

Agenda  
Yutan City Council  
Tuesday, February 17th, 2026  
7:00 P.M. – Yutan City Hall  
112 Vine Street, 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 January 20th, 2026 Regular Meeting  
b. Treasurer's Report  
c. 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) Presentations from Guests**  
a. Alyson Pedro from Ric Ortmeier and Associates-City of Yutan Annual Audit Presentation
- 4) Ordinances and Public Hearings**  
a. Ordinance 819-Utility Rates  
i. Staff Reporting  
ii. Public Hearing  
iii. Ordinance 819
- 5) Resolutions**  
a. Resolution 2026-1 Appointing Terry Luthy II as Chief of Police  
b. Resolution 2026-2 Mutual Finance Organization  
c. Resolution 2026-3 De-Blight Current Blighted Area  
d. Resolution 2026-4 Authorizing the Investment and Automatic Renewal of Surplus Municipal Funds

- 6) Other Action Items**
  - a. Acceptance of the FY 24-25 Audit
  - b. Floodplain code correction
  
- 7) Discussion Items**
  - a. City Sales Tax
  - b. Removal of trees by Railroad and Creek
  - c. Sprinklers on Hayes Field 3
  
- 8) Supervisor Reports**
  - a. Library Director
  - b. Water & Parks
  - c. Sewer & Street
  - d. Police Chief
  - e. Community Planner
  - f. City Clerk
  - g. City Administrator
  
- 9) Items for Next Meeting Agenda**

**Meeting Adjourned**

**NEXT MEETING DATES**

**Planning Commission- March 10th, 2026, 7:00 P.M.**

**City Council Meeting-March 17th, 2026, 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.

Yutan City Council  
Tuesday, January 20th, 2026  
7:00 p.m. Yutan City Hall

EXTRACT FROM MINUTES OF A REGULAR MEETING OF THE MAYOR AND CITY COUNCIL OF THE CITY OF YUTAN, IN THE COUNTY OF SAUNDERS, STATE OF NEBRASKA HELD AT THE CITY OFFICE IN SAID CITY ON THE 20TH DAY OF JANUARY 2026, AT 7:00 p.m.

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

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

**1) Consent Agenda**

- a. Approve Minutes of the December 16th, 2024 Regular Meeting
- b. Approve Minutes of the January 9th, 2026 Special Meeting/Awards Dinner
- c. Treasurer's Report
- d. **Claims-ARCS-LLc \$4,210.61, BCBS \$2,585.05, Bomgaars \$32.97, Capital Business Systems, Inc. \$368.04, Cardmember Services \$2,123.04, Column Software PBC \$147.75, Concentra/Occupational Health Care \$104.00, Cubby's \$411.21, Culligan \$197.25, CW Electrical Contracting \$1,182.72, DataShield \$61.67, Double K Farms \$6,112.14, DropIns Portables \$107.00, Eakes \$571.00, EFTPS-Federal Payroll Taxes \$11,674.04, Engel, Vicki \$135.00, Grainger \$190.35, Guardian \$42.50, Hometown Leasing \$69.74, JJM Enterprises \$1,598.33, J.P. Cooke Company \$105.95, Konecky Oil Company \$205.00, Lowes \$743.03, Luthy II, Terry \$1,889.33, MUD \$376.93, Mid-States Organized Crime \$100.00, NE. Dept. of Labor \$17.49, NE. Dep. of Revenue Charitable Gaming \$3,727.84, NE. Dept. of Revenue \$5,743.01, Nebraska Public Health Environmental Lab \$46.00, NMC \$451.52, One Call Concepts, Inc. \$1.64, OPPD \$5,966.10, Pitney Bowes Purchase Power \$603.75, Road Runner Transportation LLC \$415.00, The Lincoln National Life Insurance Company \$392.42, U.S. Cellular \$106.83, Verizon Business \$40.01, Water Engineering \$45.55, Zoom Drain \$950.00. Total w/o Payroll \$52,856.32, Payroll \$38,272.46, Total w/Payroll \$91,128.78.**
  - i. A motion to approve the consent agenda was made by Lawton and seconded by Mach. Upon roll call vote was as follows: YEAH: Lawton, Schimenti, Mach, Smith. NO: None, Motion Carried.

**2) Open Discussion from the Public**

- a. Lindsey Nelson-spoke about the utility rate increase.

### 3) **Presentation From Guests**

- a. Annual Report for the Yutan Public Library-Dawn Ford presented the libraries annual report for the Yutan Public Library.

### 4) **Public Hearings**

- a. Ordinance 816-Zoning Code Revision (Third Reading)
  - i. Staff Reporting-Costa presented the third reading of Ordinance 816-Zoning Code Revision and that he believes that it is ready to go. Costa did state that with how the zoning code revision went that the floodplain provisions were removed from the code. Costa commented that the floodplain provisions are attached to the communities participation within the National Floodplain Insurance Program. Costa is presenting the floodplain code within an ordinance of its own for if we do not address the floodplain our participation will lapse, which means rates for floodplain insurance will increase and become harder to obtain. Which is one of the benefits of participating in the floodplain insurance program. Councilmember Smith had a question about perimeter fencing for businesses. Costa addressed Smith's question about perimeter fencing above six feet, that previously they would need to go through a conditional use review. With this revision, fences do not require a permit, but we've installed recommended or guided heights for fences rather than strict dictation and prohibitions. Councilmember Smith had another question about wind energy systems and where they are permitted. Costa stated that he believes that they are only allowed within Transitional Ag (TA), but would need more time to check into the light and heavy industrial areas. Councilmember Smith had one more question about satellite antennas and the maximum diameter being 10 feet and if we would want that, and if that was for under review if it is 10 feet and under? Costa stated that is correct and that satellite antennas are starting to fade out.
  - ii. Public Hearing Mayor Thompson opened the public hearing at 7:10 p.m.
    - 1. Lindsey Nelson asked if there is two different zoning for the eastern and western sides of town. Community Planner Costa stated that the difference between the two is primarily the setbacks. He went on to state that the standards for the western residential zoning district were adopted for what was previously known as R2, so it does allow for a little more density. The eastern zone primarily adapted the R1 standards, including all of the setbacks. R-West, as proposed, the setbacks there fit more of what the development patterns historically were. Costa stated another aspect of the zoning is trying to recognize the spot zoning that has occurred along second street. So under the new zoning if someone has property along second street within the R-West zoning district and they wanted to put up another plumbing shop or a small business that would have minimal impacts, they would have to come to the council for a conditional use permit. Nelson asked about what would happen if a new developer wants to build a new development would they have to base their zoning on their own covenants or would they fall into one of the existing zoning districts. Costa stated that it would be part of the

