000.00	\$ (613.12)	-30.7%	36.1%	Over Budget
80760	5th St Water Main	\$ -	\$ 0.00	\$ 0.00	100.0%	36.1%	OK
80770	Sec. Dep Returns	\$ -	\$ 500.00	\$ 500.00	100.0%	36.1%	OK
80790	Meters/Hydrants	\$ 18,523.66	\$ 0.00	\$ (18,523.66)	#####	36.1%	Over Budget
80810	Sales Tax Expense	\$ 16,356.85	\$ 15,000.00	\$ (1,356.85)	-9.0%	36.1%	Over Budget
80900	Capital Outlay		\$ 30,000.00	\$ 30,000.00	100.0%	36.1%	OK
80950	System/Equip Reserve		\$ 0.00	\$ 0.00	100.0%	36.1%	OK
Street Fund Totals		\$ 144,597.09	\$ 283,934.00	\$ 139,336.91	49.1%	36.1%	OK

Sewer

Date 5/21/2024 Days left 132

Acct. #	Department	Current Expenses	2023/2024 Budget	Budget Remaining	% Budget Remaining	% Year Remaining	Status
90040	Insurance	\$ 4,158.02	\$ 6,000.00	\$ 1,841.98	30.7%	36.1%	Over Budget
90050	Utilities	\$ 3,991.50	\$ 5,000.00	\$ 1,008.50	20.2%	36.1%	Over Budget
90070	Salaries	\$ 71,218.98	\$ 108,973.00	\$ 37,754.02	34.6%	36.1%	Over Budget
9007F	Payroll Taxes	\$ -	\$ 8,336.00	\$ 8,336.00	100.0%	36.1%	OK
90080	Telephone	\$ 1,005.01	\$ 1,600.00	\$ 594.99	37.2%	36.1%	OK
90090	Miscellaneous	\$ 36.75	\$ 50.00	\$ 13.25	26.5%	36.1%	Over Budget
90120	Health Reimbursement	\$ 3,267.03	\$ 8,520.00	\$ 5,252.97	61.7%	36.1%	OK
90130	Debt Service Costs	\$ -	\$ 0.00	\$ 0.00	100.0%	36.1%	OK
90150	CWSRF Payment	\$ 1,635.52	\$ 28,802.00	\$ 27,166.48	94.3%	36.1%	OK
90170	Dues	\$ -	\$ 500.00	\$ 500.00	100.0%	36.1%	OK
90200	Legal	\$ -	\$ 500.00	\$ 500.00	100.0%	36.1%	OK
90210	Comp Plan Update	\$ -	\$ 0.00	\$ 0.00	100.0%	36.1%	OK
80220	DTR Plan	\$ -	\$ 0.00	\$ 0.00	100.0%	36.1%	OK
90240	Gas	\$ 1,793.70	\$ 4,500.00	\$ 2,706.30	60.1%	36.1%	OK
90260	Supplies	\$ 4,299.74	\$ 5,000.00	\$ 700.26	14.0%	36.1%	Over Budget
90280	Schools	\$ 945.85	\$ 2,000.00	\$ 1,054.15	52.7%	36.1%	OK
90630	Engineers	\$ -	\$ 3,000.00	\$ 3,000.00	100.0%	36.1%	OK
90640	Testing	\$ 12.58	\$ 500.00	\$ 487.42	97.5%	36.1%	OK
90650	Community Club	\$ -	\$ 0.00	\$ 0.00	100.0%	36.1%	OK
90660	Sales Tax Expense	\$ -	\$ 0.00	\$ 0.00	100.0%	36.1%	OK
90690	Repairs	\$ 2,318.00	\$ 20,000.00	\$ 17,682.00	88.4%	36.1%	OK
90700	Sewer RR Lease	\$ 344.67	\$ 1,625.00	\$ 1,280.33	78.8%	36.1%	OK
90710	Chemicals	\$ -	\$ 1,800.00	\$ 1,800.00	100.0%	36.1%	OK
90720	Sewer Main Cleaning	\$ 9,781.25	\$ 8,000.00	\$ (1,781.25)	-22.3%	36.1%	Over Budget
90770	Sec. Dep. Returns	\$ -	\$ 500.00	\$ 500.00	100.0%	36.1%	OK
90780	Lagoon Farmground	\$ 4,305.15	\$ 5,000.00	\$ 694.85	13.9%	36.1%	Over Budget
90790	Lagoon Discharge	\$ 514.50	\$ 1,000.00	\$ 485.50	48.6%	36.1%	OK
90900	Capital Outlay	\$ -	\$ 0.00	\$ 0.00	100.0%	36.1%	OK
90930	Splash Pad Improve	\$ -	\$ 0.00	\$ 0.00	100.0%	36.1%	OK
90940	Infiltration Repair	\$ 587.50	\$ 15,000.00	\$ 14,412.50	96.1%	36.1%	OK
90960	Lift Station Pumps	\$ 340,193.30	\$ 507,000.00	\$ 166,806.70	32.9%	36.1%	Over Budget
90970	Trans to Water	\$ 24,352.44	\$ 0.00	\$ (24,352.44)	#####	36.1%	Over Budget
90980	Capital Outlaay Equip.	\$ 18,721.55	\$ 20,000.00	\$ 1,278.45	6.4%	36.1%	Over Budget
Street Fund Totals		\$ 493,483.04	\$ 763,206.00	\$ 269,722.96	35.3%	36.1%	Over Budget

Balance Sheet

CITY OF YUTAN

FIXED ASSETS & ASSETS

Asset

01000	GENERAL CHECKING	(3,888.74)
01010	0101 GENERAL MONEY MARKET	36,814.94
01020	GENERAL CERTIFICATE OF DEPOSIT	355,658.82
01050	RESERVE ACCOUNTS	(30,000.00)
01060	GMAC RESERVE	0.00
01070	CAPITAL IMPROVEMENT RESERVE	0.00
01080	2ND STREET RESERVE	0.00
01090	STREET RESERVE	43,913.63
01100	POLICE RESERVE	9,647.21
01110	CRIME STOPPERS RESERVE	447.62
01120	COMPUTER RESERVE	0.00
01130	SHED RESERVE	0.00
01140	PARK FEMA RESERVE	0.00
01150	PARK EQUIPMENT RESERVE	144.15
01160	SIREN RESERVE	0.00
01170	KENO SAVINGS RESERVE	0.00
01180	KENO CHECKING	102,716.18
01200	LIBRARY RESERVE	0.00
01400	WATER RESERVE	127,059.36
01405	WATER CHECKING	263,261.14
01410	WELL RESERVE	0.00
01420	TOWER PAINT RESERVE	0.00
01430	WATER EQUIPMENT RESERVE	0.00
01470	SEWER RESERVE	92,473.97
01480	SEWER EQUIPMENT RESERVE	0.00
01490	SEWER CHECKING	66,117.23
01500	TRAIL RESERVE - PARKS & REC	0.00
01550	LOAN TO BOND FUND	0.00
01590	LOAN FROM GENERAL FUND	0.00
02000	BOND SAVINGS ACCOUNTS	0.00
02030	BOND - CERTIFICATE OF DEPOSIT	104,014.13
02040	BOND CHECKING	35,097.28
02990	DUE FROM COUNTY	0.00
03000	DUE FROM COUNTY - GENERAL	4,681.14
03100	ACCOUNTS RECEIVABLE	0.00
03180	ACCOUNTS RECEIVABLE - WATER	384,755.36
03190	ACCOUNTS RECEIVABLE - SEWER	390,538.18
03210	ACCOUNTS RECEIVABLE - KENO	2,313.04
05000	DUE FROM COUNTY- DEBT SERVICE	375.13
08100	WATER CASH IN DRAWER	125.00
21200	Payroll Asset	0.00

Total Asset	1,986,264.77
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Fixed Asset

08540	FIXED ASSETS	0.00
08550	LAND - WATER	10,500.00
08560	BUILDINGS - WATER	2,379,639.98
08570	EQUIPMENT - WATER	269,097.99
08580	ACCUM. DEPRICATION- WATER	(724,227.92)
09530	LAND - SEWER	175,580.63
09540	BUILDINGS - SEWER	1,523,781.56
09550	EQUIPMENT - SEWER	49,862.51
09560	ACCUM. DEPRICATION - SEWER	(971,028.78)

Total Fixed Asset	2,713,205.97
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Balance Sheet
 CITY OF YUTAN

FIXED ASSETS & ASSETS

Total Fixed Assets & Assets

\$4,699,470.74

LIABILITIES & EQUITY

Liability

03490	ACCOUNTS PAYABLE	31,804.82
03500	ACCCOUTS PAYABLE- GENERAL	0.00
08500	ACCOUNTS PAYABLE - WATER	948.32
08630	WATER DEPOSITS PAYABLE	5,287.50
08700	WATER NOTE PAYABLE	548,353.00
09500	ACCOUNTS PAYABLE - SEWER	0.00
09630	SEWER DEPOSITS PAYABLE	5,287.50
20110	*ACCOUNTS PAYABLE	0.00
21000	PAYROLL LIABILITIES	(19,877.97)
21100	Direct Deposit Liabilities	0.00
38020	TRUCK LOAN	(13,003.65)
38030	POLICE CRUISER LOAN	0.00
38040	TRUCK AND PLOW	(7,092.90)
38050	POLICE CRUISER	(9,525.24)
38060	OFFICE RENOVATIONS	0.00
88800	SALES TAX WATER	39.38
98800	SALES TAX SEWER	30,998.00

Total Liability

573,218.76

Equity

03980	FUND BALANCES	0.00
03990	FUND BALANCE - GENERAL	950,525.37
04990	FUND BALANCE - KENO	57,641.00
05990	FUND BALANCE- DEBT SERVICE	213,370.10
08990	FUND BALANCE- WATER	1,737,801.57
09990	FUND BALANCE - SEWER	1,204,498.72
30000	BEGINNING EQUITY	0.00
39000	RETAINED EARNINGS	0.00
	Net Income	(37,584.78)

Total Equity

4,126,251.98

Total Liabilities & Equity

\$4,699,470.74



May 2024 Statement

Open Date: 04/05/2024 Closing Date: 05/07/2024

Account: 4798 5100 5564 4096



Visa® Community Card

Elan Financial Services
BUS 30 ELN

1-866-552-8855

CITY OF YUTAN (CPN 001592230)

New Balance	\$2,965.72
Minimum Payment Due	\$1,484.00
Payment Due Date	06/03/2024

Reward Points	
Earned This Statement	2,965
Reward Center Balance as of 05/06/2024	69,037
For details, see your rewards summary.	

Activity Summary		
Previous Balance	+	\$1,535.53
Payments	-	\$1,535.22 ^{CR}
Other Credits	-	\$5.40 ^{CR}
Purchases	+	\$2,970.81
Balance Transfers		\$0.00
Advances		\$0.00
Other Debits		\$0.00
Fees Charged		\$0.00
Interest Charged		\$0.00
New Balance	=	\$2,965.72
Past Due		\$0.00
Minimum Payment Due		\$1,484.00
Credit Line		\$6,000.00
Available Credit		\$3,034.28
Days in Billing Period		33

Payment Options:



Mail payment coupon with a check



Pay online at myaccountaccess.com



Pay by phone 1-866-552-8855

Please detach and send coupon with check payable to: Elan Financial Services CPN 001592230



0047985100556440960001484000002965726

24-Hour Elan Financial Services: 1-866-552-8855

to pay by phone
to change your address

Account Number	4798 5100 5564 4096
Payment Due Date	6/03/2024
New Balance	\$2,965.72
Minimum Payment Due	\$1,484.00

Amount Enclosed \$ _____

000030174 01 SP 000638711686671 P Y

CITY OF YUTAN
ACCOUNTS PAYABLE
PO BOX 215
YUTAN NE 68073-0215



Elan Financial Services
P.O. Box 790408
St. Louis, MO 63179-0408





May 2024 Statement 04/05/2024 - 05/07/2024
 CITY OF YUTAN (CPN 001592230)

Page 2 of 4

Elan Financial Services (1-866-552-8855



Community Card Rewards

Rewards Center Activity as of 05/06/2024	
Rewards Center Activity*	0
Rewards Center Balance	69,037

*This item includes points redeemed, expired and adjusted.

Rewards Earned	This Statement	Year to Date
Points Earned on Net Purchases	2,965	11,672
Total Earned	2,965	11,672

For rewards program inquiries and redemptions, call 1-888-229-8864 from 8:00 am to 10:00 pm (CST) Monday through Friday, 8:00 am to 5:30 pm (CST) Saturday and Sunday. Automated account information is available 24 hours a day, 7 days a week.

Important Messages

Paying Interest: You have a 24 to 30 day interest-free period for Purchases provided you have paid your previous balance in full by the Payment Due Date shown on your monthly Account statement. In order to avoid additional INTEREST CHARGES on Purchases, you must pay your new balance in full by the Payment Due Date shown on the front of your monthly Account statement.

There is no interest-free period for transactions that post to the Account as Advances or Balance Transfers except as provided in any Offer Materials. Those transactions are subject to interest from the date they post to the Account until the date they are paid in full.

Transactions VANACKERMEN, LAURIE Credit Limit \$3000

Post Date	Trans Date	Ref #	Transaction Description	Amount	Notation
Other Credits					
05/02	05/01	2283	Amazon.com Amzn.com/bill WA MERCHANDISE/SERVICE RETURN	\$5.40CR	<u>13100</u> - <i>Resend</i>
Purchases and Other Debits					
04/12	04/11	4970	BESTBUYCOM806930378932 888BESTBUY MN	\$315.45	<u>12400</u>
04/17	04/16	2633	Amazon.com*5U6RS3CV3 Amzn.com/bill WA	\$67.67	<u>13100</u>
04/19	04/18	9282	USPS PO 3099600073 YUTAN NE	\$7.42	<u>13110</u>
04/25	04/24	0037	Amazon.com*S71BB9TZ3 Amzn.com/bill WA	\$68.04	<u>13100</u>
04/30	04/29	9519	Amazon.com*H17G40S93 Amzn.com/bill WA	\$16.39	<u>13100</u>
05/03	05/03	4554	Amazon.com*Q907Y7TE3 Amzn.com/bill WA	\$136.82	<i>no receipts &</i>
05/06	05/03	0347	Amazon.com*OB30Q0P43 Amzn.com/bill WA	\$38.33	<i>not on claims</i>
Total for Account 4798 5100 5738 6498				\$644.72	

Transactions WOSTER, GREGORY L Credit Limit \$1000

Post Date	Trans Date	Ref #	Transaction Description	Amount	Notation
Purchases and Other Debits					
05/01	04/30	1017	HUMBOLDT SPECIALTY MAN OMAHA NE	\$94.49	<u>14200</u>

Continued on Next Page



May 2024 Statement 04/05/2024 - 05/07/2024
 CITY OF YUTAN (CPN 001592230)

Elan Financial Services (1-866-552-8855

Transactions		WOSTER, GREGORY L			Credit Limit	\$1000
Post Date	Trans Date	Ref #	Transaction Description	Amount	Notation	
05/07	05/06	0960	CENEX-CUBBY'S INC YUTAN NE	\$2.69	<u>20640</u>	
Total for Account 4798 5100 7015 9260				\$97.18		

Transactions		HANNAN, TIM S			Credit Limit	\$1000
Post Date	Trans Date	Ref #	Transaction Description	Amount	Notation	
Purchases and Other Debits						
04/11	04/10	0688	CLUB CAR WASH GOLD STR 573-256-2601 NE	\$37.45	<u>11240</u>	
Total for Account 4798 5101 5833 8711				\$37.45		

Transactions		BOLTER, BRANDY			Credit Limit	\$5000
Post Date	Trans Date	Ref #	Transaction Description	Amount	Notation	
Purchases and Other Debits						
04/09	04/08	1007	TARGET 00017772 OMAHA NE	\$42.79	<u>11210</u>	
04/22	04/19	6324	SP CONSTRUCTION EXAM HTTPSCONEXAM, CO	\$850.00	<u>10280</u>	
04/24	04/23	3469	ZOOM.US 888-799-9666 WWW.ZOOM.US CA	\$16.87	<u>10310</u>	
04/30	04/29	5953	EXTENDEDSTAY #9624 GLENDALE CO	\$718.33	<u>10280</u>	
05/06	05/03	3741	ADOBE *ADOBE 408-536-6000 CA	\$253.07	<u>10310</u>	
Total for Account 4798 5103 4909 1104				\$1,881.06		

Transactions		OLIVIA, ROBERT			Credit Limit	\$5000
Post Date	Trans Date	Ref #	Transaction Description	Amount	Notation	
Purchases and Other Debits						
04/19	04/18	1402	INT'L CODE COUNCIL INC 888-422-7233 IL	\$305.00	<u>10280</u>	
Total for Account 4798 5107 2220 0835				\$305.00		

Transactions		BILLING ACCOUNT ACTIVITY			Amount	Notation
Post Date	Trans Date	Ref #	Transaction Description	Amount	Notation	
Payments and Other Credits						
04/29	04/23	0020	PAYMENT THANK YOU	\$1,535.22CR		
Total for Account 4798 5100 5564 4096				\$1,535.22CR		

2024 Totals Year-to-Date	
Total Fees Charged in 2024	\$0.00
Total Interest Charged in 2024	\$44.49

Memorandum

To: Mayor and City Council
From: Brandy Bolter, City Clerk/Treasurer
Date: 5/21/24
Re: Second Reading of Ordinance 804

Second reading of Ordinance 804, the adding of the cell phone usage rate.

FISCAL IMPACT:

N/A

STAFF RECOMMENDATION:

N/A

ORDINANCE NO. 805

AN ORDINANCE THE CITY OF YUTAN, SAUNDERS COUNTY, NEBRASKA, TO PROVIDE FOR THE WAGES AND SALARIES OF CERTAIN OFFICERS, APPOINTEES, AND EMPLOYEES OF THE CITY OF YUTAN, NEBRASKA; TO PROVIDE DEFINITIONS; TO PROVIDE FOR THE SEVERABILITY OF ANY SECTION, CLAUSE, PROVISION OR PORTION FOUND UNCONSTITUTIONAL OR INVALID; TO REPEAL ALL ORDINANCES IN CONFLICT HERewith; TO PROVIDE THAT THIS ORDINANCE SHALL BE PUBLISHED EITHER IN PAMPHLET FORM OR BY POSTING; AND TO PROVIDE THAT THIS ORDINANCE SHALL NOT BE MADE A PART OF THE MUNICIPAL CODE OF THE CITY OF YUTAN, NEBRASKA.

