

Agenda
Yutan City Council
Tuesday, October 21st, 2025
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) Consent Agenda**
- a. Approve Minutes of the September 29th, 2025, Budget Hearing Minutes
 - b. Approve Minutes of the September 29th, 2025, Special Meeting Minutes
 - c. Treasurer's Report
 - d. Claims
- 2) 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.
- 3) Ordinances and Public Hearings**
- a. Ordinance 815-Setting of the Employee Salaries for the 2025-2026 Fiscal year.
 - i. Staff Reporting
 - ii. Public Hearing
 - iii. Ordinance 815
 - b. Ordinance 816-Zoning Code Revision
 - i. Staff Reporting
 - ii. Public Hearing
 - iii. Ordinance 816
- 4) Action Items**
- a. Approval of the funds for the new concessions stands at Hayes Ballfields
 - b. Acceptance of the audit agreement
- 5) Discussion Items**
- a. Maguire Iron: Power Washing Water Tower-Jake Duggar

- b. Blight Study-Administrator Bob Oliva
- c. Park Bench Placement-Councilmember Brett Lawton

6) Supervisor Reports

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

7) Items for Next Meeting Agenda

Meeting Adjourned

NEXT MEETING DATES

Planning Commission - November 11th, 2025, 7:00 P.M.

City Council Meeting - November 18th, 2025, 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 who may require auxiliary aid or service should contact the city clerk in advance.

Yutan City Council
Monday, September 29th, 2025
7:00 p.m. Yutan City Hall

EXTRACT FROM MINUTES OF A REGULAR MEETING OF THE MAYOR AND CITY COUNCIL OF THE CITY OF YUTAN, IN THE COUNTY OF SAUNDERS, STATE OF NEBRASKA HELD AT THE CITY OFFICE IN SAID CITY ON THE 29th DAY OF SEPTEMBER 2025, AT 7:00 p.m.

Notice of the meeting was given in advance thereof by posting notice, a designated method for giving notice, as shown by the Affidavit of Publication and Certificate of Posting Notice attached to these minutes. Notice of this meeting was given to Mayor Thompson and all members of the Yutan City Council, and a copy of their acknowledgment of receipt of the notice and the agenda is attached to these minutes. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

The meeting was called to order at 7:00 p.m. by Mayor Thompson. Councilmembers Lawton, Schimenti, Mach and Smith were present. Mayor Thompson informed all the individuals present of the location of the Open Meetings Act and Code of Conduct. The Pledge of Allegiance was waived.

1) Ordinances and Public Hearings

- a. FY 25-26 City of Yutan Budget
 - i. Presentation of the FY 25-26 Budget
 - ii. Public Hearing -The public hearing was opened at 7:00 pm; there was no public comment, Mayor Thompson closed the hearing at 7:01pm.

Meeting Adjourned-A motion to adjourn at 7:01 pm was made by Smith and seconded by Lawton. Upon roll call vote was as follows: YEAH: Lawton, Schimenti, Mach, Smith. NO: None. Motion Carried.

Regular City Council meeting to follow immediately after the budget hearing.

Matt Thompson, Mayor

Brandy Bolter, City Clerk/Treasurer

Yutan City Council
Monday, September 29th, 2025
7:01 p.m. Yutan City Hall

EXTRACT FROM MINUTES OF A REGULAR MEETING OF THE MAYOR AND CITY COUNCIL OF THE CITY OF YUTAN, IN THE COUNTY OF SAUNDERS, STATE OF NEBRASKA HELD AT THE CITY OFFICE IN SAID CITY ON THE 29th DAY OF SEPTEMBER 2025, AT 7:01 p.m.

Notice of the meeting was given in advance thereof by posting notice, a designated method for giving notice, as shown by the Affidavit of Publication and Certificate of Posting Notice attached to these minutes. Notice of this meeting was given to Mayor Thompson and all members of the Yutan City Council, and a copy of their acknowledgment of receipt of the notice and the agenda is attached to these minutes. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

The meeting was called to order at 7:01 p.m. by Mayor Thompson. Councilmembers Lawton, Schimenti, Mach and Smith were present. Mayor Thompson informed all the individuals present of the location of the Open Meetings Act and Code of Conduct. The Pledge of Allegiance was waived.

1) Consent Agenda

- a. Approval of the September 22nd, 2025 Third Budget Hearing Minutes
 - i. A motion to approve the consent agenda was made by Lawton and seconded by Schimenti. Upon roll call vote was as follows: YEAH: Schimenti, Mach, Smith, Lawton. NO: None. Motion Carried.

2) Ordinances and Public Hearings

- a. Ordinance 814-Adopting the Budget Statement to be termed the Annual Appropriation Bill to appropriate the budget for the 2025-2026 fiscal year.
 - i. Staff Reporting
 - ii. Public Hearing- The public hearing was opened at 7:03 pm. The public hearing was closed at 7:04 pm.
 - iii. Ordinance 814-Adopting the Budget Statement to be termed the Annual Appropriation Bill
 - 1. A motion to approve Ordinance 814-Adopting the Budget Statement and to waive the three readings was made by Schimenti and seconded by Mach. Upon roll call vote was as follows: YEAH: Mach, Smith, Lawton, Schimenti. NO: None. Motion Carried.

3) Resolutions

- a. Resolution 2025-7 setting the property tax request at \$311,726.40 for the 2025-2026 Fiscal Year and approving a 2% increase in total 2025-2026 funds subject to limitation.
 - i. A motion to approve Resolution 2025-7 Setting the Property Tax Request was made by Lawton and seconded by Mach. Upon roll call vote was as follows: YEAH: Smith, Lawton, Schimenti, Mach. NO: None. Motion Carried.

4) Items for Next Meeting Agenda

Meeting Adjourned-A motion to adjourn at 7:06 pm was made by Mach and seconded by Smith. Upon roll call vote was as follows: YEAH: Lawton, Schimenti, Mach, Smith. NO: None. Motion Carried.

NEXT MEETING DATES

Planning Commission Meeting - October 14th, 2025, 7:00 P.M.

City Council Meeting - October 21st, 2025, 7:00 P.M.

Anyone desiring to speak before the mayor and city council should contact the city clerk by the Monday preceding the city council meeting by 4:00 p.m. Anyone desiring to speak on any item on the agenda is invited to do so but should limit himself/herself to 3 minutes. After being recognized by the mayor, give your name and address for the record. Anyone desiring to speak for a longer period of time should make arrangements with the city clerk prior to the meeting. All speakers shall address the mayor and city council only. Anyone attending the meeting that may require auxiliary aid or service should contact the city clerk in advance.