WHEREAS, Neb. Rev. Stat. §17-108 provides that the officers and employees of a city of the second class shall receive such compensation as the mayor and city council shall fix by ordinance, and

WHEREAS, it is necessary to amend or ratify said salaries for certain officers, appointees, and employees of the City of Yutan, Nebraska,

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF YUTAN, NEBRASKA, as follows:

Section 1. That the findings here and above should be, and they are hereby made a part of this Ordinance, as fully as if set out at length herein.

Section 2. That the following shall be the wages and salaries for the specified officers, appointees, and employees of the City of Yutan, Nebraska, effective 10/1/2023 to wit:

Mayor	\$ 3,000.00 per year
City Council	\$ 2,000.00 per year
City Administrator	\$ 7,100.25 per month
City Clerk-Treasurer	\$ 24.91 per hour
Utilities Superintendent	\$ 28.67 per hour
Utilities Assistant	\$ 24.15 per hour
Part-Time Utilities	\$ 17.00 per hour
Part-Time Associate Librarian	\$ 12.00 per hour
Part-Time Librarian	\$ 12.00 per hour
Library Director	\$ 22.58 per hour
Part-Time Police Officer	\$ 27.80 per hour
Police Chief	\$ 30.32 per hour
Assistant Police Chief	\$ 28.67 per hour
Building Official	\$ 24.00 per hour

Section 3. Police Officers will be paid a minimum of 2 hours of regular pay for court appearances.

Section 4. Public Works employees responding to utility emergencies or other matters requiring immediate attention will be paid a minimum of 2 hours of regular pay per incident. Public Works employees will also be paid an extra .50 per hour for certifications that are approved per the employee handbook.

Section 5. Employees taking work-related phone calls outside of normal business hours will be paid regular pay for actual time conducting work-related business, rounded to the nearest fifteen-minute increment.

Section 6. The City Administrator, Utilities Superintendent, Utilities Assistant, Police Chief, and City Clerk shall receive \$30 per month for personal cell phone use for work-related matters during their employment with the City of Yutan.

Section 7. Mayor, City Council, and any employee using his/her personal vehicle shall receive equal to the current allowable Standard Mileage Rate under the Internal Revenue Code. The Mayor, City Council and any employee shall be compensated for any expenses incurred for attending any official out-of-town meeting.

Section 8. HOLIDAYS, VACATIONS, SICK LEAVE, TIME OFF, PAY PER MEETINGS, RETIREMENT PLAN FOR FULL-TIME EMPLOYEES AND PERMANENT PART-TIME APPOINTED OFFICIALS.

For information regarding the benefits package awarded to eligible employees, consult the Employee's Manual. The City of Yutan shall pay each employee required to attend the City Council meetings his/her regular hourly rate; this payment will be issued on the next regular paycheck.

If a City employee also holds the position of Building Inspector, the employee will be paid \$25 for permits requiring inspection and \$100 for new housing and commercial structure permits to conduct all inspections. These amounts will be paid on the final paycheck of the month for all permits approved during the current month.

Section 9. SALARY RANGES OF ELECTED OFFICIALS AND CITY EMPLOYEES. The following ranges are established as guidelines for employment of appointed officials and employees

OFFICE PERSONNEL

City Administrator	\$ 80,000-100,000 (Annually)
Clerk/Treasurer	\$ 20.00-28.00
Deputy City Clerk	\$ 10.00-20.00
Administrative Assistant	\$ 10.00-15.00

MAINTENANCE DEPARTMENT

Utilities Superintendent	\$ 20.00-32.00
Assistant Utilities	\$ 20.00-28.00
Part-Time	\$ 10.00-20.00

Library

Library Director	\$ 18.00-25.00
Librarian	\$ 11.00-18.00
Associate Librarian	\$ 9.00-12.00

POLICE

Police Chief	\$ 27.00-33.00
Assistant Police Chief	\$ 25.00-30.00
Police Officer Part-Time	\$ 25.00-30.00
Special Event/Weekends	\$ 40.00

Section 10. That the Mayor and the City Council of the City of Yutan, Nebraska, and its Clerk, are hereby authorized and directed to implement this Ordinance.

Section 11. That should any section, paragraph, sentence, or word of this Ordinance hereby adopted be declared for any reason to be invalid, it is the intent of the Mayor and the City Council of the City of Yutan that it would have passed all other portions of this Ordinance independent of the elimination herefrom of any such portion as may be declared invalid.

Section 12. That all ordinances and parts of ordinances passed and approved prior to the passage, approval, and publication of this Ordinance, in conflict herewith, are hereby repealed.

Section 13. That this Ordinance shall be published either by posting in three (3) public places in the City of Yutan, Nebraska, or in pamphlet form and shall be effective on the fifteenth (15th) day from and after its passage and approval, provided it has been published, as aforementioned, within the first fifteen (15) days after its passage and approval.

Section 14. That it is the intention of the Mayor and the City Council of the City of Yutan, Nebraska, and it is hereby ordained that the provisions of this Ordinance shall not become or be made a part of the Municipal Code of the City of Yutan, Nebraska.

PASSED AND APPROVED THIS 30st day of April 2024.

CITY OF YUTAN, NEBRASKA

By: _____
Mike Kelly, Its Mayor

ATTEST:

Brandy Gahan, City Clerk

(SEAL)

STAFF REPORT
ROLL CONDITIONAL USE REQUEST
MAY 15, 2024

APPLICANT:	Brad Roll
OWNERS:	Brad & Jean Roll
AGENT:	N/A
APPLICATION TYPE:	Conditional Use Request for 8-foot Industrial Fence
ZONING DISTRICT:	Light Industrial (I-1)
PROPERTY ADDRESS:	304 N. Second Street (within City Limits)
LEGAL DESCRIPTION:	Lot 28 of the Tracts of Yutan
PLANNING COMM. HEARING:	May 14, 2024
COUNCIL HEARING:	May 21, 2024
APPLICABLE LAW:	Zoning Ordinance for Yutan Nebraska, the City's Adopted Building Codes, Nebraska Revised Statutes, and all applicable case law.

ATTACHMENTS

- Attachment 1: Vicinity Map
- Attachment 2: Application Materials
- Attachment 3: Public Comment (none submitted)

STAFF ANALYSIS

1. The applicant owns property located within the Light Industrial (I-1) Zoning District in City Limits and operates a business on the property. In order to ensure security of both the business and land, an eight (8) foot fence has been proposed for erection along the perimeters of the property. The application materials submitted to the City have been included with this report (ATTACHMENT 2).
2. Section 7.11 of the zoning ordinance contains certain standards for the fencing of properties. As proposed, the applicant's fence could reasonably comply with these standards, however, the permitted height of all fences is six feet. Section 7.11.01.3 allows for conditional use review and approval of the erection of a fence up to eight feet on industrially-zoned property, if there is a demonstrated need for security.
3. Pursuant to Section 6.05 of the Zoning Ordinance for Yutan Nebraska, a conditional use may be granted based on specific criteria. The Planning Commission held a public hearing on May 14, 2024, to review the proposal. At the conclusion of the hearing, Commission members voted to adopt staff's suggested findings of fact in support of the conditional use request. The Planning Commission is therefore recommending approval of the conditional use request to allow the industrially-zoned property to have an 8-foot fence pursuant to the zoning ordinance.

The Planning Commission's recommended findings that could support approval of the conditional use are included with this report (see page 3), including specific findings related to the ordinance-based criteria for granting a conditional use. The City Council, whether it chooses to adopt the Planning Commission's recommended findings, modify them, or make different findings, shall also make findings of fact to support their decision. If the Council chooses to utilize and/or modify the Commission's findings, or make different findings. Council members shall direct staff as to what sections shall specifically be adopted and/or modified. The application and report should also be adopted into the Council's findings in support of their final action on the proposal.

4. Staff has included the typical terms and conditions for a Zoning & Building Permit associated with fence installation (see page 6), which the Planning Commission chose not to alter or add with its recommendation for approval. If the City Council wishes to recommend specific conditions to be included in association with their review of the proposal that are directly connected to mitigating impacts of the proposed use, then Council members should direct staff to what specific conditions shall be included.
5. Notice of the May 2024 City Council's meeting agenda was posted locally in the City Office, the Post Office, and First State Bank. As of the date of this Staff Report, no written public comment has been submitted.

**PLANNING COMMISSION'S FINDINGS OF FACT
ROLL CONDITIONAL USE REQUEST
MAY 15, 2024**

[STAFF NOTE: The following findings consist of the Planning Commission's findings of fact in support of the applicant's proposal. These findings could also be adopted by the City Council to support approval of the conditional use request. If the Council votes to approve the conditional use, staff has included suggested additions - underlined and highlighted - that would be appropriate to include if the Council decides to approve the conditional use.]

WHEREAS, the landowner wishes to erect an eight (8) foot fence on property within the I-1 Light Industrial Zoning District within Yutan's City Limits on property located at 304 North Second Street and legally described as Lot 28 of the Tracts of Yutan;

WHEREAS, Section 7.11.01.3 of the Zoning Ordinance for Yutan Nebraska allows for perimeter fencing on properties within an Industrial District to be higher than six feet through conditional use approval and the applicant has a demonstrated need for security of the property;

WHEREAS, the landowner is qualified for consideration of the subject conditional use;

WHEREAS, the Planning Commission held a public hearing on May 14, 2024, to review the request and consider public comment;

[WHEREAS, the City Council of Yutan Nebraska held a public hearing on May 21, 2024, to review the request, consider the Planning Commission's recommendations, and receive public comment;]

WHEREAS, the proposed development otherwise conforms to the remaining standards contained within the Zoning Ordinance;

WHEREAS, the Planning Commission has reviewed the standards for conditional use approval pursuant to Section 6.05 of the Zoning Ordinance for the City of Yutan and hereby makes the following findings:

1. That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, moral, comfort, or general welfare of the community.

As proposed, the applicant seeks to erect a fence on property currently used for commercial/industrial purposes and would place the fence on the lot's perimeter boundaries. Erection of the fence will not be detrimental to or endanger public values, in fact, the fence would help increase safety for both the public and the property owner by keeping the uses restrained to the location where they occur.

2. That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood.

The proposed development is intended to protect the applicant's private property rights and keep the commercial/industrial uses occurring on the property within its perimeter boundaries. Erection of the fence would not prohibit use or enjoyment of adjacent or nearby property, and the fence would not diminish or impair property values within the zoning district. Erection of the fence should ensure security for both the landowner and the public.

3. That the establishment of the conditional use will not impede the normal and orderly development of the surrounding property for uses permitted in the district.

Erection of an 8-foot fence on the applicant's property boundaries, as proposed, would not prevent adjacent property's ability to pursue uses and/or development permitted by the zoning ordinance and otherwise allowed by municipal ordinance.

4. That adequate utilities, access roads, and drainage facilities have been or are being provided.

The property is currently developed with a retaining wall that the applicant is proposing to use as a foundation for the fence. No additional utilities, area roadways, or drainage facilities are necessary for the proposed use.

5. Those adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

The proposed erection of a fence for an existing industrial use will not require additional provisions for ingress/egress nor cause additional traffic congestion.

6. The use shall not include noise, which is objectionable due to volume, frequency, or beat unless muffled or otherwise controlled.

Ordinary, regular use of a fence should not create objectionable noise that requires mitigation or control measures.

7. The use shall not involve any pollution of the air by fly-ash, dust, vapors, or other substance which is harmful to health, animals, vegetation, or other property or which can cause soiling, discomfort, or irritation.

The regular, ordinary use of a fence is not likely to involve or create pollution that creates a hazard to public health, animals, vegetation, or adjacent properties.

8. The use shall not involve any malodorous gas or matter, which is discernible on any adjoining lot or property.

As proposed, the erection and use of a fence on the subject property should not create malodorous gases or other matter.

9. The use shall not involve any direct or reflected glare, which is visible from any adjoining property or from any public street, road or highway.

Erection of a fence on private property, if installed in accordance with zoning standards, adopted building code, and the terms and conditions associated with approval of the proposed development, should not create or direct significant glare to adjoining properties or roadways.

10. The use shall not involve any activity substantially increasing the movement of traffic on public streets unless procedures are instituted to limit traffic hazards and congestion.

As proposed, the erection of an 8-foot chain-link fence will not create or involve activity that increases traffic or congestion on the streets.

11. The use shall not involve any activity substantially increasing the burden on any public utilities or facilities unless provisions are made for any necessary adjustments.

The proposed erection of an 8-foot fence will not subsequently increase burden on utilities or public facilities and requires no adjustment for such provisions.

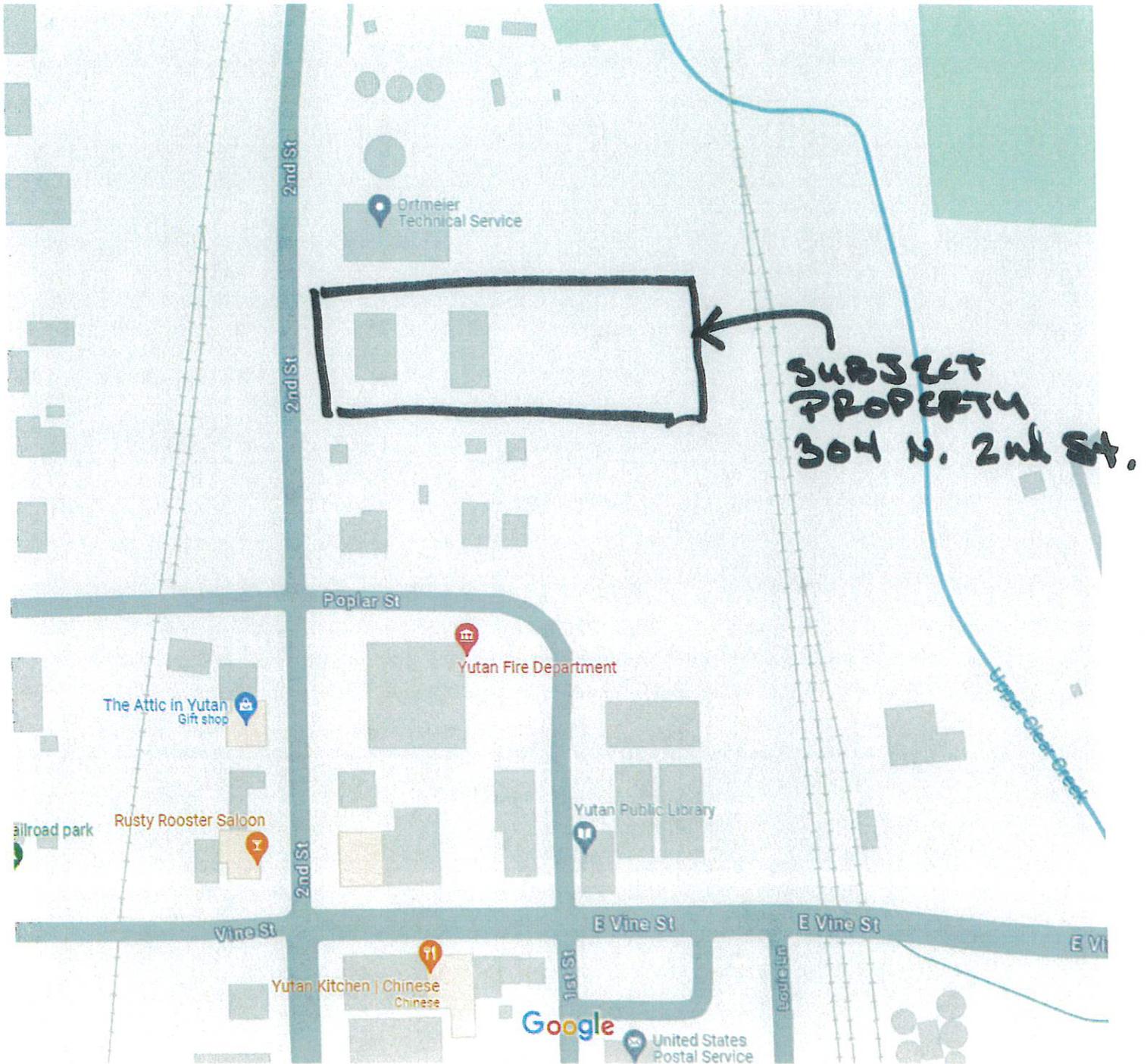
THEREFORE, the Planning Commission recommends the City Council of Yutan Nebraska consider granting approval for this Conditional Use Request to the applicant/landowner, Brad & Jean Roll, in association with the preceding findings pursuant to Section 6.05 of the Zoning Ordinance for the City of Yutan. Recommendation for Approval is given in conjunction with any Recommended Conditions of Approval discussed and agreed upon by the Planning Commission. The City Council hereby agrees and adopts the preceding findings in support of the applicant's proposal and grants approval for the conditional use, as proposed.

**DRAFT CONDITIONS OF PERMIT APPROVAL
ROLL CONDITIONAL USE REQUEST
MAY 15, 2024**

Upon review of any proposal for erection of fences within the City of Yutan's jurisdiction, and finding the proposal to conform to the Zoning Ordinance for Yutan Nebraska and the City's Adopted Building Codes, the following terms and conditions (based upon the standards contained within the Zoning Ordinance) would be typical to include with the permitted approval. If the City Council wishes to recommend additional conditions in association with their review of the requested Conditional Use, and such conditions are voted upon and approved by appropriate protocol, Council members should direct staff to their intended additional conditions.