Matt Thompson, Mayor

Brandy Bolter, City Clerk/Treasurer

Banking

Account #	Account Name	Balance
3377	General Checking	\$ 192,679.08
7727	General Money Market	\$ -
7948	Water Bill	\$ 93,858.63
7970	Sewer Account	\$ -
Total Operating Funds(Liquid)		\$ 286,537.71
6578	Bond Fund	\$ 103,286.48
7725	Reserve Account	\$ 5,401.04
7959	Keno Checking	\$ 158,469.27
Total Reserve Funds (Liquid)		\$ 267,156.79
3101	City of Yutan CD	\$ 205,243.63
*3103	City of Yutan CD	\$ 379,176.90
**5415	City of Yutan CD	\$ 108,736.46
Total of CD Accounts		\$ 693,156.99
Total Liquid Funds		\$ 553,694.50
Total of all Funds		\$ 1,246,851.49

5469	Community Redevelopment	\$466,786.50
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Total Funds In all Accounts	\$ 1,713,637.99
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NOTE

* Used as colateral on 1st & Poplar Loan

** Used as colateral on Cedar Drive Loan

Date	10/16/25
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Bonds & Loans					
Account #	Account Name	Origin Date	Balance	Yearly Obligation	Paid From
8179	Cedar Drive Asph. Overlay	7/15/2020	\$ -	\$ -	3377 Gen
8435	Cruiser Purchase & BLDG	3/20/2023	\$ -	\$ -	3377 Gen
8407	2023 GMC Sierra & Access	10/31/2022	\$ -	\$ -	3377 Gen
8053	Skid Loader & UTV	5/1/2019	\$ -	\$ -	3377 Gen
2012	G.O. Bonds	3/27/2012	\$ 96,007.50	\$ 49,770.00	6578 Bond
2014	2014 Water Bonds	3/18/2014	\$ -	\$ -	6578 Bond
8325	Street Improvements	12/21/2021	\$ 581,164.55	\$ 106,405.48	CRA
7609	Splash Pad TIF	7/20/2016	\$ 143,647.08	\$ 12,022.00	CRA
7345	Thompson	5/26/2015	\$ 46,618.81	\$ 9,237.60	CRA
C318035	CWSRF	12/21/2021	\$ 858,402.48	\$ 53,139.75	7948 Water
D311662	DW311662	7/9/2023	\$ 655,382.21	\$ 22,995.86	7948 Water
	Sudbeck 1 TIF (Frontier 5897)	2015	\$ 567,989.40	\$ 73,464.84	CRA
	Sudbeck 2 TIF (Frontier 5898)	2017	\$ 495,105.70	\$ 64,283.56	CRA
	Sudbeck 3 TIF (Frontier 5899)	2020	\$ 415,316.22	\$ 54,054.36	CRA
	Mason Creek Apts. II	2024	\$ 182,000.00	\$ 18,570.00	CRA
8579	1st & Poplar Street 2019	2024	\$ 524,649.86	\$ 100,021.46	Gen/CRA

50/50 split

	Balance	Yearly Obligation
Bond Obligation	\$ 96,007.50	\$ 49,770.00
Gen Fund Obligation	\$ 262,324.93	\$ 50,010.73
CRA Obligation	\$ 2,656,785.48	\$ 388,048.57
Water/Sewer Funds	\$ 1,513,784.69	\$ 76,135.61
Total Obligation	\$ 4,528,902.60	\$ 563,964.91

[illegible]

Memorandum

To: Mayor and City Council
From: Brandy Bolter, City Clerk/Treasurer
Date: 10/1/25
Re: FY 25-26 Salaries - Ordinance 815

Attached is the salary ordinance for this fiscal year. All raises are based on the cumulative evaluation score they received from their yearly evaluations.

Recommended Action Item - Seeking a motion and a second to approve Ordinance 815.

ORDINANCE NO. 815

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 11/5/2025
to wit:

Mayor \$ 3,000.00 per year

City Council \$ 2,000.00 per year

City Administrator \$ 8,087.63 per month

City Clerk-Treasurer \$ 28.82 per hour

Administrative Assistant \$ 20.00 per hour

Utilities Superintendent \$ 34.93 per hour

Utilities Assistant \$ 31.68 per hour

Part-Time Utilities \$ 21.57 per hour

Part-Time Associate Librarian \$ 14.18 per hour

Part-Time Librarian \$ 14.70 per hour

Library Director \$ 25.20 per hour

Part-Time Police Officer \$ 43.15 per hour

Police Chief \$ 43.76 per hour

Assistant Police Chief \$ 43.15 per hour

Community Planner \$ 28.45 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.

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 \$ 90,000-120,000

(Annually)

Clerk/Treasurer \$ 25.00-30.00

Administrative Assistant \$ 18.00-22.00

Community Planner \$ 27.00-31.00

MAINTENANCE DEPARTMENT

Water & Parks Superintendent \$ 33.00-37.00

Sewer& Roads Superintendent \$ 31.00-35.00

Part-Time \$ 13.50-23.00

Library

Library Director \$ 18.00-26.00

Librarian \$ 13.50-18.00

Associate Librarian \$ 13.50-15.00

POLICE

Police Chief \$ 40.00-45.00

Assistant Police Chief \$ 40.00-45.00

Police Officer Part-Time \$ 40.00-45.00

Special Event \$ 55.00-60.00

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 therefrom 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 (15 th) 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 21st day of September 2025.

CITY OF YUTAN, NEBRASKA

By: _____

Matt Thompson, Mayor

ATTEST:

Brandy Bolter, City Clerk/Treasurer (SEAL)

FROM: Robert Costa, Community Planner
TO: City Council & Mayor of Yutan, Nebraska
DATE: October 16, 2025
SUBJECT: Ordinance #816: Zoning Code Revision

INTRODUCTION

A proposed revision of the City's zoning regulations has been drafted for consideration by the public, the Planning Commission, and the City Council. The product of numerous discussions between staff, stakeholders, the City Mayor, Planning Commissioners, and City Council, the proposed revision – titled “Yutan’s Community Zoning Code” – is hereby submitted for public review and consideration.

ATTACHMENTS

1. Commissioner Duffy e-mail: alternative parking options
2. “Animal Units” suggested definition
3. Correspondence sent to landowners within the new ETJ proposed boundary
4. Yutan Community’s Zoning Code (10/16/2025 draft) - SENT BY SEPARATE E-MAIL
5. Official Zoning Map
6. Written Public Comment (*none received*)

STAFF DISCUSSION

Planning Commission: During its public hearing, the Planning Commission discussed:

- Parking Schedule Alternatives: Commissioners considered alternative parking requirements for select uses (see Attachment 1), *opting against including them with their recommendation but agreed to forward those options onto Council for its consideration.*
- Animal Unit Definitions: A definition for “animal units” (see Attachment 2) – used by Chase County, Nebraska – was considered in order to clarify the Transitional Agriculture Zoning District’s permitted commercial-stock farm animal numbers (Section 15.b). *Commissioners agreed the definition helped clarify the allowable number of animals and voted to forward the suggested definition on to Council for its consideration.*

ETJ Boundary: After the City Council’s introductory discussion about the proposed ETJ boundary, those landowners that would be brought into the proposed ETJ expansion were notified by mail (see Attachment 3). *Written comment was not submitted and no oral testimony was offered during the Planning Commission’s public hearing.*

Staff-Suggested Additions: A new provision titled “Division” (see Section 2.d on page 11), added after Planning Commission’s review and recommendation, is suggested by staff.

Highlighted Portions: The following items are highlighted in the code and require discussion/resolution:

- Prohibit repairs of non-conforming structures/uses more than 60%?* (pg 2)
- Abandoned conditional use timeframe* (pg 6)

- Exemption of projections (pg 13)
- Home Occupation: floor area and child care requirements (pg 16-17)
- Parking spaces requirements (pgs 19-20)
- Self-storage Landscape Screening (pg 22)
- Wireless Communication: \$50k bond, stealth reqs, and abandonment (pgs 25-26)
- Dog kennels in the TA (pg 28)
- 5-foot rear yard setback for business districts (pg 33 & 35)
- Screening of auto-body repair shops (pg 26)
- Noise-producing tools excluded in I-LTE & I-HVY (pg 38)
- Exhaust fumes meet state/federal requirements (pg 39)
- Specifically prohibit ethanol and poison manufacture (pg 39)
- Varying definitions (pgs 40-50)

NOTICE PROCEDURE

- Legal notice of the proposed zoning code and the associated Planning Commission & City Council hearings was published in the October 3, 2025, edition of the Wahoo Newspaper.
- Notice of the proposed code and public hearings was physically posted at Yutan City Hall, the Post Office, and First State Bank.
- Notice was provided to the Schools Board and Saunders County Board of Supervisors.