TERMS & CONDITIONS:

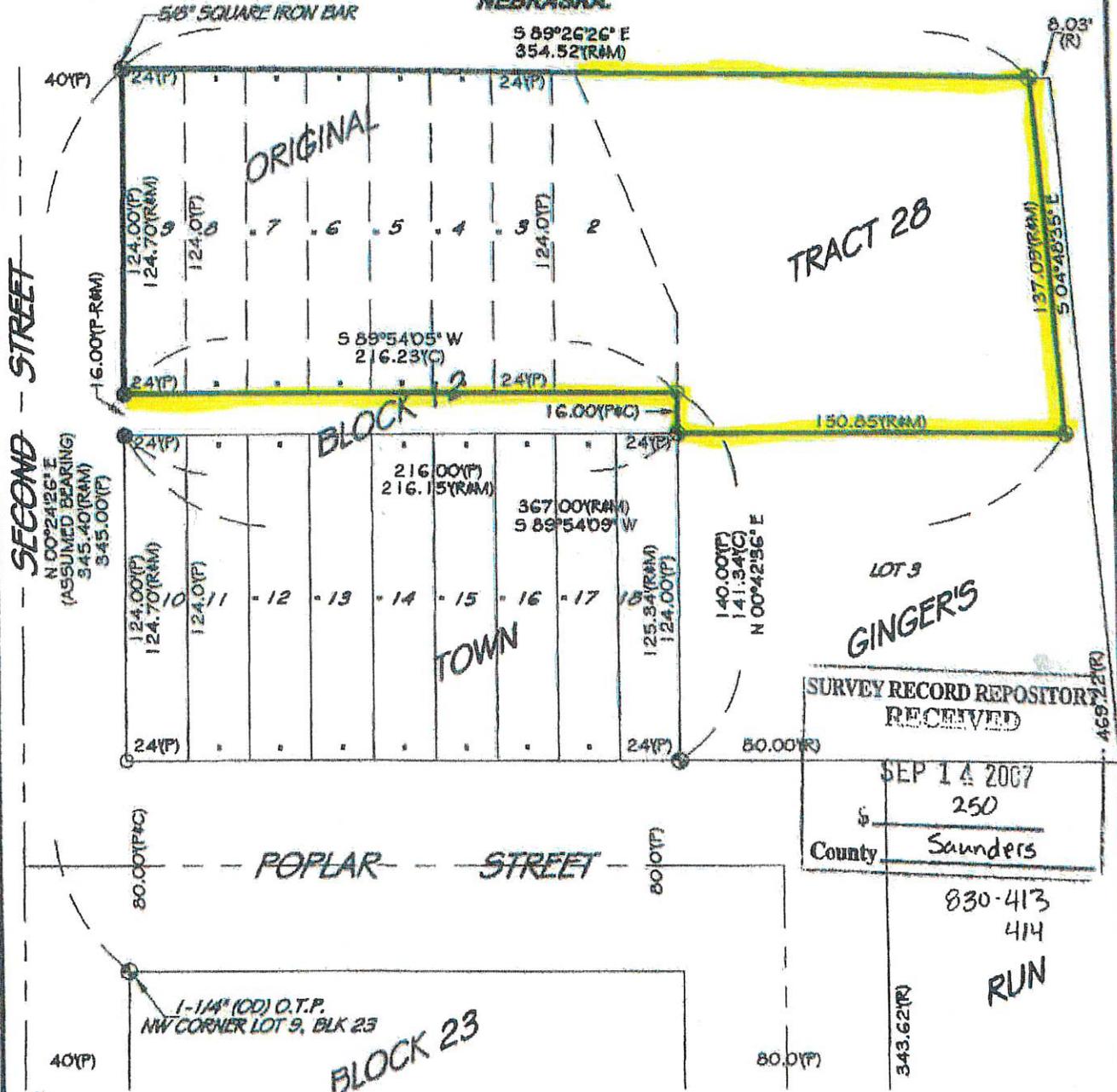
1. The fence shall be constructed in the location proposed by the applicant - on the existing retaining wall - and within his/her property boundaries. The landowner and the landowner's contractor are responsible for verifying private property boundaries. The City of Yutan shall not be held responsible if the landowner places the proposed development outside of his/her property boundaries. In no way shall approval of the proposed development be construed as permission to infringe on the rights, use, or enjoyment of adjacent property owners.
2. The height of the fence shall be determined by the vertical distance measured from the established grade level on the applicant's side of the proposed fence.
3. As proposed, the fence materials shall consist of chain link.
4. As proposed, the fence shall be situated in such a way as to avoid obstruction of the required sight triangle required by Section 4.08 of the Zoning Ordinance.
5. The fence shall be maintained in good repair.
6. The finished surface of the fence shall face toward adjoining property or street frontage.
7. This approval shall not be construed as allowance to violate any provision of the Adopted Building Codes and Zoning Ordinance.
8. Changes to the approved proposal shall require review and approval by the City of Yutan, and (if applicable) review and approval of any modifications to the conditions associated with conditional use review.
9. Further development of the property shall require additional review and approval by the City of Yutan.



SUBJECT
PROPERTY
304 N. 2nd St.

SURVEY RECORD

LOTS 2 THRU 9, BLOCK 12, ORIGINAL TOWN OF YUTAN, TOGETHER WITH TRACT 28, LOCATED IN A PART OF THE NE 1/4 OF SECTION 27-T15N-R9E OF THE SIXTH P.M., SAUNDERS COUNTY, NEBRASKA.



SURVEY RECORD REPOSITORY RECEIVED
 SEP 14 2007
 \$ 250
 County Saunders
 830-413
 414
 RUN

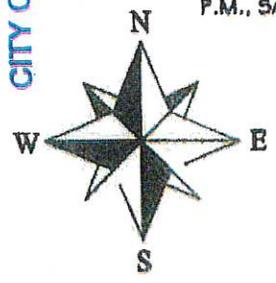
LEGAL DESCRIPTION:

LOTS 2 THRU 9, BLOCK 12, ORIGINAL TOWN OF YUTAN, TOGETHER WITH TRACT 28, LOCATED IN A PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 15 NORTH, RANGE 9 EAST OF THE SIXTH P.M., SAUNDERS COUNTY, NEBRASKA.

SURVEYOR'S CERTIFICATE:

I, GARY L. SIEDSCHLAG, HEREBY CERTIFY THAT THE PLAN OF A SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE, AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

Gary L. Siedschlag
 GARY L. SIEDSCHLAG, RLS 517



CLIENT NAME:
 BRAD ROLL



RECEIVED
 MAR 22 2024

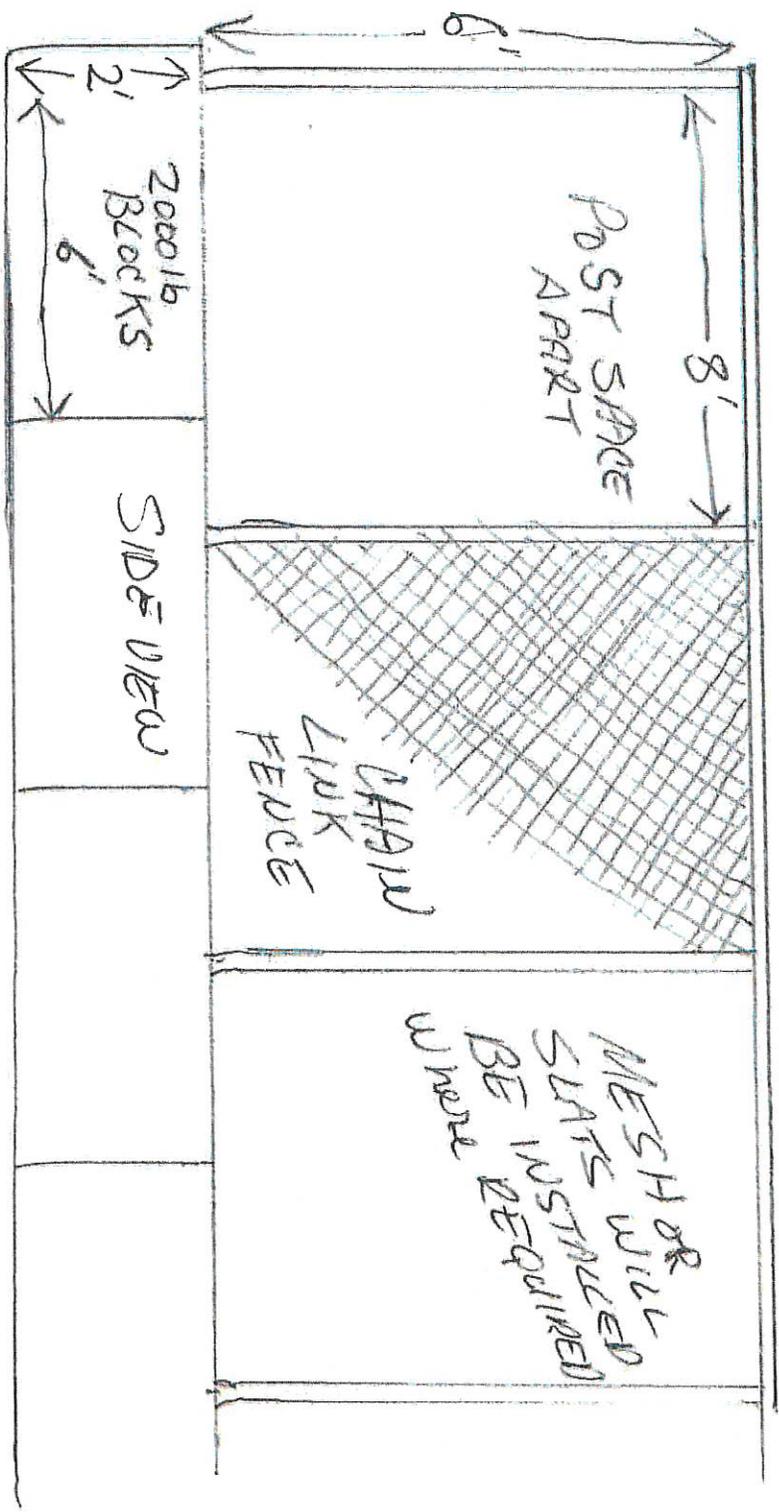
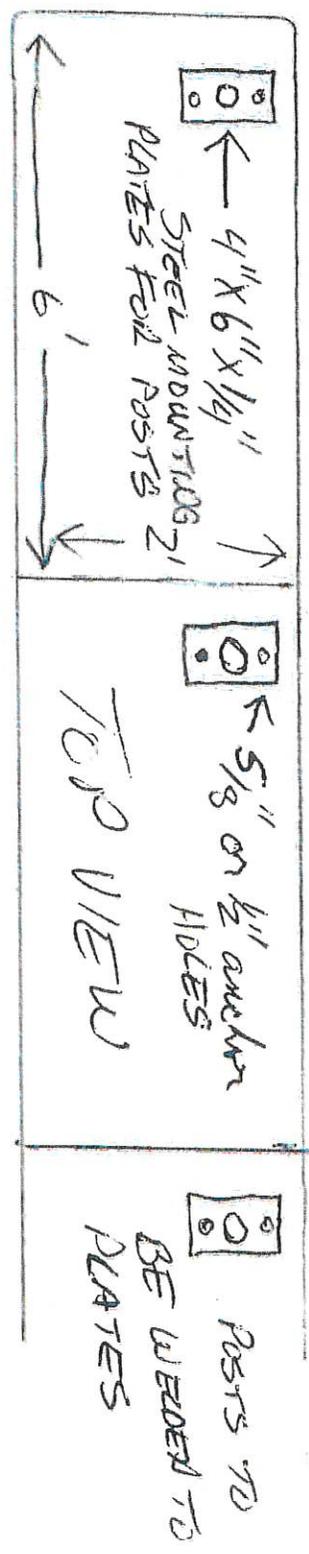
CITY OF YUTAN

RECEIVED
 MAR 22 2024
 CITY OF YUTAN

309 WORTH 2ND ST

BRAND Roll

ATTACHMENT



RECEIVED

APR 22 2024

CITY OF YUTAN

ATTACHMENT 2

FOR OFFICE USE ONLY

Permit Number: _____

Approval Date: _____

Permit Fee: _____

Signature of Approving Official _____



CITY OF YUTAN
112 Vine Street, P.O. Box 215
(402)625-2112
www.yutan.nebraska.com

APR 22 2024

CITY OF YUTAN
#260 #3037

Accessory Structure or Light Remodeling Building Permit Application

Fence Shed/Detached Garage Roof Driveway/Sidewalk/Patio Deck Swimming Pool
 Other: _____

Date of Application: 3-22-24 Mail Permit/Invoice To (Circle One): Contractor Owner

Property Owner: BRAD ROLL 1622 EAGLE DR 11
Name Address City, State, Zip Phone Number

Contractor: BRAD ROLL YUTAN 68073 11
Name Address City, State, Zip Phone Number

Contact Name (Please Print): BRAD ROLL Contact Phone Number: 402-699-1559
(Person familiar with project who can answer questions regarding construction and other code compliance issues)

Contact Email Address: rolldoorinc@gmail.com

Project Street Address: 304 N 2ND ST Corner Lot Interior Lot

Project Site Legal Description: SEE ATTACHED RECORD, FENCE HIGHLIGHTED AREA

Valuation of Proposed Work: _____ (Includes all materials and labor)

An accurate site plan is required showing the project location on the lot with dimensions including setback distances from the edge of the accessory project to the rear and side yard property lines and the distance to the existing residences. For fence projects, show the location of the fence on the lot within the property line and indicate length and type of fence sections. Please note that, depending on the project, construction drawings showing all construction details, including the size and location of footings for garages/sheds/decks, and materials used may be required.

Fence: Type of material: CHAIN LINK Length: approx - 457' Height: 6'

Shed/Detached Garage: Width: _____ Length: _____ Height: _____ SF: _____

Driveway/Sidewalk/Patio: Length: _____ Width: _____ SF: _____

Deck: Height above ground: _____ Length: _____ Height: _____ SF: _____

Roof: Area/SF: _____ Other Projects: SF: _____

I hereby state that the information submitted on this application is accurate and correct. I recognize that the issuance of this building permit shall not grant approval to violate any of the provisions of the building codes or zoning ordinances enforced by this jurisdiction or state/federal law and that this permit shall not prevent any City of Yutan building official from requiring construction to be in compliance with all applicable code provisions during inspections. It is my responsibility to be aware of and in compliance with any covenants that are active within my subdivision; the City is not responsible for approving a building permit that does not comply with a subdivision's covenants. I also acknowledge that this permit will become null and void if work does not commence within ninety (90) days after the issuance of the permit and that, once construction begins, the permit terminates one year after the date of issuance, unless the Yutan City Council grants an extension. This building permit is issued solely for the express purpose of work stated on this application and shown on the approved plans; any changes to the construction plans that affect area or scope of work must be approved by the building official prior to construction and may require another permit application or an increased permit fee. No permit fees refunds are allowed if work has commenced or if work has not commenced and more than 180 days has elapsed after the issuance date. I recognize that it is my responsibility to get a survey completed to locate property pins for the use of building officials when approving property setback requirements. It is also my responsibility to contact a building official with the City of Yutan at 402-625-2112 prior to starting construction and to schedule any required inspections thereafter. I also recognize my responsibility to call Digger's Hotline at 800-331-5666 or 311 prior to any excavation on this property.

Bradley Roll
Signature of Applicant

RECEIVED

MAR 22 2024

3-22-24
Date

CITY OF YUTAN

STAFF REPORT
(for City Council)
CLEAR CREEK ACRES
11-LOT SUBDIVISION
MAY 15, 2024

SUBDIVIDER/OWNER:	Mitch & Beverly Storm
SUBDIVIDER'S AGENT:	Travis Hazard, PE (Hazard Engineering)
LEGAL DESCRIPTION:	NW ¼ NW ¼ of Section 28, Township 15, Range 9E
PROPERTY ADDRESS:	None Yet Assigned
ZONING DISTRICT:	Transitional Agriculture (TA) within Yutan's Extra Territorial Jurisdiction
EXISTING PARCEL:	+/- 35-acre Lot
NUMBER OF LOTS:	11-lot Subdivision, ranging from 3 to 3.46 acres
PLANNING COMMISSION:	May 14, 2024, 6pm
CITY COUNCIL:	May 21, 2024, 7pm

ATTACHMENTS

- ATTACHMENT 1: Application Materials
(Preliminary/Supplemental Plats, Waiver Request, and DRAFT Subdivision Improvements Agreement)
- ATTACHMENT 2: City Engineer Comment Letter
- ATTACHMENT 3: Agency Comment
- ATTACHMENT 4: Public Comment (none submitted)

GENERAL AREA & SURROUNDING USES

The proposed subdivision is located near the intersection of County Roads N & 7, approximately one mile west of City Limits. The area is primarily rural in nature with a mixture of agriculture and residential uses. Clear Creek runs along the subdivision's southern boundary and the south/western route of the Union Pacific railway runs just south of Clear Creek.

COMPREHENSIVE PLAN

The 2023 Comprehensive Plan proposes future use of the property as large-lot residential.

CITY ENGINEER'S COMMENT

Review and comment from the City Engineer was submitted to staff. The Engineer's three-page summary letter (without enclosures) is attached to this report. The subdivider will be required to satisfactorily resolve and address the legal requirements of the City Engineer's comments prior to final plat approval.

ACCESS/STREETS

Access to the proposed subdivision would be provided by two access points: from the north via County Road N and from the west via County Road 7. As both roads are currently maintained by Saunders County, the proposed accesses will require review and approval from the County

Roads Supervisor. (No comment from Saunders County Roads/Highways has been received by the City at this time.)

As shown on the preliminary plat, legal and physical access to the individual lots would be provided by a new internal road traversing between the proposed County Road accesses. The dedicated right-of-way, road widths, proposed curvatures, and other street design features would meet the standards of the Subdivision Regulations, however, the internal access road is proposed to have a crushed rock (gravel) surface, contrary to the requirements for paving described in Section 5.11 of the Subdivision Regulations. In addition, the preliminary plat does not show sidewalks, as required by Section 5.10. The subdivider has submitted a request for waiver from both requirements. The criteria for issuance of a waiver pursuant to Section 8.01 of the Subdivision Regulations are listed below.

Section 8.01 Granting of Waivers (Exceptions) and Conditions.

In addition to the exceptions contained in this Ordinance, the Planning Commission may recommend and the City Council may grant waivers from the provisions of this Ordinance, but only after determining that:

1. *There are unique circumstances or conditions affecting the property that are not the result of actions by the subdivider.*
2. *The waivers are necessary for the reasonable and acceptable development of the property in question.*
3. *The granting of the waivers will not be detrimental to the public or injurious to adjacent and nearby properties.*

The Planning Commission's findings on these criteria, adopted in support of the waiver requests during their May 14, 2024, hearing, have been included with this report (see page five). The City Council shall now review the subdivider's waiver request (see Attachment 1) and the Planning Commission's findings and recommendation for approval. The Council, after review, shall either adopt the Commission's recommended findings, modify them, or make their own, and subsequently act to grant or deny the waiver requests in accordance with their findings.