(As of the date of this memo, no written public comment was submitted to the City Office.)

APPLICABLE LAW & PROCEDURE

- Nebraska Revised Statutes, Section 19-903: Zoning regulations, including the associated map, are required to meet the statutory purpose of zoning, in addition to requirements for reasonable consideration of the land's suitability for particular uses and encouraging the most appropriate use of land.
 - In order to make a final decision on this matter, the City Council must make findings to support their action. The Planning Commission's recommended findings of fact – pursuant to the standards for review described by statute – have been adapted into Ordinance #816. **If the Council chooses to utilize and/or modify these findings or any other aspect of the draft ordinance, its members shall direct staff as to what sections shall specifically be adopted and/or modified.**

**DRAFT ORDINANCE
YUTAN COMMUNITY’S ZONING CODE
FIRST READING – OCTOBER 21, 2025**

ORDINANCE #816

AN ORDINANCE OF THE CITY OF YUTAN, IN SAUNDERS COUNTY, NEBRASKA, TO FORMALLY ADOPT NEW ZONING REGULATIONS TO REPLACE EXISTING REGULATIONS; TO PROPERLY AMEND THE RELEVANT SECTIONS OF MUNICIPAL CODE; TO DOCUMENT THE NEW REGULATIONS IN THE RECORDS OF THE CITY; TO PROVIDE THAT THIS ORDINANCE SHALL BE PUBLISHED WITHIN THE FIRST FIFTEEN DAYS AFTER ITS PASSAGE AND APPROVAL IN PAMPHLET FORM, AND SHALL BE IN FULL FORCE AND TAKE EFFECT AFTER ITS PASSAGE AND APPROVAL, AS PROVIDED BY LAW AND AS PROVIDED HEREIN; AND IT IS HEREBY DECLARED TO THE PUBLIC BY THE MAYOR AND COUNCIL OF THE CITY OF YUTAN THAT THE YUTAN COMMUNITY’S ZONING CODE IS ADOPTED.

WHEREAS, state law and local ordinance allow for and dictate the procedure to amend the zoning ordinance adopted by a municipality;

WHEREAS, the City of Yutan - including its Mayor, City Staff, the City Planning Commission, the City Council, and community stakeholders - has comprehensively examined the existing development patterns, trends, and conditions within the community and determined that revised zoning regulations are appropriate in consideration of the City’s adopted Comprehensive Plan and observed local conditions;

WHEREAS, City Staff and the Planning Commission have drafted new regulations, titled “Yutan Community’s Zoning Code,” to replace the existing ordinance;

WHEREAS, the Planning Commission held a public hearing on October 14, 2025, to review the proposed regulations, consider public comment, and make findings according to state and local law, ultimately voting to recommend approval of the proposed regulations;

WHEREAS, the City Council of Yutan, Nebraska, held a public hearing on October 21, November 18, & December 16, 2025, to consider the Planning Commission’s recommendation and all public comment, and then review the request according to the purpose and requirements for zoning pursuant to Section 19-903 of the Nebraska Revised Statutes and hereby makes the following findings:

1. The requested amendment reasonably considers the character of the district and its suitability for particular uses.

The proposed revision has been specifically and carefully designed to recognize the character of our community's existing neighborhoods to create appropriate rules and requirements for each of the zoning districts created by these regulations. The permitted and conditional uses have been thoughtfully considered to ensure that they are suitable, compatible, and harmonious with the uses currently occurring within each district and those that could potentially occur in the future.

2. The requested amendment conserves the value of buildings and encourages the most appropriate use of land.

The proposed revision was created to conserve the value of buildings and crafted to encourage the most-appropriate uses of land within our community's jurisdiction. Each provision was designed to reflect our community's unique development patterns: past, present, and future.

3. The requested amendment conforms with the purpose of zoning established under Section 19-903: to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health and the general welfare; to provide adequate light and air; prevent overcrowding of the land; to secure safety from flood; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements; to protect property against blight and depreciation; to protect the tax base; secure economy in governmental expenditures; and to preserve, protect, and enhance historic buildings, places, and districts;

If the proposed revision is adopted by the governing body and properly implemented by the City, then development within the City's jurisdiction will be in harmony with the statutory purpose of zoning and ensure protection of the public's health, safety, and general welfare.

WHEREAS, upon making these findings, the City Council voted to adopt the proposed zoning regulations;

THEREFORE, be it ordained by the Mayor and City Council of Yutan, Nebraska:

- 1) That the findings herein made above should be and are hereby made a part of this ordinance as fully as if set out at length herein.
- 2) That the City of Yutan shall adopt as zoning regulations the "Yutan Community's Zoning Code" and the "Yutan Community's Official Zoning Map" as follows:

[SEE ATTACHED TEXT AND MAP]

- 3) That Section 10-201 of Municipal Code be amended to state:

For the purpose of setting minimum standards to promote the public's health, safety, morals, convenience, order, prosperity, and general welfare of the community, and to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; and to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements, the Yutan Community's Zoning Code and Official Zoning Map was adopted by Ordinance #816 on December XX, 2025. One copy of the adopted zoning code shall be kept on file and available for inspection at the City Offices.

- 4) That Section 10-202 of Municipal Code [“ZONING MAP; ADOPTED BY REFERENCE”] be deleted in its entirety.
- 5) That record of this ordinance's passage shall be kept by the City of Yutan.
- 6) 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 City Council of Yutan, Nebraska, 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.
- 7) That all ordinances or parts of ordinances passed and approved prior to the passage, approval, and publication of this ordinance and in conflict herewith, are hereby repealed.
- 8) That this ordinance shall be published within the first fifteen days after its passage and approval, in pamphlet form, and shall be in full force and take effect on that date.

PASSED AND APPROVED THIS _____ DAY OF _____, 2025.

CITY OF YUTAN, NEBRASKA

(seal)

BY: _____
MAYOR

ATTEST: _____
CITY CLERK

Parking

Carrie Duffy
To: Robert Costa <rcosta@cityofyutan.com>

Mon, Oct 13, 2025 at 7:35 PM

Robert:

Recommend the following ratios for office use:

Corporate and general offices	1 space per 200 square feet (at minimum 1 space per 250 square feet)
Financial services	1 space per 300 square feet
Medical offices	1 space per 200 square feet

Recommend the following ratios for retail use:

Restaurant (drive-in/drive-through or fast-food)	1 space per 50 square feet of dining and ordering areas (including outdoor seating area)
Restaurant (general)	1 space per 4-person capacity in dining area
Retail services (limited)	1 space per 250 square feet

Recommend the following ratios for apartment or multi-family:

Multifamily residential	1.5 spaces per efficiency or one-bedroom unit; 2 spaces per two-bedroom unit; 2.5 spaces for 3 or more bedroom units;
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Robert, the contacts at 2 municipalities that I talked to say the hardest use to manage for parking is retail type strip centers where the uses are so varied and can change frequently. The only way to monitor this is by way of permits taken out to retro-fit spaces once one tenant moves out and another tenant moves in, at which time the new tenant must secure a construction permit and/or an occupancy permit. The use can be denied if adequate parking does not exist. Developers are encouraged to consider 2nd and 3rd generation uses with new construction and planned parking. However, if a strip center starts out with one restaurant and other service or retail type users and 10 years later has 3 restaurants, the parking is not likely going to be adequate. There is only so much we can control but a few thoughts for consideration. Thanks for all you do..... and no you cannot leave.