Responsibility for dedication and long-term maintenance of the roadway will be placed on the subdivider and/or lot owners association and will not be accepted by the City until/unless this area is annexed.

ZONING & BUILDING REQUIREMENTS

A majority of the property is located within the Transitional Agriculture Zoning District within the City's Extra-Territorial Jurisdiction, however, a small portion of the subdivision would be located outside the ETJ and therefore under Saunders County's jurisdiction. As proposed, the subdivision's proposed layout and development would conform with the intent and requirements of the District, as addressed by Section 5.05 of the Zoning Ordinance for the City of Yutan Nebraska. Comment from the Saunders County Zoning Administrator (see Attachment 3) expresses the County's position that, upon final plat approval, Lot 1 would be under their permitting jurisdiction. Upon development of the proposed lots, lot owners will be required to

obtain the applicable permit(s) and demonstrate compliance with the applicable zoning and building code requirements.

FLOODPLAIN

The corridor for Clear Creek runs along the southern boundary of the subdivision. As shown on the FEMA Flood Insurance Rate Map (FIRM) for the Yutan area (FIRM #31155C0400D), the creek's floodway and the Zone AE regulatory floodplain cross onto the property. The preliminary plat shows FEMA's regulatory floodplain would cross Lots 7, 8, 9, 10, & 11. As shown, there appears to be sufficient area on these lots to develop outside the floodplain. Any development occurring within the floodplain would require a permit and be subject to the City's standards for floodplain development.

WATER & SEWER

The property is currently used for agricultural purposes and does not appear to be developed with any existing water supply or wastewater treatment facilities. The subject property is more than 1,320 feet from any identifiable water mains. The applicant is proposing to supply water and sewer to the subdivision via individual, on-site well and septic systems. Future property owners will be required to conform to state and local standards when the lots are developed. If future development brings water/sewer infrastructure to the area and triggers connection requirements, the lot owners will be required to conform to the effective standards for municipal water/sewer provisions at that time.

PRIVATE UTILITIES

As proposed, each lot would obtain power, telecommunication, and other private utilities from the proposed rights-of-way granting access to the proposed subdivision lots. Typically, preliminary plat approvals granted by local governments would require the subdivider to install all necessary utilities to each lot prior to final plat approval, in order to prevent the subdivider from forwarding the expense of subdivision onto future lot owners. For the Planning Commission's consideration, City Staff included a suggested condition (Condition #8, see page seven) that would require the subdivider to obtain the necessary permissions to extend utility services to the subdivision lots and then install those utilities prior to final plat approval. During Planning Commission review, conversation occurred revealing OPPD's policy to install utilities only after final plat approval has been granted and the subdivision becomes officially recorded with the County Recorder. Staff has contacted OPPD and confirmed this policy. *The Planning Commission's recommendation for approval of the subdivision included a note to address Condition #8 in a way that satisfactorily addresses this issue; Staff has included this note and highlighted the condition. Council members should be prepared to discuss this.*

RECORD OF OWNERSHIP

A title report was not submitted with the application materials. Prior to final plat approval, the subdivider will be required to produce a title report from a qualified title company and demonstrate a clean record of title and/or approval from all lien-holders.

AGENCY & PROVIDER COMMENT

Pursuant to the City's Subdivision Regulations, City Staff distributed the preliminary and supplemental plats to, and requested comment from, the agencies/organizations listed in Section 3.02.03 of the Subdivision Regulations. The comments received from these agencies have been attached with this report (see Attachment 3). The subdivider will be required to satisfactorily resolve and/or address all legal requirements or issues addressed by these agencies prior to final plat approval.

Comment was received from the Yutan Volunteer Fire Department indicating their opposition to the proposed subdivision unless proper emergency water supply is provided to the subdivision; if the Planning Commission recommends approval of the subdivision and the City Council grants preliminary plat approval, staff will include a condition requiring the subdivider to address the Fire Department's specific concerns.

PUBLIC COMMENT

As of the date of this Staff Report, no written public comment has been submitted.

**PLANNING COMMISSION'S
RECOMMENDED FINDINGS OF FACT
CLEAR CREEK ACRES
11-LOT SUBDIVISION
MAY 15, 2024**

1. Conformance with the Comprehensive Plan

The platting and development of Clear Creek Acres subdivision, as proposed, would conform with the Comprehensive Plan's policy goals and align with the community's growth plan.

2. Conformance with the Subdivision Regulations

*As proposed, the application and supporting materials for Clear Creek Acres preliminary plat generally conforms with the ordinance for Subdivision Regulations within the City of Yutan's jurisdiction. The proposed platting and development of Clear Creek Acres subdivision would conform with the Subdivision Regulations, **if** the subdivider's waiver requests from Sections 5.10 & 5.11 are granted. If the waiver requests are not granted, the subdivider will be required to develop the subdivision in compliance with the adopted standards.*

3. Waiver Request from Section 5.10 (requiring sidewalks) of the Subdivision Regulations - the following findings indicate that the subdivider qualifies for the requested waiver:

a. There are unique circumstances or conditions affecting the property that are not the result of actions by the subdivider.

The area's existing standards for development of rural roads without sidewalks was not created by the subdivider. Instead, development and maintenance of the area's rural road network is under Saunders County's jurisdiction. Requiring the subdivider to pave internal access roads where paving otherwise does not exist creates a unique condition that is not the result of the subdivider's actions.

b. The waiver is necessary for the reasonable and acceptable development of property in question.

The Subdivision Regulations' requirements for sidewalks are intended to provide for a continued pattern of foot-traffic paths extending from the City of Yutan's municipal boundaries to adjacent or nearby areas. The subject property is located approximately one mile from city limits. Sidewalks within this subdivision would only create a foot-path system that traverses within the subdivision's boundaries and to nowhere in particular. Granting the waiver would prevent this nonconformity and allow for reasonable and acceptable development of the subject property.

c. The granting of the waivers will not be detrimental to the public or injurious to adjacent and nearby properties.

Granting the waiver would not be detrimental to the public nor injurious to surrounding properties. The subdivider's proposal to develop without sidewalks

along the internal access roadway matches the area's overall roadway development.

4. Waiver Request from Section 5.11 (requiring paved street surfacing) of the Subdivision Regulations - *the following findings indicate that the subdivider qualifies for the requested waiver:*

a. There are unique circumstances or conditions affecting the property that are not the result of actions by the subdivider.

Development of the area's rural road network - which is maintained by Saunders County - has not included paved surfaces. Requiring the subdivider to pave internal access roads where paving otherwise does not exist creates a unique condition that is not the result of the subdivider's actions.

b. The waiver is necessary for the reasonable and acceptable development of property in question.

The City's requirement that subdivisions have paved-surface roads is intended to provide network continuity from existing streets within municipal boundaries to areas likely to be considered for annexation. In this case, the subject property is located within Yutan's Extra-Territorial Jurisdiction, but is approximately one mile from municipal limits, and it may be decades before annexation occurs (if at all). Granting the waiver would allow the subdivision's road network to conform with the common standard of the area and allow reasonable and acceptable development of the subject property.

c. The granting of the waivers will not be detrimental to the public or injurious to adjacent and nearby properties.

The subdivider's proposal to develop gravel-surfaced roads matches the design of the county roads which would be used to access the subdivision. Granting the waiver would not be detrimental to the public nor injurious to surrounding properties.

**RECOMMENDED CONDITIONS OF PRELIMINARY PLAT APPROVAL
CLEAR CREEK ACRES
11-LOT SUBDIVISION
MAY 15, 2024**

1. The planning commission has recommended approval of the waiver request from Section 5.10 of the Subdivision Regulations. If the waiver is granted by the City Council, the subdivider shall not be required to install sidewalks along the proposed internal access roadway.
2. The planning commission has recommended approval of the waiver request from Section 5.11 of the Subdivision Regulations. If the waiver is granted by the City Council, the subdivider shall install the road to the specifications required by the Subdivision Regulations, with exception to paving requirements.
3. Prior to Final Plat Approval, all improvements required by the preliminary plat approval, subdivision agreement (if applicable), the City of Yutan's Subdivision Regulations, and other municipal or state law shall be installed according to the requirements thereon.
4. The final plat shall display 16-foot wide utility easements on the rear boundary line of each lot and 5-foot utility easements on the front and side boundary lines of each lot for water, gas, electric, and telecommunication service. No permanent buildings or retaining walls shall be placed in these easements, but gardens, shrubs, and landscaping may be allowed.
5. Prior to final plat approval, the subdivider will be required to satisfactorily resolve and address the legal requirements of the City Engineer's comments prior to final plat approval.
6. Prior to final plat approval, access to the subdivision from County Roads N & 7 shall be reviewed and approved by the Saunders County roads superintendent.
7. Prior to final plat approval, the subdivider will be required to satisfactorily resolve and/or address all legal requirements or issues addressed by public service agencies prior to final plat approval.
8. Prior to final plat approval, the subdivider shall obtain the necessary permissions to extend utility lines to each lot and install them in accordance with the applicable requirements of state and local law, in addition to the standards from utility-providing companies. **[The Planning Commission has recommended addressing this condition to resolve the issue brought up by OPPD's installation policies.]**
9. Prior to final plat approval, the subdivider shall satisfactorily address the concerns of the Yutan Volunteer Fire Department.
10. ~~Prior to final plat approval, the extension and installation of all necessary utilities shall occur. The subdivider is responsible for obtaining all necessary permissions in order to extend utility~~

services to these lots. *[This condition is redundant, and was accidentally included in the Planning Commission Report. Staff recommends striking the condition, so long as Condition #8 is addressed.]*

11. Prior to final plat approval, the subdivider will be required to produce a title report from a qualified title company and demonstrate a clean record of title and/or approval from all lien-holders.
12. Prior to development of lots, lot owners shall apply for and receive the necessary approvals pursuant to the applicable zoning and building code requirements for each lot.
13. All development within the FEMA-identified regulatory floodplain shall receive the necessary approvals pursuant to the applicable requirements for floodplain management.
14. Responsibility for dedication and long-term maintenance of the roadway will be placed on the subdivider and/or lot owners' association and will not be accepted by the City unless this area is annexed.
15. If future development brings water/sewer infrastructure to the area and triggers connection requirements, the lot owners will be required to conform to the effective standards for municipal water/sewer provisions at that time.

PRELIMINARY PLAT

CLEAR CREEK ACRES

MARCH 27th, 2024

ENGINEER & PREPARER

HAZARD ENGINEERING
6250 W. LITTLE SALT ROAD
VALPARAISO, NE 68065
PHONE: 402-525-3651

SURVEYOR

CHARLES SURVEYING LLC.
JEREMY A. CHARLES
21 N. 3RD. CIRCLE
MEAD, NE 68041
PHONE: 402-443-6955

OWNER/DEVELOPER

MITCH STORM
660 CO RD M
YUTAN, NE 68073-5038

INDEX

- 1 - PRELIMINARY PLAT COVER PAGE
- 2 - GRADING PLAN
- 3 - SWPPP PLAN
- 4 - PLAN AND PROFILE
- 5 - PLAN AND PROFILE



VICINITY MAP
NOT TO SCALE

ATTACHMENT 1

LEGEND

- PROPOSED BOUNDARY LINE
- PROPOSED PROPERTY LINE
- PROPOSED BUILDING SETBACK LINE
- 100-YR FLOODPLAIN
- FLOODWAY

BUILDING SETBACK REQUIREMENTS

- TA ZONING**
- FRONT YARD: 70 FEET ("100' from Road Centerline)
 - SIDE YARD: 20 FEET
 - REAR YARD: 40 FEET
 - MAX. HEIGHT: 35 FEET
 - LOT AREA: 3 ACRES

ZONING

CURRENT ZONING: TA - TRANSITIONAL AGRICULTURE

LEGAL DESCRIPTION

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS "CLEAR CREEK ACRES", A SUBDIVISION OF THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 15 NORTH, RANGE 9 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SAUNDERS COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 26; THENCE N00°27'57"W (ASSUMED BEARING), ON THE WEST LINE OF THE NORTHWEST QUARTER, A DISTANCE OF 1010.38 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°27'57"W, ON THE WEST LINE OF THE NORTHWEST QUARTER, A DISTANCE OF 1233.93 FEET TO THE SOUTHWEST CORNER OF THE TRACT CONVEYED BY THE DEED RECORDED IN DEED BOOK 385, PAGE 698, SAID POINT BEING 496.80 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHWEST QUARTER; THENCE S89°58'38"E, ON THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 536.40 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE N00°27'57"W, ON THE EAST LINE OF SAID TRACT, A DISTANCE OF 406.40 FEET TO A POINT ON THE NORTH LINE OF THE WEST HALF OF THE NORTHWEST QUARTER; THENCE S89°58'38"E, ON SAID NORTH LINE, A DISTANCE OF 771.82 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER; THENCE S00°29'10"E, ON THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER, A DISTANCE OF 1142.02 FEET; THENCE S60°05'50"W, A DISTANCE OF 1395.62 FEET TO THE POINT OF BEGINNING, CONTAINING A COMPUTED AREA OF 16.76 ACRES MORE OR LESS.

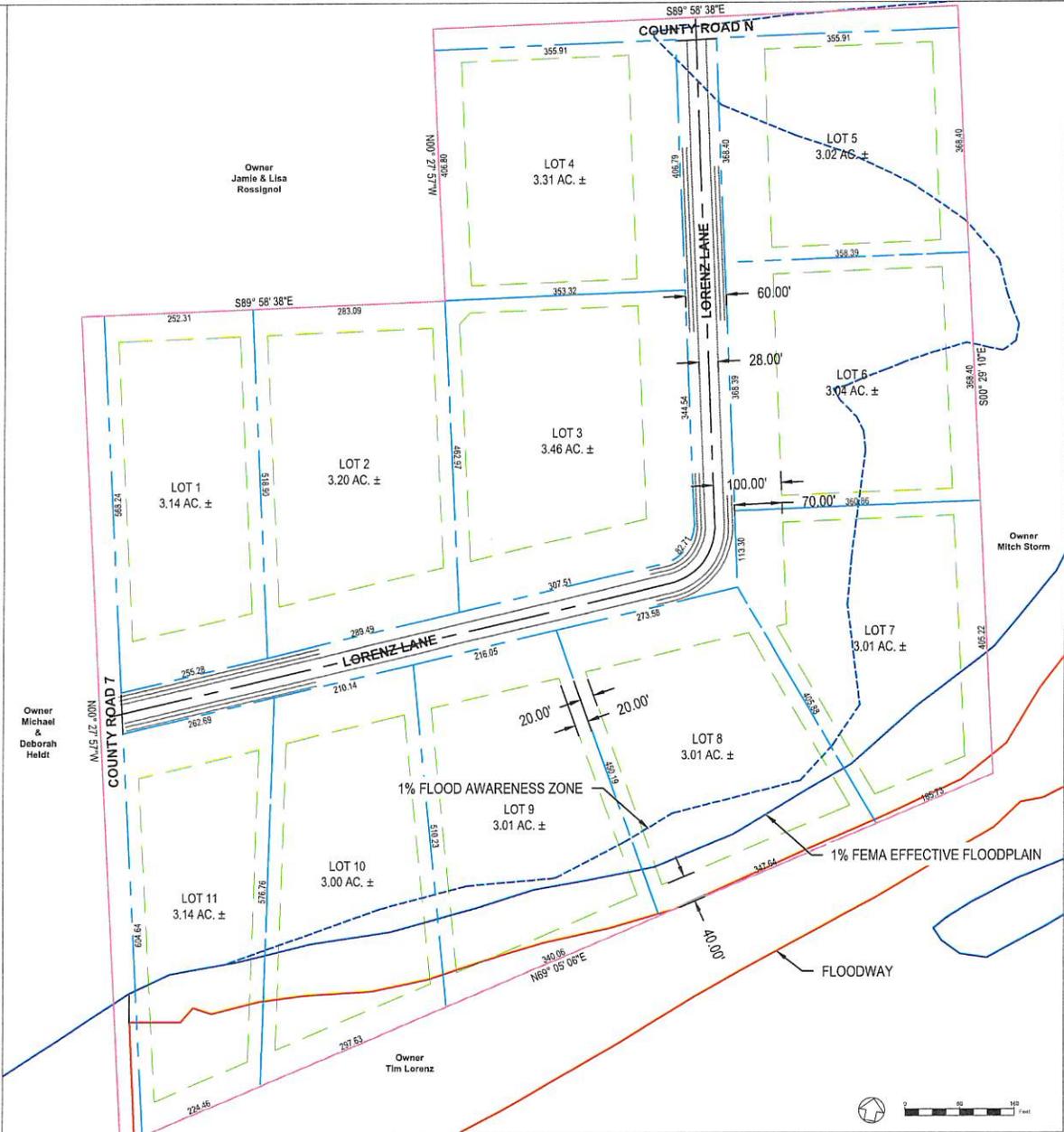
THIS IS A TRUE AND ACCURATE PLAT OF A SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION. PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS AS SHOWN ON THE PLAT AND ARE DESCRIBED IN THE LEGEND. ALL BEARINGS SHOWN ON THE PLAT ARE ASSUMED AND WERE USED FOR DESCRIPTIVE PURPOSES ONLY. THEY SHOULD NOT BE RELIED ON TO DETERMINE CARDINAL DIRECTIONS. ALL DIMENSIONS ARE CHORD MEASUREMENTS AND ARE IN FEET AND DECIMALS OF A FOOT.