Carrie Duffy

President

Black Dirt Land Sales & Management LLC

T [REDACTED]

ATTACHMENT 1

**CITY OF YUTAN MAINTENANCE DEPARTMENT
MONTHLY REPORT FOR SEPTEMBER 2025**

WATER DEPARTMENT

1. Monthly water test performed; negative results
2. Water setup for sprinkler on the high school practice field.
3. Water tower inspection by McGuire Iron
4. Installed hydrant at 411 Hillside after water main break.

PARKS

1. Tree pile chipped.
2. Windscreen removed from pickleball court.
3. Hayes 3 cleaned up, needs new base plugs, home plate, foul poles.
4. Sod installed on Itan.

NEXT MONTH

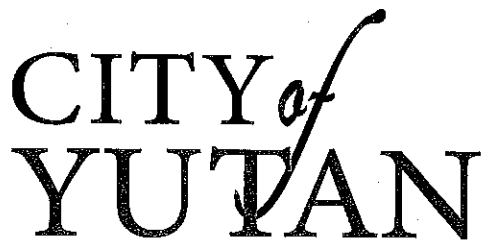
1. Shut down water at concessions and splash pad.
2. Blowout sprinkler systems.
3. Remove trees from Hayes and bean field.
4. Paint pipes in the 2 well houses.
5. Overfill/flush water tower.
6. Discussion on installing sprinklers on Hayes 3.

20-October-2025

L. Woster

Animal Units Equal:

3. (1.0 x _____ number of head) Slaughter and Feeder Cattle
4. (1.2 x _____ number of head) Cow/Calf Pairs
5. (1.4 x _____ number of head) Mature Dairy Cattle
6. (0.4 x _____ number of head) Swine, 55 lbs. and over
7. (0.04 x _____ number of head) Weaned Pigs, less than 55lbs.
8. (0.1 x _____ number of head) Sheep
9. (2.0 x _____ number of head) Horses
10. (0.01 x _____ number of head) Chickens
11. (0.02 x _____ number of head) Turkeys
12. (0.2 x _____ number of head) Ducks
13. For Immature Dairy Cattle, or those species not listed, number of animal units shall be calculated as the average weight of animals divided by 1,000 lbs., multiplied by the number of animals.



September 17, 2025

To: Landowners & Residents of Yutan's Western Extent (along County Roads M & 7)
Re: Invitation to provide input on your property's inclusion within Yutan's jurisdiction.

The City of Yutan is in the process of refining the lands outside city limits that are located within the community's identified growth areas. These areas are commonly known as an Extra-Territorial Jurisdiction, or "ETJ." Your property, shown on the attached map, is being considered for inclusion within Yutan's ETJ, and the City is seeking your feedback.

To be clear, your property is not currently proposed for annexation. *If you agree*, inclusion within the ETJ means that your property would remain part of Saunders County, however, its use and construction would be guided by the City's development codes, including building, zoning, floodplain, and subdivision requirements.

We understand why landowners may wish to remain under Saunders County's jurisdiction. However, there are benefits to being part of Yutan's ETJ. *Your property would be zoned as Transitional Agriculture*, and our zoning is undergoing a significant change to increase flexibility and opportunity. The City's proposed changes allow barns, garages, and accessory structures to be up to 35 feet high (Saunders County currently limits accessory structures at 25 feet). An accessory dwelling unit – for family members, farmworkers, rent/lease situations, or simple guest quarters – would be a permitted use within the Transitional Agriculture zone. While you would need to obtain a building permit and all necessary approvals from the City, our office on Vine Street is minutes away from the property, so a long drive to the courthouse in Wahoo would no longer be necessary.

For more information, please contact the City's Community Planner, Robert Costa, by telephone at 402-625-2112 (ext. 5) or by e-mail [rcosta@cityofyutan.com].

Before any decision is made, we want to hear from you! An opportunity to comment will occur during the meetings noted below. If you are unable to attend the meetings, written comments can be sent to Mr. Costa by e-mail, dropped off at the City Offices, or mailed to P.O. Box 215 in Yutan (ZIP: 68073). All comments received will be forwarded to the City Council for their consideration.

PLANNING COMMISSION:

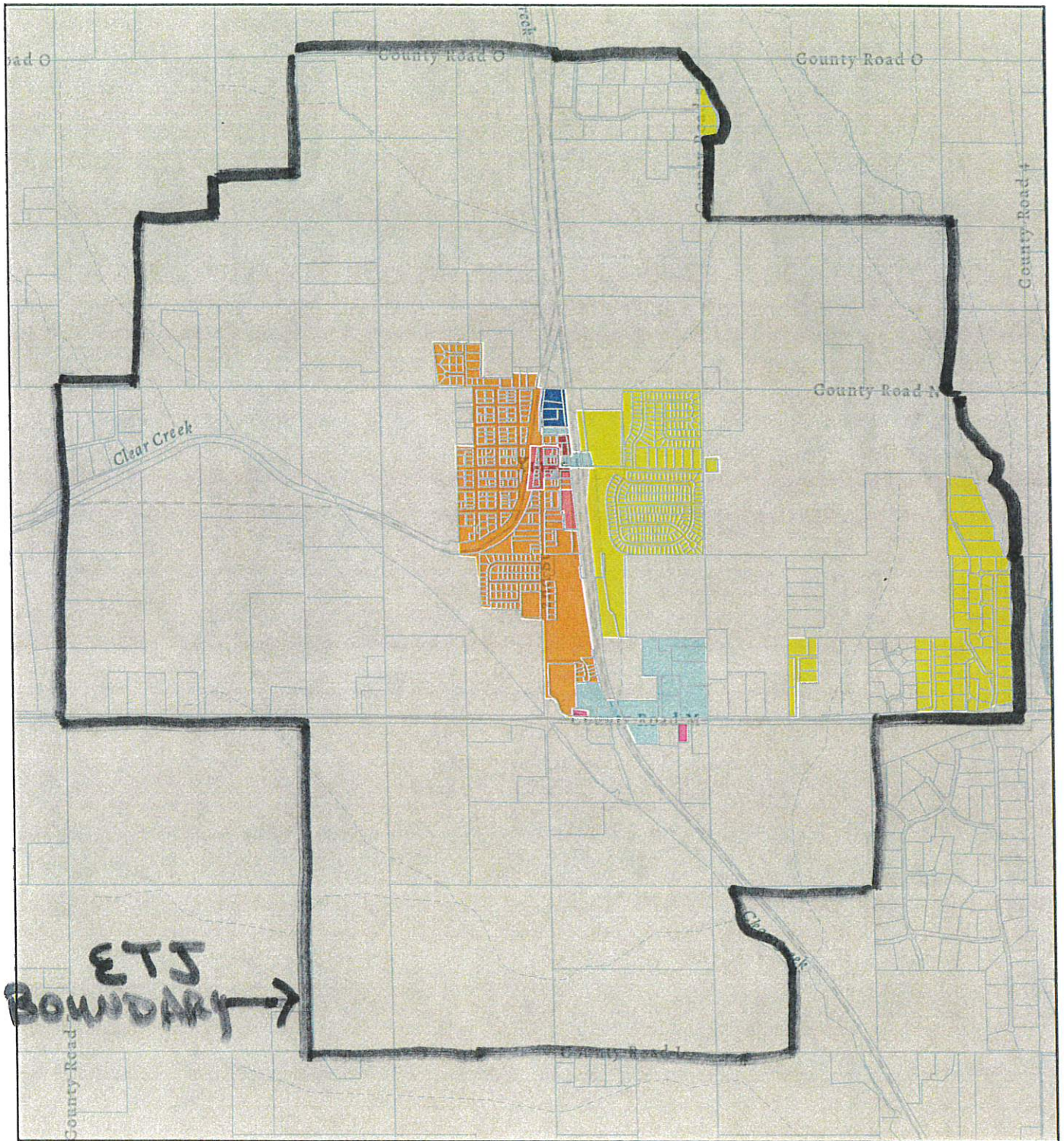
TUES, OCTOBER 14, 2025, at 7:00 PM

CITY COUNCIL:

TUES, OCTOBER 21, 2025, at 7:00 PM

ATTACHMENT 3

OFFICIAL ZONING MAP (PROPOSED)

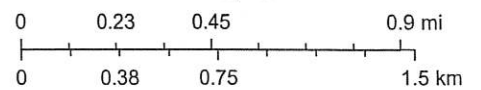


10/10/2025

 TaxParcels2024 - Statewide Parcels 2024

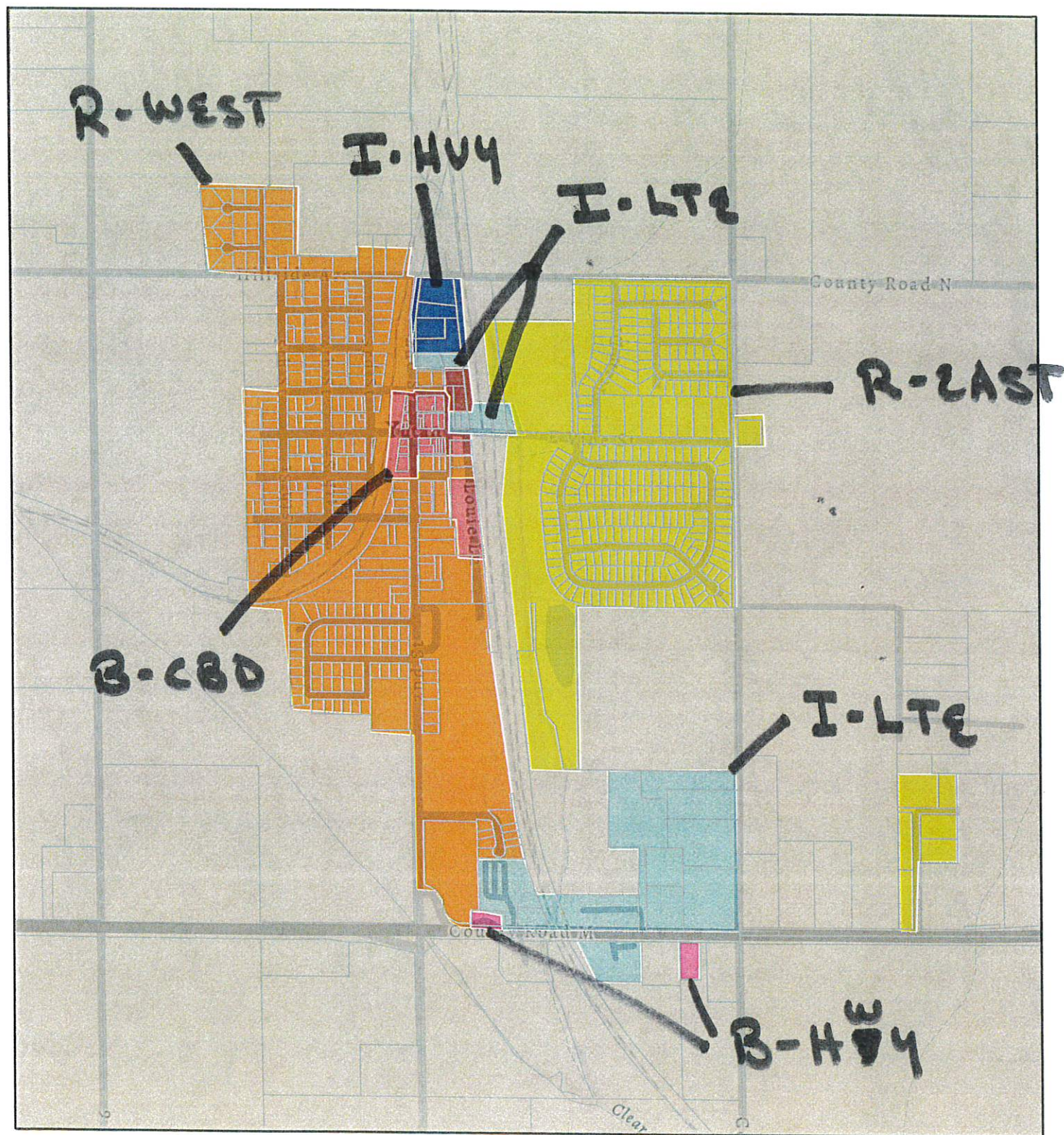
World_Hillshade

1:36,183



Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

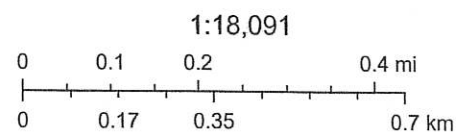
OFFICIAL ZONING MAP (PROPOSED) - CITY CLOSEUP



10/10/2025

 TaxParcels2024 - Statewide Parcels 2024

World_Hillshade



Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Memorandum

To: Mayor and City Council
From: Brandy Bolter, City Clerk/Treasurer
Date: 10/1/25
Re: Funds for Concessions Stand

Funds are needed to be delegated for the construction of a new concession stand at the Hayes ballfields.

Recommended Action Item - Seeking a motion and a second to approve an amount designated for the construction of a new concessions stand at Hayes.

Memorandum

To: Mayor and City Council
From: Brandy Bolter, City Clerk/Treasurer
Date: 10/1/25
Re: Audit Agreement

Ortmeier and Associates has sent their agreement letter for approval from the Mayor and City Council to proceed with the 24-25 Fiscal Year Audit.

Recommended Action Item - Seeking a motion and a second to approve the agreement for the 24-25 Fiscal year Audit

ORTMEIER CPA P.C.
CERTIFIED PUBLIC ACCOUNTANT

1835 E. Military Avenue · Suite 121 · Fremont, Nebraska 68025

Telephone & Fax (402) 721-4224

September 24, 2025

City of Yutan, NE
Yutan, Nebraska

I am pleased to confirm my understanding of the services I am to provide the **City of Yutan** for the year ended **September 30, 2025**.

Audit Scope and Objectives

I will audit the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units (if applicable), each major fund, and the aggregate remaining fund information, and the disclosures, which collectively comprise the basic financial statements of the **City of Yutan** as of and for the year ended **September 30, 2025**. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), to supplement the **City of Yutan's** basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, I will apply certain limited procedures to the **City of Yutan's** RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. I will not express an opinion or provide any assurance on the information because the limited procedures do not provide me with sufficient appropriate evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited:

- 1) Schedule of Receipts, Disbursements, and Fund Balance-Cash Basis-Budget and Actual

I have also been engaged to report on supplementary information other than RSI that accompanies the **City of Yutan's** financial statements. I will subject the following supplementary information to the auditing procedures applied in my audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with GAAS, and I will provide an opinion on it in relation to the financial statements as a whole [in a separate written report accompanying our auditor's report on the financial statements OR in a report combined with our auditor's report on the financial statements]:

- 1) Schedule of Expenditures of Federal Awards (if applicable)

In connection with my audit of the basic financial statements, I will read the following other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, I conclude that an uncorrected material misstatement of the other information exists, I am required to describe it in my report.

1) Combining Schedule of Component Units (if applicable)

The objectives of my audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor's report that includes my opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP; and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

Auditor's Responsibilities for the Audit of the Financial Statements

I will conduct my audit in accordance with GAAS and will include tests of your accounting records and other procedures I consider necessary to enable me to express such opinions. As part of an audit in accordance with GAAS, I exercise professional judgment and maintain professional skepticism throughout the audit.

I will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. I will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. I will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because I will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by me, even though the audit is properly planned and performed in accordance with GAAS. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, I will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to my attention. I will also inform the appropriate level of management of any violations of laws or governmental regulations that come to my attention, unless clearly inconsequential. My responsibility as an auditor is limited to the period covered by my audit and does not extend to any later periods for which I am not engaged as an auditor.

I will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

My procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. I will also request written representations from your attorneys as part of the engagement.

I may, from time to time and depending on the circumstances, use third-party service providers in serving your account. I may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, I maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, I will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and I will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that I am unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, I will remain responsible for the work provided by any such third-party service providers.

My audit of the financial statements does not relieve you of your responsibilities.

Audit Procedures—Internal Control

I will obtain an understanding of the government and its environment, including the system of internal control, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for my opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, I will express no such opinion. However, during the audit, I will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

I have identified the following significant risk(s) of material misstatement as part of our audit planning:

Significant risks include management override of controls, and GAAS presumes that revenue recognition is a significant risk. Accordingly, I have considered these as significant risks.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, I will perform tests of the **City of Yutan's** compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of my audit will not be to provide an opinion on overall compliance and I will not express such an opinion.

Responsibilities of Management for the Financial Statements

My audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with accounting principles generally accepted in the United States of America with the oversight of those charged with governance. Management is responsible for making drafts of financial statements, all financial records, and related information available to us; for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers); and for the evaluation of whether there are any conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for the 12 months after the financial statements date or shortly thereafter (for example, within an additional three months if currently known). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that I may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom I determine it necessary to obtain audit evidence. At the conclusion of my audit, I will require certain written representations from you about the financial statements and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to me in the management representation letter that the effects of any uncorrected misstatements aggregated by me during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing me of your knowledge of any allegations

of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws and regulations.

You are responsible for the preparation of the supplementary information in conformity with accounting principles generally accepted in the United States of America (GAAP). You agree to include my report on the supplementary information in any document that contains, and indicates that I have reported on, the supplementary information. You also agree to. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Other Services

I will also prepare the financial statements of the **City of Yutan** in conformity with accounting principles generally accepted in the United States of America based on information provided by you.

I will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. I, in my sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities for the financial statement preparation services and any other nonattest services I provide; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

Engagement Administration, Fees, and Other

I understand that your employees will prepare all cash, accounts receivable, or other confirmations I request and will locate any documents selected by me for testing.

The audit documentation for this engagement is the property of **Ortmeier CPA, P.C.**, and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to the Nebraska State Auditor's Office or its designee. I will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of **Lindsay Anderson, CPA** personnel. Furthermore, upon request, I may provide copies of selected audit documentation to the Nebraska State Auditor's Office or its designee. The Nebraska State Auditor's Office or its designee may intend or decide to distribute the copies or information contained therein to others, including other governmental agencies.

Ric Ortmeier is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it. I expect to begin our audit in October 2025, and to issue reports no later than March 31, 2026.

My fee for services will be at my standard hourly rates plus out-of-pocket costs (such as report reproduction, word processing, postage, travel, copies, telephone, confirmation service provider fees, etc.) except that I agree that my gross fee, including expenses, will not exceed **\$19,000** and does not include a Single Audit. My standard hourly rates vary according to the degree of responsibility involved and the experience level of the personnel assigned to your audit. My invoices for these fees will be rendered each month as work progresses and are payable on presentation. In accordance with my firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If I elect to terminate my services for nonpayment, my engagement will be deemed to have been completed upon written notification of

termination, even if I have not completed my report. You will be obligated to compensate me for all time expended and to reimburse me for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, I will discuss it with you and arrive at a new fee estimate before I incur the additional costs.

Reporting

I will issue a written report upon completion of my audit of **the City of Yutan's** financial statements. My report will be addressed to Mayor and Council Members of the **City of Yutan**. Circumstances may arise in which my report may differ from its expected form and content based on the results of my audit. Depending on the nature of these circumstances, it may be necessary for me to modify my opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to my auditor's report, or if necessary, withdraw from this engagement. If my opinions are other than unmodified, I will discuss the reasons with you in advance. If, for any reason, I am unable to complete the audit or are unable to form or have not formed opinions, I may decline to express opinions or withdraw from this engagement.

I appreciate the opportunity to be of service to the **City of Yutan** and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let me know. If you agree with the terms of our engagement as described in this letter, please sign the attached copy and return it to me.

Very truly yours,



Lindsay Anderson, CPA
Ortmeier CPA, P.C.

RESPONSE:

This letter correctly sets forth the understanding of the **City of Yutan**.