APPROVAL

THE FOREGOING PRELIMINARY PLAT WAS APPROVED BY THE VILLAGE OF STERLING PLANNING COMMISSION

THIS _____ DAY OF _____, 20____

ATTEST: _____



HAZARD ENGINEERING, LLC
NBEA COA - CA4833
Valparaiso, NE 68065
Phone: (402) 525-3651
thazard@hazardeng.com

PRELIMINARY PLAT

CLEAR CREEK ACRES
Storm, Mitch
660 County Road M
Yutan, Nebraska
Lat: 41.2459 Long: 96.4236

Printed: 3/28/24
Rev. Date

NOT FOR CONSTRUCTION

PRELIMINARY PLAT

CLEAR CREEK ACRES

MARCH 27th, 2024

ENGINEER & PREPARER

HAZARD ENGINEERING
6250 W. LITTLE SALT ROAD
VALPARAISO, NE 68065
PHONE: 402-525-3651

SURVEYOR

CHARLES SURVEYING LLC.
JEREMY A. CHARLES
21 N. 3RD. CIRCLE
MEAD, NE 68041
PHONE: 402-443-6955

OWNER/DEVELOPER

MITCH STORM
660 CO RD M
YUTAN, NE 68073-9038

LEGEND

- PROPOSED BOUNDARY LINE
- PROPOSED PROPERTY LINE
- PROPOSED STORM SEWER
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 100-YR FLOODPLAIN
- FLOODWAY

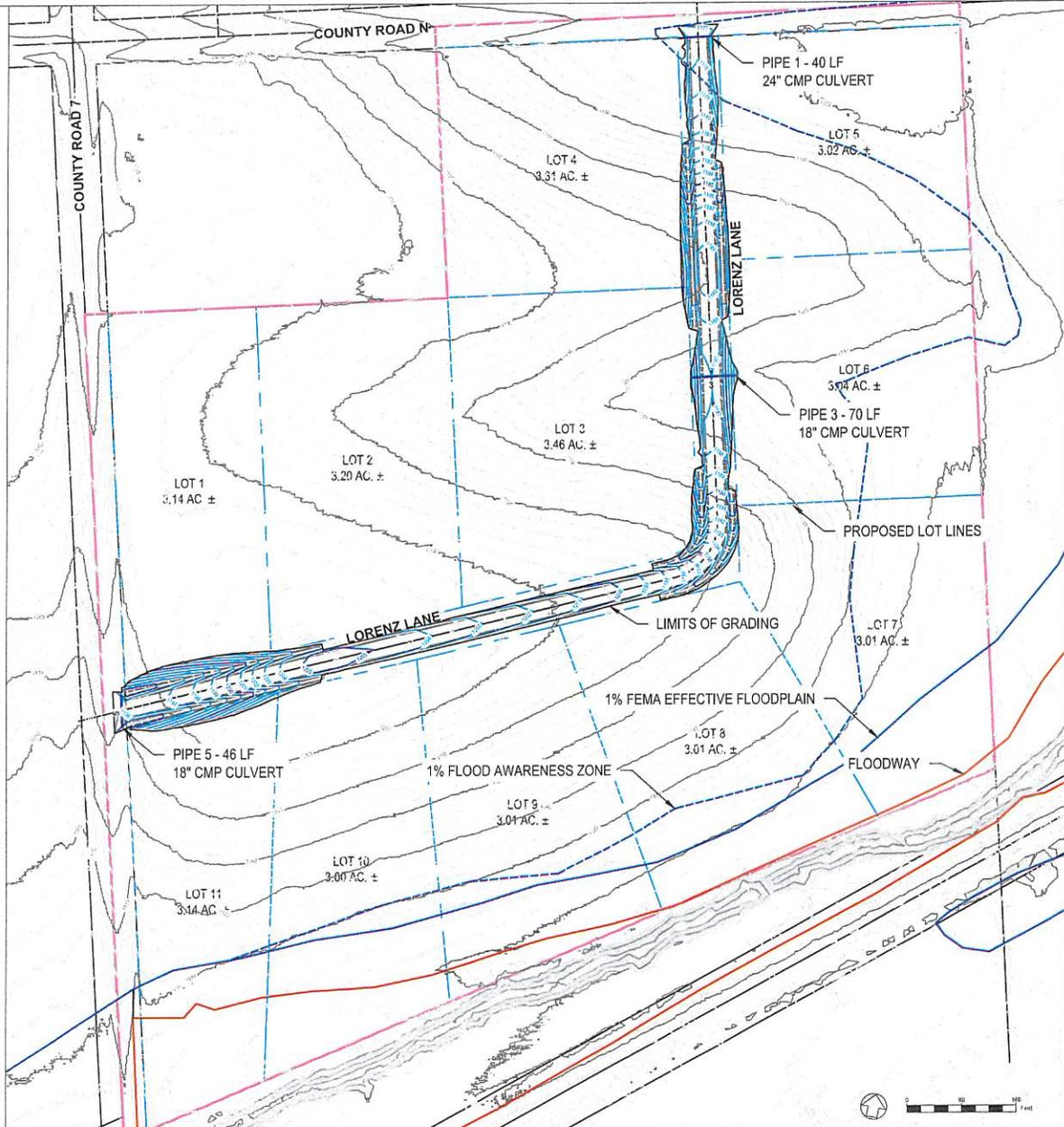
STORM TABLE

PIPE #	CONTRIBUTION AREA (ACRES)	10-YR FLOW (CFS)	25-YR FLOW (CFS)	100-YR FLOW (CFS)	PIPE SIZE (INCHES)	PIPE SLOPE(%)	PIPE CAPACITY (CFS)
1	7.11 AC	12.56	-	-	24"	1%	13.30
3	10.30 AC	13.99	-	-	18"	4.5%	14.1
5	1.88 AC	2.94	-	-	18"	3.3%	12.0

APPROXIMATE EARTHWORK QUANTITIES

CUT	FILL	NET
2911 CY	2,323 CY	110 CY (BORROW)

*NOTE: EARTHWORK QUANTITIES ARE FOR INFORMATION ONLY. A FILL FACTOR OF 30% HAS BEEN ADDED. QUANTITIES INCLUDE PAVING.



HAZARD ENGINEERING, LLC
NBEA COA - CA4833
Valparaiso, NE 68065
Phone: (402) 525-3651
thazard@hazardeng.com

GRADING PLAN

CLEAR CREEK ACRES
Storm, Mitch
660 County Road M
Yutan, Nebraska
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PRELIMINARY PLAT

CLEAR CREEK ACRES

MARCH 27th, 2024

ENGINEER & PREPARER

HAZARD ENGINEERING
6250 W. LITTLE SALT ROAD
VALPARAISO, NE 68065
PHONE: 402-525-3651

SURVEYOR

CHARLES SURVEYING LLC.
JEREMY A. CHARLES
21 N. 2ND CIRCLE
MEAD, NE 68411
PHONE: 402-443-6955

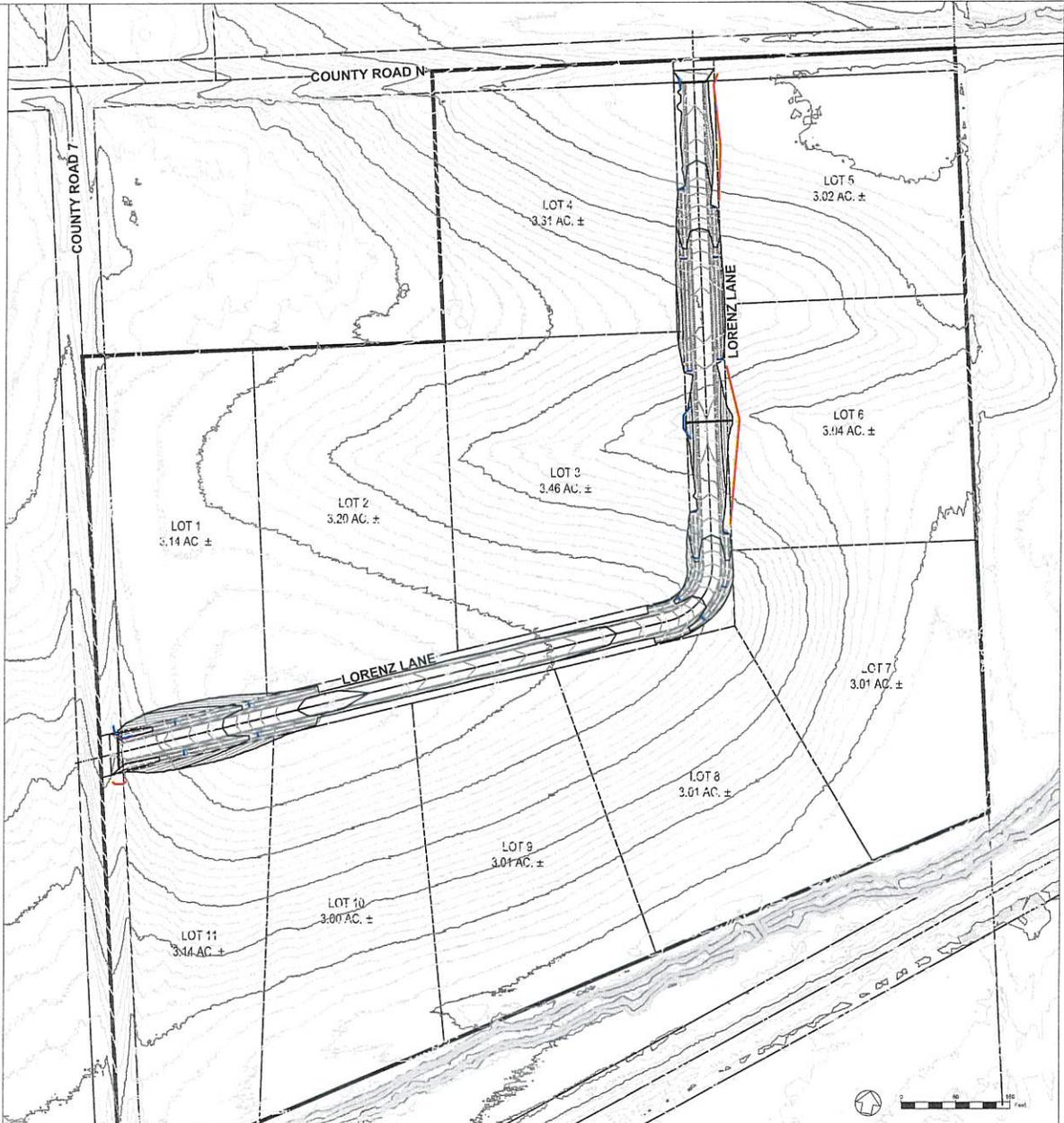
OWNER/DEVELOPER

MITCH STORM
660 CO RD M
YUTAN, NE 68073-5038

LEGEND

-  PROPOSED BOUNDARY LINE
-  PROPOSED PROPERTY LINE
-  PROPOSED STORM SEWER
-  PROPOSED MAJOR CONTOUR
-  PROPOSED MINOR CONTOUR
-  EXISTING MAJOR CONTOUR
-  EXISTING MINOR CONTOUR
-  TEMPORARY EROSION CONTROL - SILT FENCE: 450 LF
-  TEMPORARY EROSION CONTROL - STRAW WATTLES: 209 LF

ATTACHMENT 1



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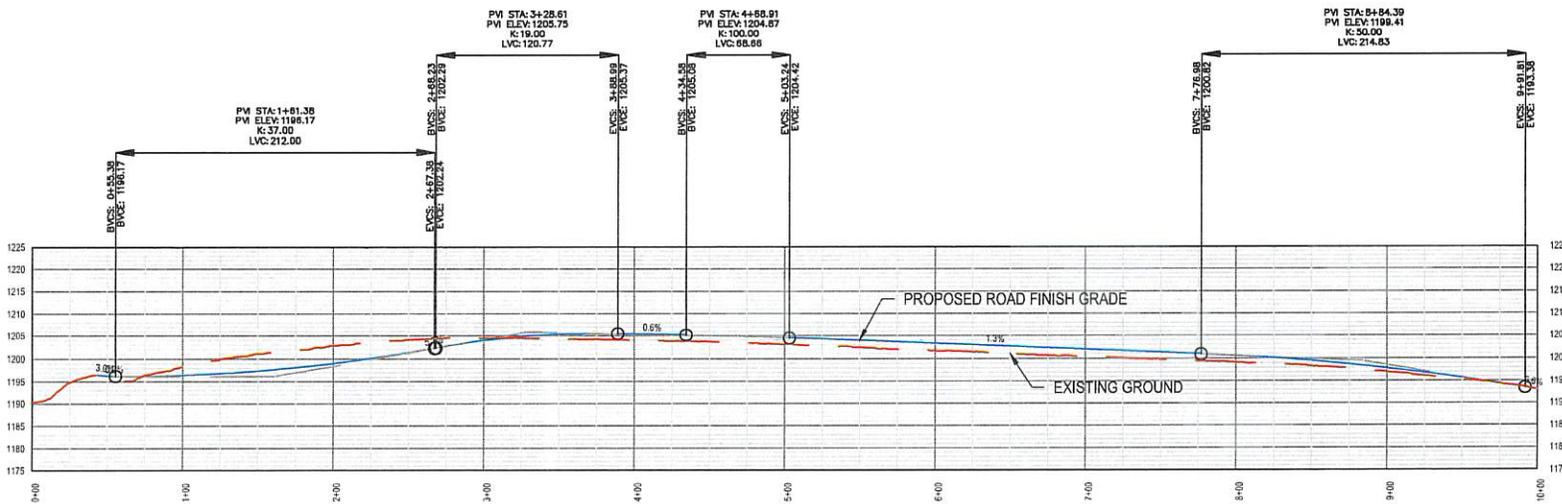
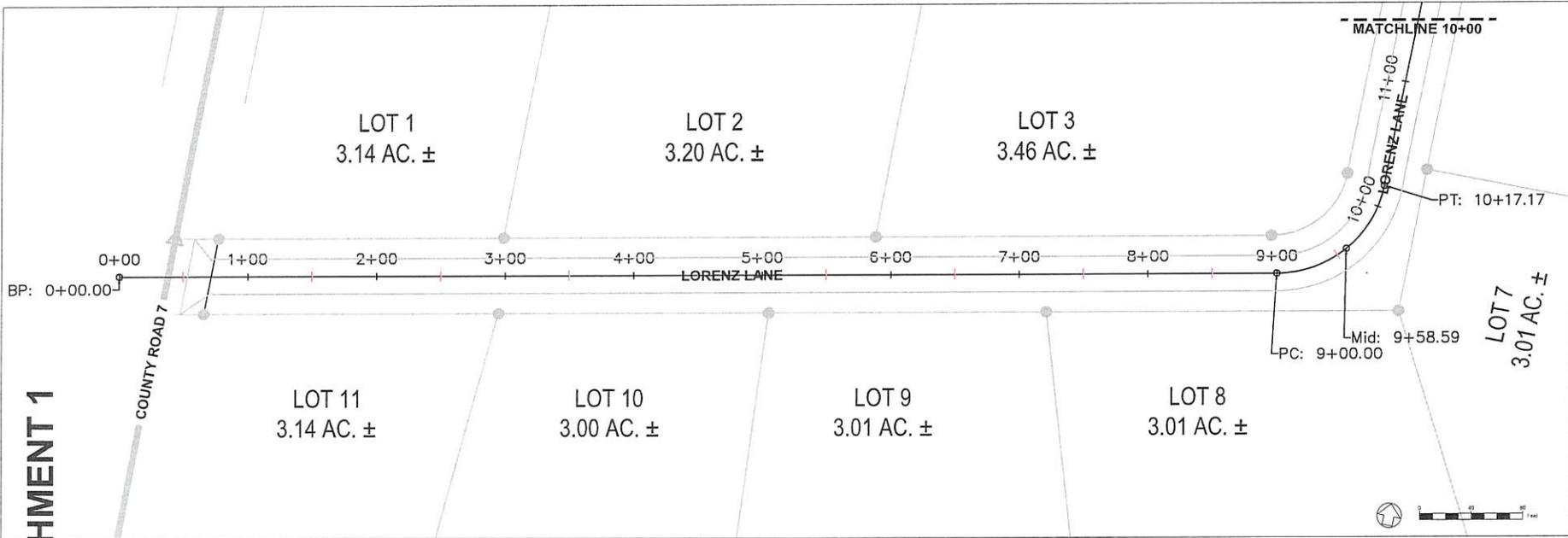
SWPPP PLAN

CLEAR CREEK ACRES
Storm: Mitch
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ATTACHMENT 1



Road Centerline - ROAD PROFILE 1
 VERTICAL EXAGGERATION = 3:1



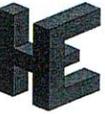
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PLAN AND PROFILE

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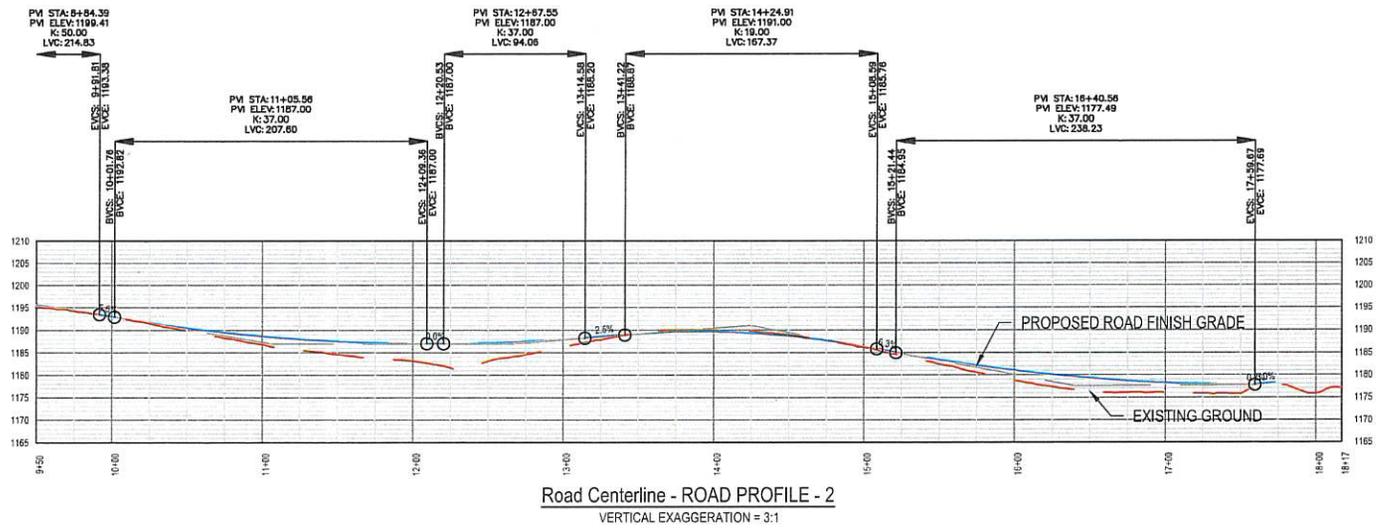
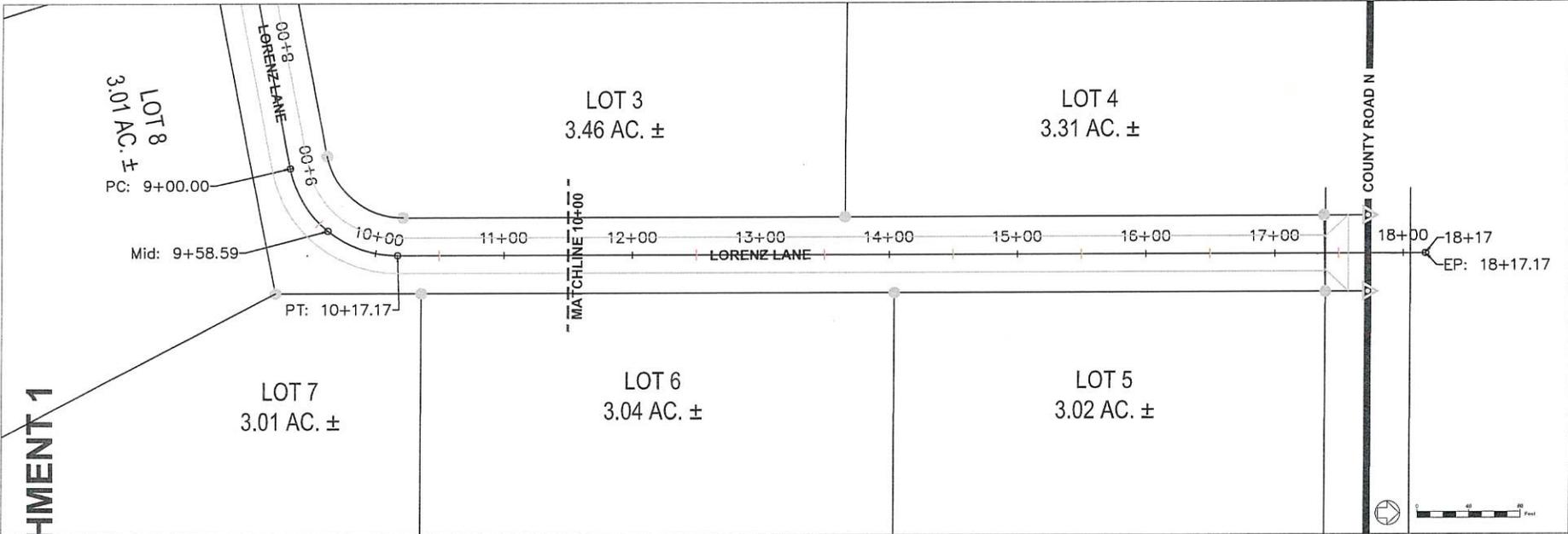
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PLAN AND PROFILE

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ATTACHMENT 1



March 28, 2024

Bob Oliva
City Administrator
City of Yutan 112 Vine Street
Yutan, NE 68073

RE: Clear Creek Acres – Preliminary Plat

Dear Mr. Oliva,

On behalf of our client, Mitch Storm, we hereby submit an application for the above referenced project. The subject property is located just East of County Rd 7 and South of County Road N with a Parcel ID number 003877000.

As part of this submittal, we are requesting the following waivers to City of Yutan Subdivision Regulations:

Section 5.10 – Sidewalks

Justification: The subdivision is a residential acreage development producing little to no pedestrian traffic. Construction and maintenance of sidewalks along long lot frontages is not economically feasible. Also, the proposed road is designed as a rural section with drainage provided along the road in cut locations.

Section 5.11 – Street Surfacing

Justification: The proposed subdivision is a residential acreage development with an access road that connects at each intersection to an existing County Road with gravel surfacing. The roadway is designed as a crushed rock surfaced road for the primary purpose of property access with minimal daily traffic and low design speeds.

If you have any questions regarding the application, please contact me at (402)525-3651 or by email at thazard@hazardeng.com.

Sincerely,

A handwritten signature in black ink that reads "Travis R. Hazard". The signature is written in a cursive, flowing style.

Travis Hazard, PE
Hazard Engineering - President

ATTACHMENT 1

SUBDIVISION AGREEMENT CLEAR CREEK ACRES, YUTAN, SAUNDERS COUNTY, NE

This Subdivision Agreement, made this _____ day of _____, 20____ by and between MITCHELL & BEVERLY STORM, a private owner (hereinafter referred to as "SUBDIVIDER"), and the CITY OF YUTAN (hereinafter referred to as "CITY").

WHEREAS, the SUBDIVIDER is the owner of the land shown on the proposed replat attached hereto as Exhibit "A" (hereinafter referred to as "PROPERTY"), and,

WHEREAS, the SUBDIVIDER proposes to replat said property into eleven lots per attached Exhibit "A" and,

WHEREAS, the SUBDIVIDER agrees with the CITY, that at the time of this replat, CITY does not have a public water system and sanitary sewer system within 1,320 feet of the property, and that pursuant to the City Subdivision Ordinance, a developer is not required to connect to each system, however, the CITY, in consideration of the terms of this Agreement shall not require SUBDIVIDER to be responsible for the cost of the construction of private water wells and sanitary septic systems within the subdivision at the time of this replat, and,

WHEREAS, the SUBDIVIDER agrees that the CITY will not be responsible for costs associated with power, natural gas and communication lines to the lots, and,

WHEREAS, with regard to development within the area covered, the parties agree that access, easement and ROW provisions are necessary to address future development,

NOW, THEREFORE, in consideration of the above the following is agreed between the parties hereto:

1) Right-of-Way Dedication.

1. The SUBDIVIDER agrees to dedicate 60' of ROW for the proposed public road. This ROW dedication is shown on attached Exhibit "A".

2) Water and Sanitary Services.

1. Upon the completion of an extension of either the public water system or the public sewer system to a point of adjacency to any part of the SUBDIVISION, connections must take place within 6 months after the completion of the public water main and/or sanitary sewer system. This applies only to the lots that don't have a septic/ percolation system in the case of the public sewer system, or private well water supply, in the case of the public water system, in place and operational upon completion of the public water main and/or sanitary sewer system, and,

2. WHEREAS, the SUBDIVIDER agrees with the CITY, that for lots which have a legal and

ATTACHMENT 1

operational private water well for purposes of human water supply or a septic/ percolation waste water treatment and water supply by a private well at the time of the extension of the respective related system to be adjacent to the SUBDIVISION, said lots shall not be required to immediately connect to the public water or sanitary sewer system until such time as each respective system, or component thereof, requires replacement or major maintenance, or expansion of the septic/ percolation or well water systems which requires a building permit through a state or local law or regulation, or is found to be out of compliance with state law regarding the safety of using the same. At said time the lot owner shall be required to pay to hook up to the system and pay all hook-up, installation fees and any special taxes in existence at that time, including payment of the deferred assessment.

3) Binding effect.

1. The Subdivision Agreement shall be binding upon the parties, those properties benefitting from the ROW access dedications promised herein and all parties' respective successors, grantees and assigns and shall be recorded in the Saunders County Register of Deeds.

4) Drainage and Erosion Control.

1. No land shall be developed, and no use shall be permitted that result in the flooding, erosion, or sedimentation of adjacent properties or drainage ways. Erosion control measures must be taken during and after construction. All runoff shall be properly channeled into a storm drain, watercourse, storage area, or other storm water management facility in conformance with the drainage portion of the CITY-approved site plan.
2. All elements of the drainage control system shall be constructed and maintained in accordance with the CITY-approved site plan and CITY's drainage design standards.

ATTEST:

CITY OF YUTAN

CITY CLERK OF THE CITY OF YUTAN

MAYOR

Date

APPROVED AS TO FORM:

DEVELOPER: Mitchell & Beverly Storm

MANAGER

Date

ATTACHMENT 2



May 7, 2024

Robert Costa
Community Engagement Coordinator
112 Vine Street
Yutan, NE 68073

RE: Cleark Creek Acres – Preliminary Plat Submittal
Yutan, Nebraska
JEO Project No. #170720.00

Dear Mr. Costa:

JEO Consulting Group (JEO) has received a copy of the submittal documents for the above referenced preliminary plat. We have reviewed these documents and would offer the following comments, questions, and observations for Planning Commission and City Council consideration.

1. In accordance with Section 3.01.01 of the Subdivision Regulations a pre-application meeting was conducted to review the proposed development in sketch form showing ideas for the proposed subdivision of land. The meeting was conducted on March 4, 2024, and was attended by representatives of the City, Subdivider, and JEO.
2. The property is currently located outside the City Corporate Limits; however, it is located within the City's Extraterritorial Jurisdiction (ETJ).
3. The preliminary plat includes eleven (11) rural residential lots ranging in size from 3.00 to 3.46 acres. The current property is zoned Transitional Agriculture (TA) and the Subdivider is proposing to leave the zoning unchanged. The zoning is consistent with the Comprehensive Plan and local context.
4. A table summarizing the City's existing Transitional Agriculture (TA) requirements and Subdivider requested platting is summarized in **Table 1**. The proposed platting appears to be appropriate for this development.

Table 1 – Zoning Summary

	Existing Permitted TA Requirements	Developer Proposed Lot Dimensions
Lot Area (Acres)	3.00	3.00 - 3.46
Lot Width (ft.)	150	159 - 333
Front Yard (ft.)	40	70
Side Yard (ft.)	20	20
Rear Yard (ft.)	40	40
Maximum Height (ft.)	35	35
Maximum Lot Coverage	40%	-

ATTACHMENT 2

5. The proposed Subdivision is provided with two vehicular access points off existing County Roads. The Subdivider has furnished driveway access applications, approved by the County. The access points shall be constructed in accordance with County standards per the approved permit.
 - a. Lots 1, 4, 5, and 11 are adjacent to County Roads, but are not approved for driveway access off these roads. Future driveway access off the County Roads will need to be approved through a separate permit from the County and is not guaranteed.
6. The proposed street (Lorenz Lane) is recommended to be classified as a local street. The proposed right-of-way, street width, street curves, and street grades generally conform to the minimum requirements of the Subdivision Regulations.
7. The street (Lorenz Lane) is proposed to be constructed with crushed rock surfacing. The Subdivision Regulations require all streets to be paved. The Subdivider has requested a waiver from this requirement. The waiver should be considered by the Planning Commission and City Council in accordance with Article 8 of the Subdivision Regulations.
8. The Subdivider has requested a waiver from the requirements for sidewalks in the Subdivision. The waiver should be considered by the Planning Commission and City Council in accordance with Article 8 of the Subdivision Regulations.
9. The City does not have water and sanitary sewer service within 1,320 feet from the property. Connections to the City's water and sanitary systems are not required and not requested. Water and sanitary service is proposed to be provided by private well and septic systems. Nebraska Administrative Code Title 124, Chapter 4 allows for septic systems by rule for lots greater than or equal to three (3) acres.
10. Regulatory flood hazard areas, as shown on the preliminary plat, are located on proposed lots 7, 8, 9, 10, and 11. All development in the flood hazard areas will be subject to the City's local flood plain regulations. A summary of critical flood plain regulations from Section 5.18 of the City's Zoning Ordinance in relation to the proposed Subdivision is provided as follows:
 - a. A floodplain development permit is required prior to initiating any floodplain development or substantial improvement in any of the flood hazard areas. Future Owners of lots in the flood hazard areas may have to obtain a floodplain development permit prior to buildout of their respective lot.
 - b. No encroachments, including fill, new construction, substantial improvements, and other development, will be permitted in the floodway in accordance with Section 5.18.09 of the City's Zoning Ordinance.

Mr. Robert Costa
May 6, 2024
RE: Cleark Creek Acres Preliminary Plat
Page 3 of 3

ATTACHMENT 2

- c. Development within the floodplain (FIRM Zones AE) shall be completed in accordance with the Flood Fringe Overlay District requirements and standards. One standard of note is that residential structures will be required to have the lowest floor, including basement, elevated to or above one (1) foot above the base flood elevation. The base flood elevation (BFE) will be based on the most current FEMA flood map(s) in place at the time a floodplain development permit is requested.

11. A preliminary drainage study was submitted which provides details on the net increase in runoff expected for post development conditions. The expected net increase in runoff is less than the maximum allowed by Section 4.18 of the Subdivision Regulations. No stormwater detention is required. The following revisions to the preliminary drainage study are required prior to submission of the final report:
 - a. The 100-year frequency storm event should be included in the analysis. The 100-year analysis is provided for reference only.

12. The Subdivider is required to dedicate easements per Section 4.17 of the City's Subdivision Regulations. The easements shall be depicted on the preliminary plat and described in the Subdivision Agreement. A summary of the required easement dedications is provided as follows:
 - a. 16-foot wide utility easement on the rear boundary line of each lot for future water, gas, electric, and telecommunication service.
 - b. 5-foot wide utility easement on the front and side boundary line of each lot for future water, gas, electric, and telecommunication service.

13. The Subdivider has agreed to dedicate right-of-way (ROW) as described in the Subdivision Agreement. A summary of the ROW dedications is provided below:
 - a. 60-foot wide ROW for the proposed road (Lorenz Lane).

14. JEO recommends revisions to the preliminary plat submittal documents in accordance with the attached markups.

Feel free to contact me directly with any questions, comments, or concerns. I can be reached by phone at 402.452.8141 or by email at zschulz@jeo.com.

Sincerely,



Zach J. Schulz, PE
Appointed City Engineer

Enclosures

cc: Jeff Ray (Zoning Administrator), JEO Consulting Group

ATTACHMENT 3



Yutan Volunteer Fire Department

www.yutanvfd.org

401 1st Street
P.O.Box 129
Yutan, Ne 68073

402-625-2273 Office
402-625-2044 Fax

To City of Yutan:

The Yutan Volunteer Fire Department would like to give a response to the Clear Creek Acres Plot subdivision. Looking at the proposed plans there are no water supply sources in the area or to be planned in the subdivision. The closest fire hydrant is approximately 1.1 miles away from the entrance to the proposed subdivision. Not having a static water supply source during any kind of fire provides difficulties in firefighting and protecting property and lives. Yutan Fire Department is opposed to this subdivision unless a water supply source can be supplied.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Matt Thompson", with a long horizontal flourish extending to the right.

Matt Thompson
Fire Chief
Yutan Volunteer Fire Department
Chief@yutanvfd.org

RE: From Yutan: Subdivision Req for Comment

David Black <DAVIDBLACK@up.com>
To: Robert Costa <rcosta@cityofyutan.com>

Wed, Apr 17, 2024 at 1:59 PM

Thank you, Robert – I have shared with our Real Estate team for review.

David Edmund Black

Senior Director – Public Affairs



Eastern Nebraska Communities, State of Nebraska, & Corporate Philanthropy

1400 DOUGLAS STREET, STOP 1560, OMAHA, NE 68179

O: 402-544-0162 | M: 832-381-4025 | E: davidblack@up.com

Community Ties Local Grants: organizations may apply until May 31!

Notify Union Pacific: actionable guidance for community reporting of both emergency and non-emergency incidents.

From: Robert Costa <rcosta@cityofyutan.com>

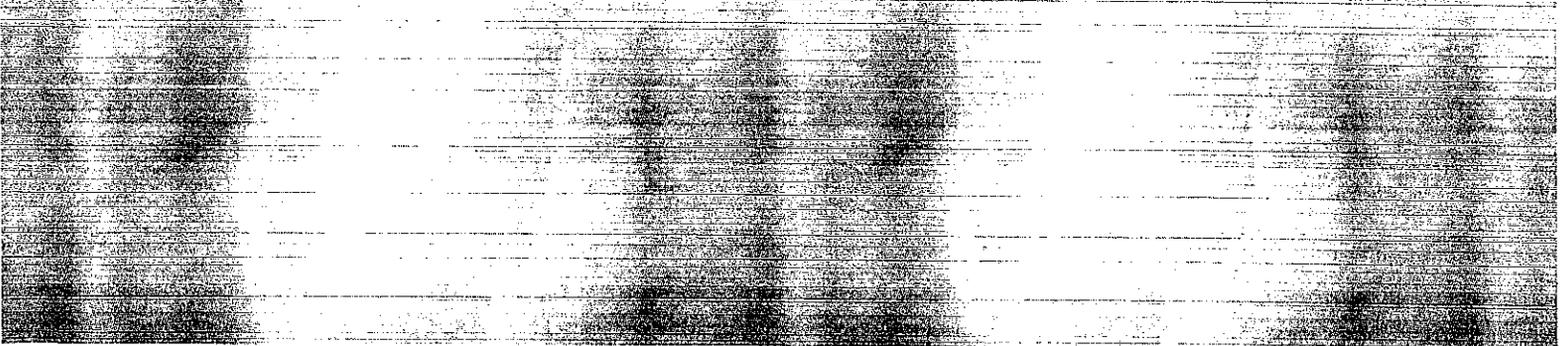
Sent: Tuesday, April 16, 2024 8:31 AM

To: David Black <DAVIDBLACK@UP.COM>

Subject: Re: From Yutan: Subdivision Req for Comment

*** PROCEED WITH CAUTION - This email was sent from outside the Company ***

[Quoted text hidden]



Request for Comment: Clear Creek Acres

Hutchings, Cary <Cary.Hutchings@bnsf.com>

Sun, Apr 14, 2024 at 5:14 PM

To: Robert Costa <rcosta@cityofyutan.com>

Cc: "Brockamp, Kara J" <Kara.Brockamp@bnsf.com>, "Davis, Jeffrey N (Govt Affairs)" <Jeffrey.Davis@bnsf.com>

Robert: We believe UP is near/closer to this location than BNSF. As such, we do not have a comment.