Management signature: _____

Title: _____

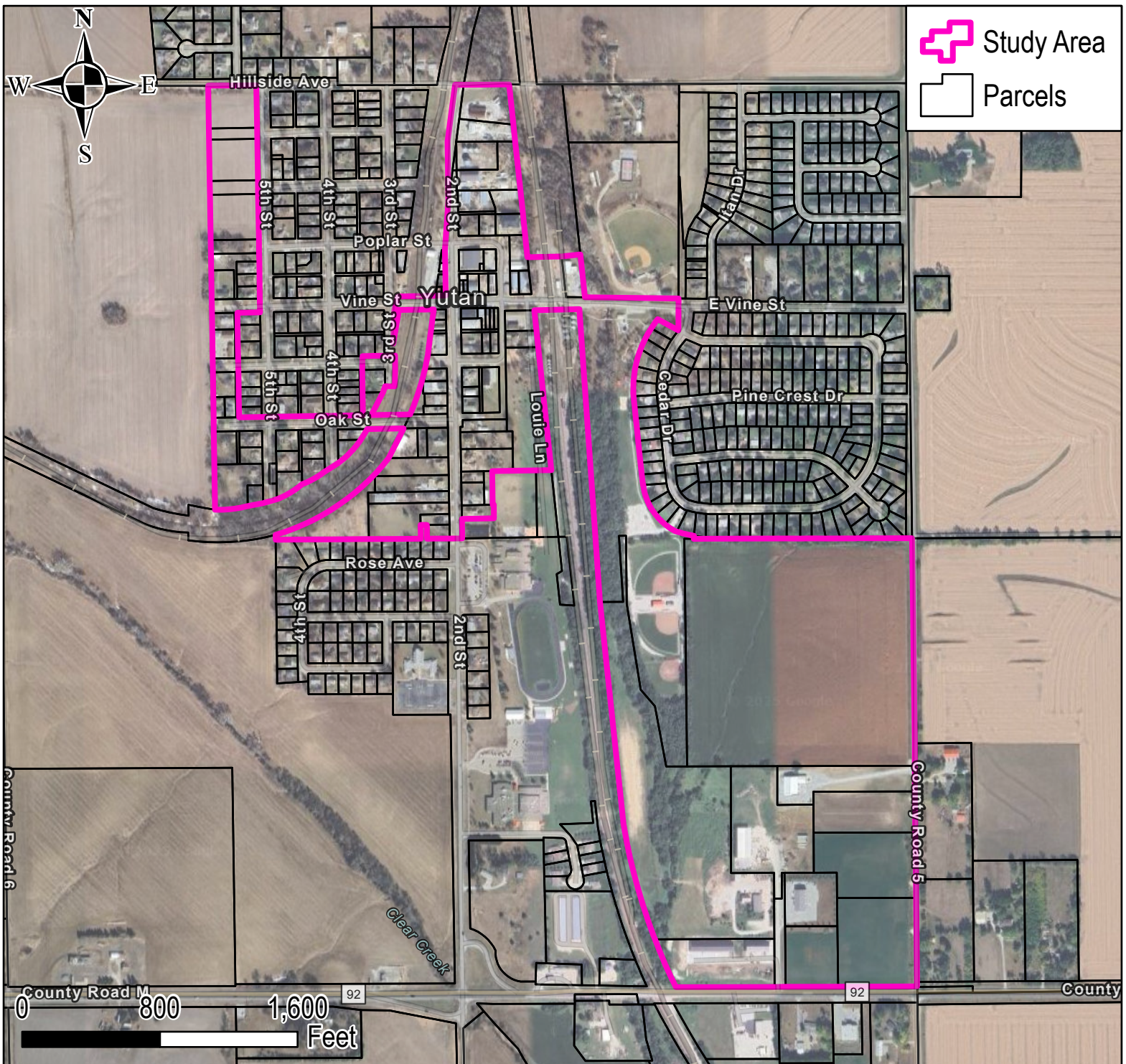
Date: _____

Memorandum

To: Mayor and City Council
From: Brandy Bolter, City Clerk/Treasurer
Date: 10/1/25
Re: Blight Study

Jeff Ray conducted a blight study to adjust the blighted area that is currently in place for TIF Funds.

Recommended Action Item- N/A



JEO CONSULTING GROUP

Created By: J. Ray; N. Schroeder

Date: October 2025

Software: ArcGIS Pro 3.5

File: R251557.00

City of Yutan, NE

Yutan West Blight Study Area

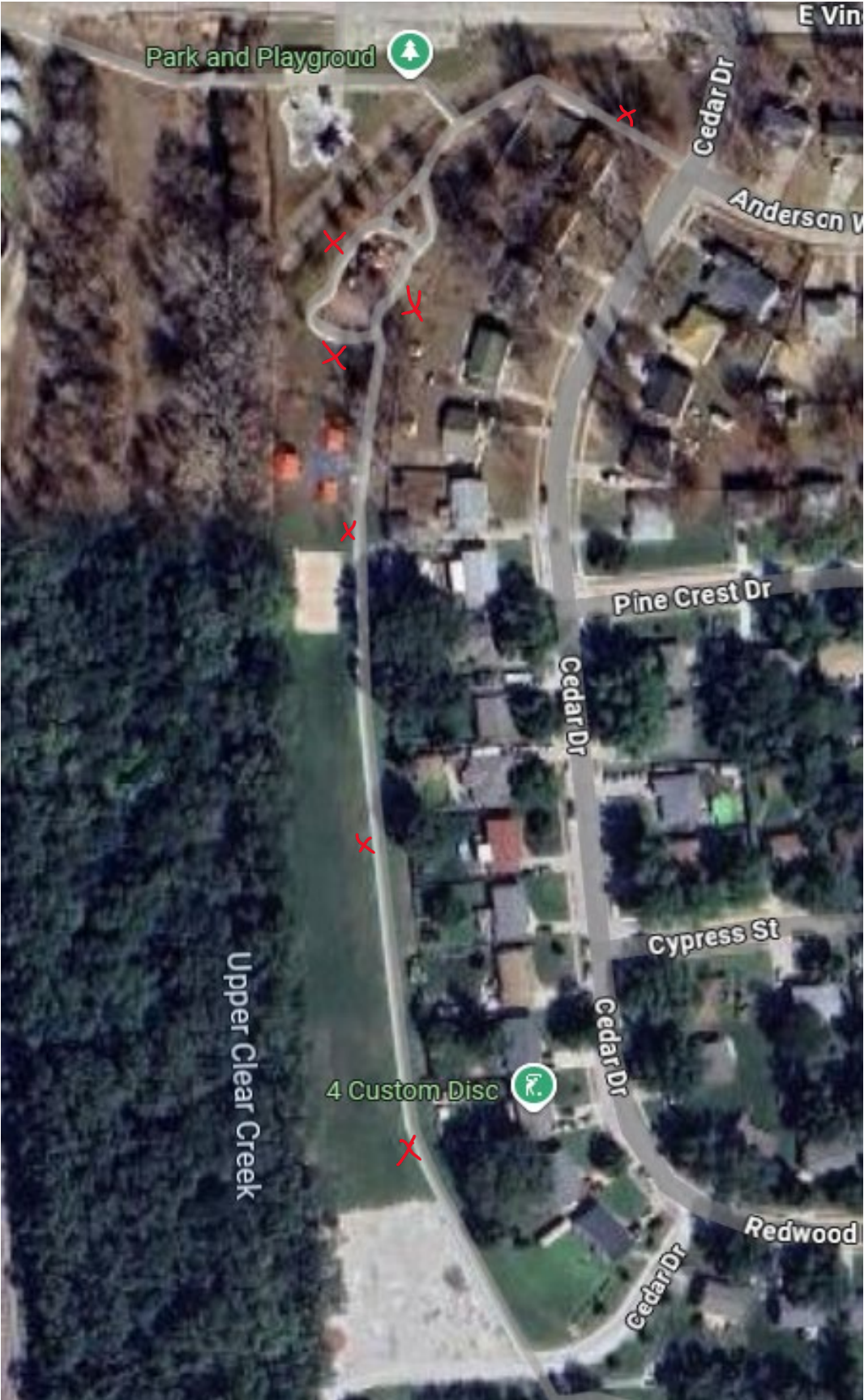
This map was prepared using information from record drawings supplied by JEO and/or other applicable city, county, federal, or public or private entities. JEO does not guarantee the accuracy of this map or the information used to prepare this map. This is not a scaled plat.

Memorandum

To: Mayor and City Council
From: Brandy Bolter, City Clerk/Treasurer
Date: 10/1/25
Re: Benches

Councilmember Brett Lawton has found a few places that would be nice to place benches along the walking trail. He also has marked a few that would be nice to place around the Pickle Ball court.

Recommended Action Item- N/A





Yutan Public Library Board Minutes

Tuesday, October 6, 2025 at 7:00 PM Location: Yutan Public Library

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

1. Call to Order:

a. The meeting was called to order by President Lynn Hapke at 7:05 PM. She advised the Open Meeting Act is posted on the east wall. The front door was left unlocked for visitors to enter.