Cary Hutchings

Director, Corporate Real Estate

BNSF Railway Company

☎ 817.593.6917 | ☎ Call 214.288.4265 | 2650 Lou Menk Drive, Fort Worth, TX 76131

From: Robert Costa <rcosta@cityofyutan.com>

Sent: Wednesday, April 10, 2024 2:39 PM

To: Hutchings, Cary <Cary.Hutchings@BNSF.com>; Brockamp, Kara J <Kara.Brockamp@BNSF.com>

Subject: Request for Comment: Clear Creek Acres

EXTERNAL EMAIL

[Quoted text hidden]

[Quoted text hidden]



RE: Request for Comment: Clear Creek Acres Preliminary Plat

Tucker, Todd <Todd.Tucker@fema.dhs.gov>

Fri, Apr 19, 2024 at 11:13 AM

To: "rcosta@cityofyutan.com" <rcosta@cityofyutan.com>

Cc: "Bissen, John" <john.bissen@fema.dhs.gov>, "Bestgen, Laurie" <laurie.l.bestgen@fema.dhs.gov>, "Reinke, Jamie" <jamie.reinke@nebraska.gov>, "Tucker, Todd" <Todd.Tucker@fema.dhs.gov>

Robert Costa

Community Engagement Coordinator

City of Yutan

P.O. Box 215

Yutan, Nebraska 68073

Thank you for the copy of the Plat (attached) and request for comments. In response to the request, FEMA Region 7 would recommend coordination with the local Floodplain Administrator(s) and the State NFIP Coordinator (Jamie Reinke et al) as part of the development review and approval process. This would ensure that the proposed development site meets with the applicable local and state requirements to protect people and property from the flood hazard; and that future construction/development is reasonably safe from flooding. In this situation, as a development located within an extra territorial jurisdiction, the most protective regulation or requirement between the various jurisdictions and authorities would likely apply.

The current effective Flood Insurance Rate Map [FIRM 31155C0400D, Effective 04/05/2010] may be viewed in the Map Service Center. In addition, both the City of Yutan and Saunders County participate in the National Flood Insurance Program (NFIP) and adopted provisions commensurate with 44 CFR 60.3. For your information, under the participation provisions of the NFIP, there are specific flood damage reduction requirements that must be applied to all Development* located within the Special Flood Hazard Area (SFHA). This includes a Base Flood Elevation (BFE) data requirement and includes proposals for manufactured home parks and subdivisions greater than 50 lots or 5 acres, whichever is the lesser. Such development proposals must include BFE data (see 44 CFR 60.3 (b)(3)). Please note that any state or locally adopted higher standards that exceed the minimum requirements for participation in the NFIP would apply.

The proposed Clear Creek Preliminary Plat Subdivision proposes 11 lots and 3 acres (see attached), and several lots are subject to or in proximity with the SFHA. However, the local jurisdiction has the responsibility to review subdivision proposals and other proposed new development, including manufactured home parks or subdivisions, to determine whether such proposals will be reasonably safe from flooding (44 CFR 60.3 (a)(4)). When a subdivision proposal or other proposed new development is in a flood-prone area, any such proposals shall be reviewed to assure that:

- all such proposals are consistent with the need to minimize flood damage within the flood-prone area,
- all public utilities and facilities, such as sewer, gas, electrical, and water systems are located and constructed to minimize or eliminate flood damage, and
- adequate drainage is provided to reduce exposure to flood hazards.

These provisions would apply whether or not the proposed subdivision met the criteria for specifying the BFE data as noted in 44 CFR 60.3 (b)(3) above.

FEMA has partnered with ASFPM and the APA to develop guidance on how communities may incorporate flood hazard mitigation and hazard avoidance into the lot split or subdivision platting process (see PAS Report 584), see also 44 CFR

60.3(a)(5), and (6). Subdivision plats serve an important function in providing information on flood risk. In addition, thought should be put into how this plat information is conveyed to the community, with an understanding that a flood hazard is likely to change over time (e.g., providing an explanation on the plat that flood risk and base flood elevations may change over time). The PAS Report has recommended platting standards that include the following:

ATTACHMENT 3

- Require flood hazard information on plats and plans. This includes 100-year and 500-year flood elevations and boundaries, specific references to FIRM panels, and relevant information about elevation and flood insurance requirements.
- Permit density bonuses when coupled with restrictive covenants and easements. Require conservation and drainage easements in floodplain communities where lots may not be developed.
- Require physical monumentation of floodplain boundaries.

After the Plat has been approved and prior to construction, site development related standards and requirements must also be met as detailed in 44 CFR 60.3 and within the locally adopted flood hazard protection ordinance. This includes when a proposed building site is in the SFHA, and the building support utility systems (water, power, sanitary, systems) for all new construction and substantial improvements shall:

- Be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located to prevent water from entering or accumulating within the components during conditions of flooding.
- Require within flood-prone areas new and replacement water supply systems to be designed to minimize or eliminate infiltration of flood waters into the systems.
- Require within flood-prone areas new and replacement sewage systems be designed to minimize or eliminate infiltration of floodwaters into the systems and discharges from the systems into flood waters; and
- Require onsite water disposal systems be located to avoid impairment to them or contamination from them during flooding.
- If a subdivision proposal or other proposed new development is in a flood-prone area, any such proposals shall be reviewed to assure that all public utilities and facilities, such as sewer, gas, electrical, and water systems are located and constructed to minimize or eliminate flooding.

Furthermore, FEMA has additional guidance that address other aspects of the site development, and application of flood resistant construction practices. These resources are available in the Building Science Resource Library including various Technical Bulletins:

- Technical Bulletin 0, User's Guide to Technical Bulletins (2021)
 - Requirements for Flood Openings in Foundation Walls and Walls of Enclosures Below Elevated Buildings in Special Flood Hazard Areas (2020)
 - Requirements for the Design and Certification of Dry Floodproofed Non-Residential and Mixed-Use Buildings Located in Special Flood Hazard Areas (2021)
 - Elevator Installation for Buildings Located in Special Flood Hazard Areas (2019)
 - Requirements for Dry Floodproofed Below-Grade Parking Areas Under Non-Residential and Mixed-Use Buildings Located in Special Flood Hazard Areas (2021)
 - Wet Floodproofing Requirements and Limitations for Buildings and Structures Located in Special Flood Hazard Areas (2022)
 - Reasonably Safe from Flooding Requirement for Building on Filled Land Removed from the Special Flood Hazard Area (2023)

FEMA also has a resource to screen for Endangered Species (Flood Risk and Endangered Species Habitat (FRESH)) which is web-based mapping tool that empowers communities with the data necessary to integrate species conservation activities into their floodplain management programs and to assist communities in complying with 44 CFR 60.3 (a)(2). This provision is also mirrored in the local flood hazard protection ordinance. This provision also relates to the requirement to secure all other permits and approvals from applicable jurisdictions, including but not limited to any higher standards required by other federal, state, or local jurisdictions in accordance with their applicable regulatory requirements. Prior to plat approval and any future development of the site, the community should assess the site for Endangered Species to reduce the potential for ESA related conflicts prior to any future construction and respond as applicable.

ATTACHMENT B

In consideration of the proposed Preliminary or Final Plat, and in determining that the site is reasonably safe from flooding, please also consider that more than 40% of NFIP policies are from outside the high-risk area (e.g., outside the SFHA); and a structure located within a special flood hazard has a 26 percent chance of suffering flood damage during the term of a 30-year mortgage (see Myths and Facts About Flood Insurance | FEMA.gov).

*Participating communities under the NFIP define, Development as: any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials

Please let me know if I can be of additional assistance.

With kind regards,

Todd

Todd Tucker, AICP

Acting Chief - FM&I | Mitigation Div. | FEMA Region VII | DHS

Office/Mobile: 816-585-1806

todd.tucker@fema.dhs.gov

Federal Emergency Management Agency



FEMA

fema.gov, Federal Flood Risk Management Standard (FFRMS),

Floodplain Management, National Flood Insurance Program Community Rating System

From: Robert Costa <rcosta@cityofyutan.com>

Sent: Tuesday, April 9, 2024 11:05 AM

To: Bestgen, Laurie <laurie.l.bestgen@fema.dhs.gov>; Bissen, John <john.bissen@fema.dhs.gov>

Subject: Request for Comment: Clear Creek Acres

CAUTION: This email originated from outside of DHS. DO NOT click links or open attachments unless you recognize and/or trust the sender. Please select the Phish Alert Report button on the top right of your screen to report this email if it is unsolicited or suspicious in nature.

The City of Yutan has received the attached proposal for a 11-lot subdivision located within the City's Extra Territorial Jurisdiction. In accordance with the City's Subdivision Regulations, the City is distributing a copy of the submitted plat to your office for review and/or comment. **ATTACHMENT 3** If your office/agency would like to comment on this proposed subdivision, please submit those comments to the City of Yutan, ATTN: Robert Costa, at the address listed below or by e-mail at rcosta@cityofyutan.com by May 6, 2024.

If you have any questions or concerns, please contact me.

Thank you in advance for your consideration.

Robert Costa,

Community Engagement Coordinator

City of Yutan

P.O. Box 245

Yutan, Nebraska 68073

402-625-2112 ext. 5

RCosta@cityofyutan.com

www.yutannebraska.com

 **Clear Creek Preliminary Plat.pdf**
2485K

ATTACHMENT 3

~~NEBRASKA~~

Good Life. Great Water.

DEPT. OF NATURAL RESOURCES

Project Review

DATE: April 19, 2024
TO: Robert Costa, City of Yutan
FROM: John Miller, NeDNR
SUBJECT: Clear Creek Acres

Comments

As requested, the Nebraska Department of Natural Resources (NeDNR) has reviewed the proposed project for potential impacts to jurisdictional dams, floodplain management, registered groundwater wells, stream gages, and surface water rights, and has listed the comments below:

Floodplain Management

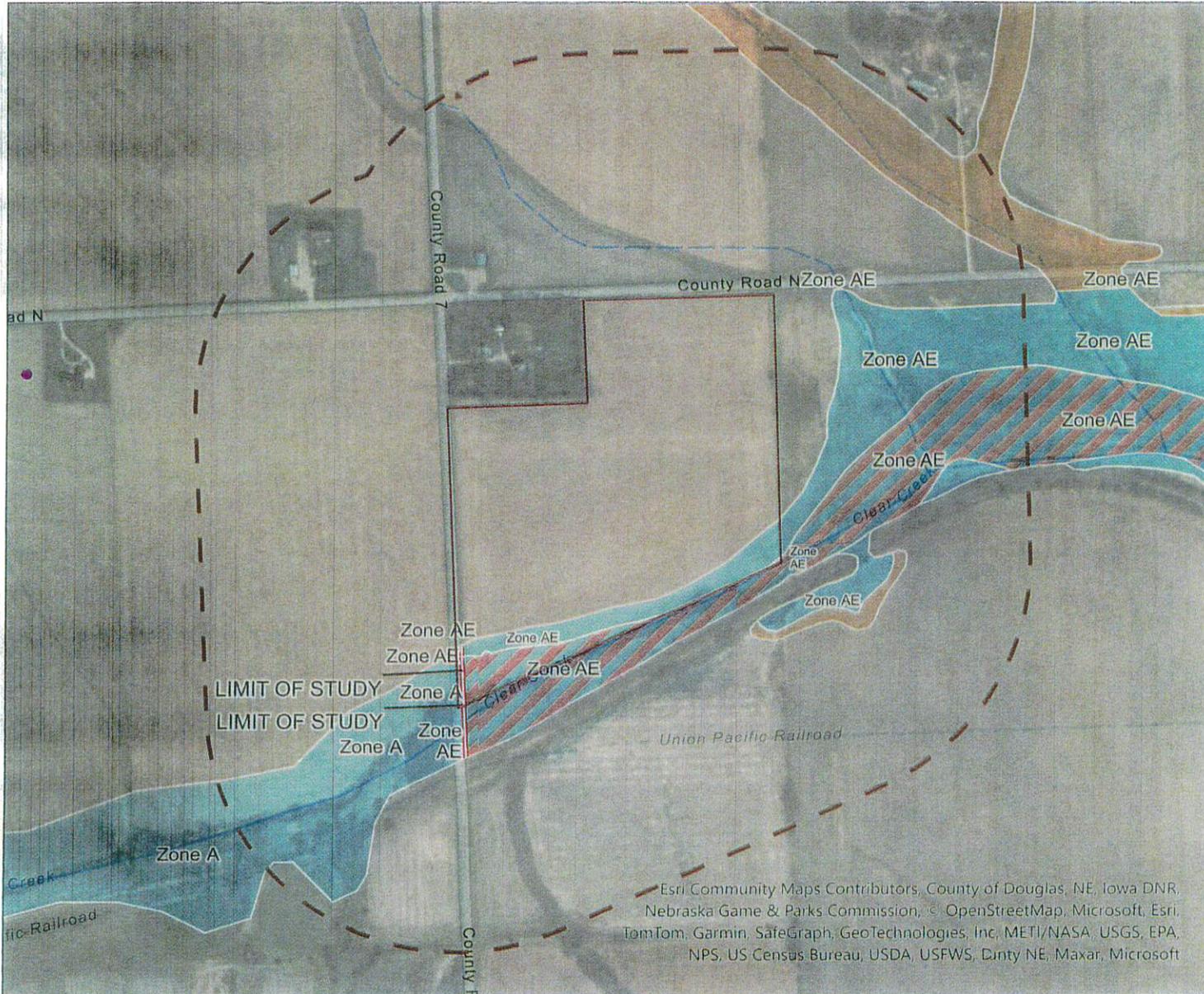
See comments on separate page.

Closing

The review did not identify any potential impacts to jurisdictional dams, registered groundwater wells, stream gages or surface water rights. If you have any questions about this review, please feel free to contact me at (402) 471-3969 or john.j.miller@nebraska.gov.



City of Yutan - Clear Creek Acres Saunders County, Nebraska



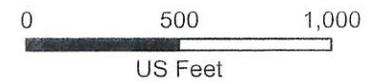
Legend

- Approximate Project Area
- 1,000 Ft. Buffer
- Registered Wells**
- Registered Wells
- Abandoned Wells
- Irrigated Fields
- Major Stream
- NDNR Stream Gage
- USGS Stream Gage
- Jurisdictional Dam

Flood Hazard Zones

Zone Type

- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee



ATTACHMENT 3

Esri Community Maps Contributors, County of Douglas, NE, Iowa DNR, Nebraska Game & Parks Commission, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Dnty NE, Maxar, Microsoft

ATTACHMENT 3

NEBRASKA

Good Life. Great Water.

DEPT. OF NATURAL RESOURCES

To: Robert Costa
Community Engagement Coordinator
City of Yutan, NE

From: Erin Wendt
NFIP and Outreach Specialist, Floodplain Management Division
Nebraska Department of Natural Resources

Date: April 17, 2024

Subject: City of Yutan Clear Creek Acres Subdivision Project Comments

.....

Portions of the proposed project are located within a regulated 1% annual chance floodplain and floodway. All development within flood hazard areas needs to comply with local floodplain regulations and a floodplain development permit obtained prior to commencement. "Development" is defined in 44 CFR 59.1 as, "any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials."

If you have any questions concerning floodplain management and permitting, please contact the local floodplain administrators:

City of Yutan
Robert Costa
Community Engagement Coordinator
112 Vine St PO Box 215
Yutan, NE 68073
(402) 625-2112
rcosta@cityofyutan.com

Saunders County
Mitch Polacek
Zoning Administrator
433 North Chestnut St Suite 302
Wahoo, NE 68066
(402) 433-8136, (402) 433-8123
mpolacek@saunderscounty.ne.gov

If federal funding is involved, the project is subject to the provisions of Executive Order 11988 as amended by Executive Order 13690, or Federal Flood Risk Management Standard, and Executive Order 11990, Protection of Wetlands, as implemented by regulations found within Title 44 CFR Chapter 1 Subchapter A Part 9.

Thomas E. Riley, P.E., Director

Department of Natural Resources

245 Fallbrook Blvd., Suite 201 OFFICE 402-471-2363
Lincoln, Nebraska 68521 FAX 402-471-2900

dnr.nebraska.gov

ATTACHMENT 3

Clear Creek Acres Subdivision

April 17, 2024

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- Portions of the proposed project are located within a wetland and the 1-percent-annual-chance ("100 year") floodplain, and the project has the potential to affect and be affected by floodplain or wetland.
- The project proponent is thereby required to identify and evaluate practicable alternatives to locating the proposed action in a floodplain or wetland (44 CFR 9.9).
- Components not practicable to be located outside the floodplain or wetlands are subject to requirements to minimize harm to and within floodplains/wetlands, and restore and preserve floodplains/wetlands, as detailed in 44 CFR §9.11 Mitigation (a) through (f).

Additionally, the project is subject to the provisions of Nebraska Administrative Code Title 455 Chapter 1, "Minimum Standards for Floodplain Management":

Per NAC Title 455 Chapter 1 §005.01, "No new construction, substantial improvements, or other obstruction (including fill) shall be permitted within the floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed new construction would not result in any increase in water surface elevations along the floodway profile during the occurrence of the base flood."

Per NAC Title 455 Chapter 1 §005.02, "New structures for human habitation shall be prohibited. New structures intended for other types of human occupancy on a regular basis shall also be prohibited unless the functions of the structure are water dependent and cannot reasonably be fulfilled at an alternate location outside the floodway."

Per NAC Title 455 Chapter 1 §002.16, "*Obstruction' shall mean any wall, wharf, embankment, levee, dike, pile, abutment, projection, excavation (including the alteration or relocation of a watercourse or drainway), channel rectification, bridge, conduit, culvert, building, stored equipment or material, wire, fence, rock, gravel, refuse, fill, or other analogous structure or matter which may impede, retard, or change the direction of the flow of water, either in itself or by catching or collecting debris carried by such water, or that is placed where the natural flow of the water would carry such structure or matter downstream to the damage or detriment of either life or property. Dams designed to store or divert water are not obstructions if permission for the construction thereof is obtained from the Department of Natural Resources pursuant to The Safety of Dams and Reservoirs Act (Sections 46-1601 to 46-1670 R.R.S., 1943 as amended.)*"

Per NAC Title 455 Chapter 1 §004.01, "No new construction, substantial improvements, or other obstruction (including fill) shall be permitted unless it is demonstrated that the cumulative effect of the proposed new construction, when combined with all other existing and anticipated new construction or substantial improvement, will not increase the water surface elevation of the base flood more than one foot at any location."

Per NAC Title 455 Chapter 1 §004.02, "To the extent otherwise permitted by the minimum standards in this Chapter, all new obstructions and substantial improvements shall (i) be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the obstruction, (ii) be constructed with materials and utility equipment resistant to flood damage, (iii) be constructed by methods and practices that minimize flood and flood related damages, and (iv) be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding."

Per NAC Title 455 Chapter 1 §004.03, "All public utilities and facilities, such as sewer, gas, electrical, and water systems shall be located and constructed to minimize or eliminate flood damage to such utilities and facilities."

Per NAC Title 455 Chapter 1 §004.04, "New and replacement water systems shall be designed to minimize or eliminate infiltration of flood waters into the system."

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Clear Creek Acres Subdivision
April 17, 2024
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Per NAC Title 455 Chapter 1 §004.05, "New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the system and discharges from the system into flood waters."

Per NAC Title 455 Chapter 1 §004.06, "On-site waste disposal systems shall be designed to avoid impairment to them or contamination from them during flooding."

Per NAC Title 455 Chapter 1 §004.07, "All new construction and substantial improvements of residential structures shall have the lowest floor (including basement) elevated to or above one foot above the base flood level."

Per NAC Title 455 Chapter 1 §004.10, "For all new construction and substantial improvements, fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access or storage in an area other than a basement and which are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria: A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided. The bottom of all openings shall not be higher than one foot above grade. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters."

Per NAC Title 455 Chapter 1 §004.14, "A watercourse or drainway shall not be altered or relocated in any way which in the event of a base flood or more frequent flood will alter the flood carrying characteristics of the watercourse or drainway to the detriment of upstream, downstream, or adjacent locations. The county, city, village or state agency responsible for any alteration or relocation of a watercourse or drainway or for approving any such alteration or relocation shall notify the Department of Natural Resources and adjacent communities prior to commencing or approving such activity."

Per NAC Title 455 Chapter 1 §004.15, "the storage or processing of materials that are in time of flooding buoyant, flammable, explosive, or could be injurious to human, animal or plant life is prohibited. Storage of other material or equipment may be allowed if not subject to major damage by floods and firmly anchored to prevent flotation or if readily removable from the area within the time available after flood warning." **This stipulation applies during and after construction, to both the construction and staging areas.**

Memorandum

To: Mayor and City Council
From: Brandy Bolter, City Clerk/Treasurer
Date: 5/21/24
Re: Lori Kitt Resignation

Lori Kitt has submitted her resignation letter from the planning commission. She is moving from Yutan to Blair.

FISCAL IMPACT:

N/A

STAFF RECOMMENDATION:

N/A

Lori Kitt
23 Cypress Street
Yutan, Nebraska 68073

City of Yutan
112 Vine Street
PO Box 215
Yutan, Nebraska 68073

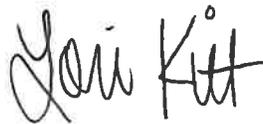
Dear City Staff:

I am formally resigning from my position on the Yutan Planning Commission, effective May 7, 2024, due to my upcoming move from Yutan to Blair.

During my time on the Planning Commission, I've enjoyed the opportunity to make decisions that have shaped the city and its future development. It's been an honor to work alongside my fellow planning commission members and city staff, who share a passion for Yutan's success and growth.

Thank you for the chance to serve. I'm grateful for the experience and look forward to seeing the future of Yutan continue to unfold into a thriving community!

Sincerely,

A handwritten signature in black ink that reads "Lori Kitt". The signature is written in a cursive, flowing style.

Lori Kitt

Memorandum

To: Mayor and City Council
From: Bob Oliva, City Administrator
Date: 5/21/24
Re: Financing for the 2019 1st and Poplar Street

Administrator Oliva will present the bids from financial institutions for the 1st and Poplar street project.

FISCAL IMPACT:

N/A

STAFF RECOMMENDATION:

N/A

Memorandum

To: Mayor and City Council
From: Brandy Bolter, City Clerk/Treasurer
Date: 5/21/24
Re: Waiving of the 180 day employee probationary period

Discussion has been held with City Administrator Oliva about changing the 180 day probationary period to a more reasonable time frame. Community Engagement Coordinator Robert Costa is approaching his 180 day probationary period on June 18, 2024 and City Administrator Oliva will meet his on August 20th.

FISCAL IMPACT:

N/A

STAFF RECOMMENDATION:

N/A

Resolution 2024-03

WHEREAS, the city council of any second class city may, by resolution, pursuant to Neb. Rev Stat. §18-201, provide for direct borrowing from a financial institution for the purchase of real property, construction of improvements or refinancing of existing indebtedness upon a certification in the resolution authorizing the direct borrowing that:

- a. Financing the purchase of property, construction of improvements or refinancing of existing indebtedness through traditional bond financing would be impractical;
- b. Financing the purchase of property, construction of improvements or refinancing of existing indebtedness through traditional bond financing could not be completed within the time restraints facing the city; or
- c. Financing the purchase of property, construction of improvements or refinancing of existing indebtedness through direct borrowing would generate taxpayer savings over traditional bond financing; and

WHEREAS, prior to approving direct borrowing, a city council shall include in any public notice required for meetings a clear notation that the resolution authorizing direct borrowing from a financial institution will appear on the agenda; and

WHEREAS, the total amount of the indebtedness from direct borrowing as provided herein, shall not exceed twenty percent (20%) of the municipal budget for the city and be repaid in installment payments for a term not to exceed seven years; and

WHEREAS, the City of Yutan, a second class city, is pursuing construction of paving improvements and the City Council has determined that financing through traditional bond financing could not be completed within the time restrains facing the City and that direct borrowing would generate taxpayer savings over traditional bond financing; and

WHEREAS, the City Council deems it in the best interests of the City of Yutan pursue direct financing in order to save the cost, time and expense bond financing,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF YUTAN, NEBRASKA, AS FOLLOWS:

1. That the findings made hereinabove shall be incorporated herein.
2. That public notice for meeting this resolution was acted upon, was provided and a clear notation that this resolution authorizing direct borrowing from a financial institution did appear on the agenda.
3. That the amount of indebtedness for the purchase of the property to be acquired and described below shall be \$600,000.00 at 4.25 % interest for a period of seven years payable in the following installments: 14 semi-annual payments of approximately \$50,185.00.

4. That said indebtedness does not exceed twenty percent (20%) of the municipal budget of the City.
5. That prior to approving this resolution, the City did consider, to the extent possible, proposals from multiple financial institutions and determined to borrow the funds directly from First State Bank, a financial institution included in the definition provided for in the findings set forth above.
6. That the funds shall be used for the following construction improvements: 2019 Street Improvements Project 1st and Poplar Streets.
7. That the Certificate of Deposit held at First State Bank (Account number 3103 in the amount of \$364,298) and the TIF Series B Note (Mason Creek Apartments II in the amount of \$297,220) be held as collateral for the direct borrowing from First State Bank.
8. That payments for said loan shall be source equally from Highway Allocation Funds collected by the City and TIF Funds collected by the Community Redevelopment Authority.

BE IT FURTHER RESOLVED that the Clerk and Mayor shall be authorized to execute all documents required for execution to effectuate the loan herein on behalf of the City of Yutan.

PASSED AND APPROVED this _____ day of _____, 2024

CITY OF YUTAN, NEBRASKA

By: _____, Its Mayor

ATTEST:

Brandy Bolter, Its Clerk

(Seal)

Memorandum

To: Mayor and City Council
From: Brandy Bolter, City Clerk/Treasurer
Date: 5/21/24
Re: Clerk Bolter's end of Interim City Administrator term.

Clerk Bolter's interim term as City Administrator has come to an end. A discussion and action must be taken to finalize her pay going forward.

FISCAL IMPACT:

N/A

STAFF RECOMMENDATION:

N/A

Yutan Public Library Board Minutes

Monday, May 5, 2024, at 630pm Location: 410 1st Street, Yutan, NE

Notice of meeting was posted at the Post Office, City Office, and the Library by Director Van Ackeren

1. Call to Order

A. The meeting was called to order by President Hapke at 6:33pm. She advised the Open Meeting Act is posted on the west wall. The front door was left unlocked in order for visitors to enter.

2. Roll Call and Agenda

Trustees: Mary Kay Arp (2026), Lynn Hapke (2024), Mary Jo Robinson (2025), Alica Archer (2025) and Vicki Wolkins (2025)

Also present: Director Van Ackeren

A. Motion to accept amended agenda was made by Arp and seconded by Archer. Yeas: Hapke, Arp, Robinson, Archer, and Wolkins. Motion carried 5-0.

3. Visitors – None

4. Approval of Prior Meeting Minutes (Minutes were available for inspection):

A. Motion to approve the April 2024 minutes was made by Arp, seconded by Hapke. Yeas: Hapke, Arp, Robinson, Archer, and Wolkins. Motion carried 5-0.

5. Financials and Claims for April 2024

A. Motion to approve the April 2024 Financials and Claims was made by Archer, seconded by Hapke. Yeas: Hapke, Arp, Robinson, Archer, and Wolkins. Motion carried 5-0.

B. All current receipts were inspected and signed by President Hapke, Secretary Robinson, and Library Director Van Ackeren.

6. Presentation from Guests

A. None

7. Old Business / New Business

A. Still waiting (February 2024) for the city clerk to be informed by Maureen (attorney) regarding a memorandum of understanding for the library building currently owned by the city of Yutan.

7. Action Items

B. Motion to approve to spend \$2,464.80 of Grant money for 3D printer made by Arp, seconded by Wolkins Yeas-Arp, Archer, Hapke, Wolkins and Robinson. Motion carried 5-0.

8. Directors Report

A. April Statistics

B. Summer Reading Program starts June 1 and ends July 31. Discussion on possible partnership with the Yutan Park Board to hold a Chomp, Romp and Roar Event in July at the cost of \$450.00 total. Other events discussed: Raptor Recovery at \$175.00 and magician Jeff Quinn at \$250.00

C. Story Time Bags (grant) are completed and were shown to the board.

D. Current 3D Printer will be up for silent auction. Marketing through Facebook and in-library after the new printer is received.

E. EMS Kids Day will take place on May 22 from 5p – 6p at the library. The Teddy Bear Clinic will be partnered with the Yutan Emergency Services.

F. Elkhorn Computer Tech updated public computers and software.

G. Parking Lot Improvements: Van Ackeren advised the street in front of the library and the parking lot will be demolished and all new concrete will be added starting in June. The parking lot will have angled spaces, and a grass area containing picnic tables will be added along with a sidewalk. This construction will be financed by the City of Yutan and will not be included in the present or future library budget, per the city administrator.

H. Special Meeting held by the City Council on 4/30/2023: Discrepancies and exaggerations were discussed:

1. Cell phone usage at \$30 per month for all staff (except 1) was approved. Director Van Ackeren will start keeping track of how often she uses her personal cell phone. Unless under emergency circumstances, should she be paid for off-the-clock time. Many times, an employee will call or text Van Ackeren (while Van Ackeren is off the clock) for computer problems at the library, general questions, patron inquiries, etc.
2. The City Clerk advised that there were five (5) staff members interested in health insurance: Brandy, "Tim, Jacoby & Laurie" (4), but Laurie was not and is not interested.
3. Mayor Kelly advised he told Van Ackeren the Education Reimbursement was still correct and would be paid out since C.J. had approved it. In truth, on February 28, 2024, Mayor Kelly advised Van Ackeren that one semester would be paid but "no more money" going forward.
4. The city administrator explained to the city council that he met with the city attorney (Maureen) and the library was discussed. Maureen advised that the city council's role is to give the library board money for their budget but cannot advise them how to spend that money.
5. Council member Peterson asked if the library was 'holding up hiring somebody over there?'. The city clerk advised Peterson the library would not be hiring. However, it was discussed at the previous library board meeting that Van Ackeren will wait until the city council advises what hours are for permanent part-time employees before anyone is hired. The library board is hoping by the next city council meeting we will have an answer and the interviews for a part-time librarian will start. Van Ackeren had asked the

city administrator on May 1, 2024, if a decision regarding hours was made yet. She advised that she'd like to get someone hired **asap** as the Summer Reading Programs will start soon.

6. Mayor Kelly stated that "Our municipal code states that any policy the library board makes needs the approval of the city council". At the Library board meeting in February 2024, Scott Childers (from the SE Library System in Lincoln) advised that all policies are written by the library director/library board and do not need to be viewed, voted on or approved by the city council.

7. Hours of the library were discussed. Council member Schimenti advised "we have no re-course on that" after the city clerk and city administrator informed the city council that Van Ackeren had only worked one (1) forty (40) hour week. In truth, two (2) substitute librarians have been working so the library has been able to stay open. It was decided upon that the library close a few days a month, usually Fridays, so Van Ackeren can receive her PTO and the library does not go over budget this year. The library will be closed the last week of May so Van Ackeren can take a family vacation. The substitute librarians are unable to work that week.

8. City administrator advised the ring security camera in the library shouldn't capture a computer monitor due to privacy concerns, "and I'm pretty sure there is a monitor or two over there that the camera captures". Van Ackeren advised that one (1) Ring Camera is pointed toward the front door and does capture the library workstation, which is not public. No camera is pointed towards the public computers and has never been pointed toward them.

9. Trustee Archer suggested that Scott Childers from the SE Library System be invited to attend a city council meeting.

9. Executive Session

A. Let the record show that at 745pm, we are going into Executive Session and the limitation of the subject matter is to discuss the Resignation Letter of Mike Kelly, in order to prevent needless injury to a person's reputation. Motion by Arp, seconded by Archer. Yeas: Hapke, Arp, Robinson, Archer, and Wolkins. Motion carried 5-0.

It was decided that no action would be taken at this time in regard to issuing a statement.

At 756pm, we reconvened in open session. Motion by Wolkins, seconded by Robinson. Yeas: Hapke, Arp, Robinson, Archer, and Wolkins. Motion carried 5-0.

10. Adjournment

A. Motion to adjourn at 8:03pm by Arp, seconded by Wolkins. Yeas: Hapke, Arp, Robinson, Archer, and Wolkins. Motion carried 5-0.

The next regular Library Board Meeting will be Monday, June 3 at 6:30pm.

Respectfully submitted,

Mary Jo Robinson, Secretary and Laurie Van Ackeren, Library Director

Claims Apr-24

Date	Vendor	account	description	total
✓ 4/18/2024	Post Office	Programs 1311	Book Club	\$7.42 ✓
✓ 4/10/2024	Best Buy	Lib Improv Grant	laptop computer	\$315.45 ✓
✓ 4/30/2024	Culligan	Supplies 1326	Water	\$8.50
✓ 4/15/2024	Amazon	Collection 1310	Books	\$67.67 ✓
✓ 4/23/2024	Amazon	Collection 1310	Books	\$16.39 ✓
✓ 4/23/2024	Amazon	Collection 1310	Books	\$68.04 ✓

Director *Gayne Van Ackeren* Date *5/6/24*
 Board Pres *Joni Houtte* Date *5-6-24*
 Board Sec *Mary Jo Roberts* Date *5-6-24*

*The City of Yutan Police
Department*

(P.O. 215, 112 Vine Street

Yutan, Nebraska 68073

*(402) 625-2468 * (402) 625-2112 (fax)*

**March/April 2024 Activity
May 2024 Meeting**

Calls for Service:	34
Miles Driven	944
Stops	10
Warning Tickets	7
Traffic Citations Issued	1
Driver License Pick up	0
Traffic Arrest (DUI etc.)	0
Alcohol Citation	1
Drug Citations	0
Criminal Citation	2
Warrant Attempts	0
Misdemeanor Arrest	1
Felony Arrest	0
Motor Vehicle Accident	0
Investigations	5
HHS Intakes	2
Assist other agency	15
Fire Department Assist	
Business Checks	39
Citizens assist.	3
City Ordinance Violations	6
Red Tags Issued	0
Abatement Notice	0
Nuisance Letters	0
Dog Letters	
Towed Vehicles	
Animal Neglect/Welfare checks	0
Parking Citations	0
Open Doors	0
Parking Warnings	
Vehicle Searches	1
Alarm Calls	0
UTV/ATV Inspections	1
Tow Notice	0

MEMORANDUM

May 16, 2024

TO: The City Council & Mayor of Yutan, Nebraska
RE: Community Engagement Coordinator Report

Over the past few weeks, a lot of progress has been made in our goal to bring zoning and building services back into the office and away from the control of outside contractors.

On May 8th, I passed the certification exam demonstrating proficient knowledge of the construction code for single-family homes and duplex/townhouses. I will still need some practical training in how to conduct inspections and we will be working on making that happen as soon as possible.

At some point soon, we are likely to begin the process to bring Yutan's building codes up to 2021 standards. The previous mayor and the previous city administrator discussed this in late December / early January in anticipation of my certification and purchased the 2021 code books, which are in my office. We will be reviewing them and drafting edits for the Planning Commission and City Council to consider.

Similarly, we will be considering our options in moving forward with an update to the City's zoning. During their May 2024 meeting, the Planning Commission discussed JEO's proposal for new zoning provisions and provided useful feedback for us to consider. We should have a plan to move forward soon.

R.C.

Robert Costa,
Community Engagement Coordinator

Memorandum

To: Mayor and City Council
From: Bob Oliva, City Administrator
Date: 5/21/24
Re: May 2024 Council Report

The past month the focus of the office has been on the street project 1st and Poplar. A preconstruction meeting was held May 8th to discuss all the aspects of the project. The contractor HD Utilities plan on mobilizing for the project the week of June 3rd. They have an ambitious completion date of September 1st. The contract allows for a 120-calendar day completion.

First State Bank is willing to finance at 4.25% for 10 years, but state statute limits loans of this type to a 7-year term. This would create savings in interest to the city. The increase in semi-annual payments from the shorter term will still fit within the parameters of the city's ability to fund them.

Edward Schroeder our accountant and auditor resigned this past month. RFP's were sent to 8 firms this past week to inquire about interest and availability. Office staff has continued to work with Mitch Mullins on streamlining our accounting software to best suit our needs. It was discovered that the city owes a little over \$18,000 in back quarterly taxes to the IRS from as far back as 2022.

Work continued with the benefits for full and part-time employees. I sent an email detailing what Laurie would like to have included. I have not heard anything back from the council members that disagree with what she is asking. I believe that the same package of benefits would work for Tim Hannan as well. I confirmed with TASC our HRA provider that we can offer different amounts to different legitimate classes of employees. However, this would need to be done at the beginning of the year. The only obstacle would be leave accumulation. Both Tim and Laurie have maxed out their total accumulation base on their current level. This would need to be addressed. The main question still in play is classification, and how many hours is full-time vs permanent part-time.