2. Roll Call:

Lynn Hapke, Alicia Archer, Jane Scott, Mary Kay Arp and Mary Jo Robinson

Absent: none

Also present: Director Laurie Van Ackeren

3. Visitors: none

4. Approval of September Minutes (Minutes were available for inspection)

a. Motion to approve September Minutes was made by Archer, seconded by Arp Yeas – Hapke, Archer, Scott, Arp and Robinson Motion carried 5-0

5. Open Discussion from the public: No Visitors

6. Presentation from Guests: No Guests

7. Approval of September Financial Claims

a. Motion to approve September Financial Claims was made by Arp, seconded by Scott Yeas – Hapke, Archer, Scott, Arp and Robinson Motion carried 5-0

8. Directors Report:

a. Stats for September

Fines \$.20 Country Cards \$ 40.00

b. Circulation Statistics

Check outs – 445 (410)

Member amount saved - \$ 6,045.17 (5,503.19)

Over Drive / Libby checkouts - 232 (246)

Patron visits – Adults 220 (210) Juv 113 (111) Total 333 (321)

Coffee Time – 11 average (10)
Adult Book Club – 7 (9)
After School Program – Average 2
Toddlers – Average 16
Adult DIY Craft Time – Average 1
Saturday Story Time – Average 4
Libby Class – 0
Hair Bow Class - 0

Checked out : Story Time Bags 3 and Experience Kits 5
Home Deliveries: 3

9. Discussion Items:

- a. The ceiling has been repaired, but the bench has not been painted.
- b. A past due notice was received from Culligan due to late payment by the City
- c. Laurie created a new Welcome to the Library letter for people moving to Yutan

10. Upcoming Events

- a. Laurie and Barb will conduct a game at Pumpkins in the Park October 11th
\$200 was received from the Library Foundation for prizes
- b. Laurie will be attending the Nebraska Library Association Conference in York
October 22,23, and 24th
- c. Toddler Time Halloween Party October 29th
- d. Soap Making Class will be offered October 30th

11. Action Items:

- a. Mary Kay Arp submitted her resignation. It was regrettably motioned to accept her resignation by Hapke, seconded by Archer Yeas – Hapke, Archer, Scott, Arp and Robinson Motion carried 5-0

12. Adjournment:

- a. Motion to Adjourn at 7:40 PM by Robinson, seconded by Hapke Yeas - Hapke, Archer, Scott, Arp and Robinson Motion carried 5-0

The next regular Library Board Meeting will be November 3, 2025 at 6:30 PM

Respectfully submitted
Mary Jo Robinson, Secretary

The City of Yutan Police Department

P.O. Box 215, 112 Vine Street

Yutan, Nebraska 68073

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

September 2025 Activity October 2025 Meeting

Calls for Service	3
Stops	4
Warning Tickets	4
Traffic Citations Issued	0
Driver License Pick up	0
Traffic Arrest (DUI etc.)	0
Alcohol Citation	0
Drug Citations	0
Criminal Citation	0
Warrant Attempts	0
Misdemeanor Arrest	0
Felony Arrest	0
Search Warrants	0
Motor Vehicle Accident	0
Investigations	3
HHS Intakes	1
EPC / Self Committal	1
Assist another agency	1
Fire Department Assist	1

Business Checks

YUTAN	100
MEAD	116

<u>Yutan patrol hours</u>	140
<u>Mead patrol hours</u>	28

Citizens assist.	0
City Ordinance Violations	0
Towed Vehicles	0
Animal Neglect	0
Parking Citations	0
Open Doors	0
Parking Warnings	0
Vehicle Searches	0
Alarm Calls	0
UTV/ATV Inspections	0

School and Community Engagement

Officers conducted preliminary breath testing for both Yutan and Mead Homecomings. Officers present at both Yutan and Mead Homecoming Football Games

CITY OF YUTAN MAINTENANCE DEPARTMENT MONTHLY REPORT

SEWER DEPARTMENT

1. Lagoon discharge sample taken October 6th.
2. Lagoon discharge sample results received October 13th, began discharge.
3. Power wash wet well lift station
4. Met Trevor Breeling from JEO at lift station to get a better understanding on how effluent flow should be recorded to get a more accurate reading of waste water being pumped to lagoons.
5. Burnt tree pile.

STREET DEPARTMENT

1. Replaced worn and damaged street signs
2. Filled pot holes
3. Replaced fuel pump on skid steer
4. Replaced hose on street sweeper

NEXT MONTH

1. Locate and add curb stops to GIS map in ITAN
2. Paint wells
3. Cut trees at lagoons
4. Street sweep after leaves have fallen off trees.
5. Prep and inspect all snow removal equipment
6. Winterize splash pad and baseball fields

MEMORANDUM

FROM: Robert Costa, Community Planner
TO: City Council & Mayor of Yutan, Nebraska
DATE: October 16, 2025
SUBJECT: **Community Planner's October 2025 Report**

The League of Nebraska Municipalities continues its work crafting priorities for the next Legislative Session. On behalf of the City, I submitted a statutory amendment that would allow a second-class City Council to have a mixture of at-large and by-ward members, which has been gaining traction.

In addition to finalizing the zoning draft this month, I been familiarizing myself with the opportunities – and responsibilities – related to the federal Community Development Block Grant (CDBG) program, which was previously used to help fund creation of the City's Economic Development Plan.

I should have the floodplain management code drafted and ready for review/recommendation by the Planning Commission for ordinance readings by the Council in November. We also expect to look at the City's Zoning Board of Adjustment next month.

As we initiate public review of the new zoning code *and* the floodplain management code, I will be working on a list of next year's projects and priorities. I stated in my last report that those projects could include review of our:

- Subdivision regulations,
- Non-residential building code,
- Comprehensive plan, and
- Economic development plan.

A number of other projects can be pursued, depending on our priorities. Please come talk to me if you want to discuss those priorities as we continue planning for Yutan's future.

Thanks for your service!

City Administrator Report to the Yutan City Council

Date: October 16, 2025

1. Water Infrastructure: Water Tower Maintenance Discussion

On **September 23, 2025**, Mayor Thompson, Luke, and I held a preliminary discussion with representatives from **McGuire Iron** regarding future maintenance options for the city water tower.

- **Urgency:** The water tower will require a full repaint within the next couple of years.
- **Cost Estimate:** The initial cost for a full painting project is anticipated to **exceed \$200,000**.
- **Intermediate Option:** McGuire Iron suggested that a thorough **power washing** of the tower could temporarily extend its lifespan by approximately **three years** before a full repaint is necessary.

• Public Safety: Mass Casualty Event Planning

Mayor Thompson and I participated in a **Zoom meeting with BlueCell** to review the plans for the upcoming **Mass Casualty Event** training exercise scheduled for **November 5th**.

- **Status:** Final preparations for the exercise are currently being made.
- **Action:** We will continue to coordinate with BlueCell and relevant departments to ensure all logistical and safety measures are finalized for a successful and valuable training experience.

3. Parks & Recreation: Hayes Fields Concession Facility

A productive meeting was held with several **local contractors** to discuss the proposed new concession facility at Hayes Fields.

- **Scope:** The discussion focused on the necessary **demolition** of the current structure and the subsequent **construction** timeline and requirements for the new facility.
- **Next Steps:** We will compile bids and project timelines based on the input received from the contractors to bring a detailed proposal to the Council.

4. City Fleet Maintenance: City Staff Dodge Charger

The Dodge Charger utilized by **City Staff** was identified as having **oil contamination in its water/cooling system**.

- **Investigation:** The origin of the oil in the water system is currently **unknown**. A thorough inspection revealed **no definitive internal contamination source** (such as a head gasket leak) was detected, and no external leaks were found.

5. Facilities Update: Astro Pavilion Completion and Donation

The construction of the new pavilion, completed by **Astro**, has been finalized.

- **Project Completion:** The pavilion is now complete and ready for use.
- **Generous Donation:** Astro has graciously offered to **donate the materials and labor** to install a **metal ceiling** for the pavilion, which will enhance its durability and appearance. We are accepting this donation.

6. Personnel Matters: Staff Evaluations

Before the next scheduled City Council meeting, I will be completing the annual evaluations for:

- All full-time staff members.
- The Police Chief.