subdivision review process, but that it ultimately falls under the review of the council. Nelson asked about the change of accessory buildings and the height requirement. Costa stated that all buildings regardless of whether or not they're accessory or single-family residential, are going to be allowed the same max height, whether they are in R-West or R-East. Nelson asked if you could have a max height of 35 feet, regardless of whether it's your accessories or main dwelling, and if this was a new ordinance for code? Costa stated that 35 feet has always been the existing height within the zoning code and if you built a new home in any of those zoning districts, it could be 35 feet. Nelson believes that 35 feet is too high for an accessory structure and then asks about Itan Park and if they are allowed to have a 35 feet accessory structure or if it is handed the same way as R-West and R-East and that their covenants do not allow it. Mayor Thompson stated that there are no covenants within Itan.

2. Mayor Thompson closed the public hearing at 7:17 p.m.

- iii. Ordinance 816: A motion to approve the third reading and the passage of Ordinance 816-Zoning Code Revision was made by Lawton and seconded by Smith. Upon roll call vote was as follows: YEAH: Schimenti, Mach, Smith, Lawton. No: None, Motion Carried.

**b. Ordinance 818-Floodplain Management Code (First Reading)**

- i. Staff Reporting-Costa stated that the regulations are required for the communities participation within the National Floodplain Insurance Program. The ordinance that is being presented is a combination of State and Federal code for managing floodplains. This is the base minimum in order for our participation within the program. The code presented has a few things that are written differently, but for the most part does not change from what we currently have in the books. The one change, which has to do with requirements for elevation on properties that actually do not have the floodplain measured. Basically what this means is that if one does not want to spend the money on engineering and review of their base flood elevation, they would have to go three feet above the natural grade of the land. The way that it is written in our current zoning is it's only two feet, so we're raising it by one foot. Costa mentioned that violations under this code were open. A lot of Nebraska communities are using \$100 per day as the violation number, which has been included with this ordinance.
- ii. Public Hearing-Mayor Thompson opened the public hearing at 7:22 p.m. Opened at 7:22, No comments were made. Mayor Thompson closed the public hearing at 7:23 p.m.
- iii. Ordinance 818-A motion to approve the first reading of Ordinance 818-Floodplain Management Code and to waive the next two readings was made by Smith and seconded by Schimenti. Upon roll call vote was as follows: YEAH: Mach, Smith, Lawton, Schimenti. NO:None, Motion Carried.

**c. Ordinance 819-Utility Rates (First Reading)**

- i. Staff Reporting-Administrator Oliva stated that the purpose of this is to cover the debt service for the two state revolving funds for the water and sewer projects that were completed within the last two to three years. It was also asked to phase this in over a period of time. Initially, in the first reading of the ordinance, have it set for a 24-month period on 12-month phases. It would be a

\$5.73 raise over each period, the first one would be effective upon passage, and then the second one would be 12 months after that, and then 24 months after the first one for the third phase. The way this was done, there were no adjustments at this time to the use per thousand gallons of water or sewer. Oliva stated that Councilmember Smith asked if we could include a fee for mailing out paper bills because it has become quite expensive to mail out paper bills with the postage and everything involved, so there has been a fee added in for that. If you choose electronic billing via email, it will be at no cost. We have also included a senior citizen relief program and initially have that setup for anyone that is 65 years and older that's the head of their household would get a 20% discount on their total bill. The tap fees for the water and sewer remain the same.

Administrator Oliva stated that the things that need to be discussed would be the implementation timeline, the base fees, whether we want to charge more for consumption charges and lower base fees; also, if we want to raise tap fees for sewer and water, and if you are okay with the senior relief discount. Mayor Thompson stated that he feels that 24 months is a bit of a continuous thing and feels that 12 may be better instead of two years. Oliva stated that the reasoning behind the 24 months was that there possibly could become other sources of income made available and then you could go back and suspend the increase. It was asked if we wanted to put a time limit on the senior citizen relief program and if there was if you were already in the program you could be grandfathered in.

- ii. Public Hearing-Mayor Thompson opened the public hearing at 7:31 p.m.
  - 1. Kevin Bradford asked about a military vet/disabled vet discount.. Administrator Oliva said that he would look into it.
  - 2. Mayor Thompson closed the public hearing at 7:33 p.m.
- iii. Ordinance 819-A motion to approve the first reading of Ordinance 819-Utility Rates was made by Schimenti and seconded by Mach. Upon roll call vote was as follows: YEAH:Smith, Lawton, Schimenti, Mach. NO: None, Motion Carried.

## **5) Other Action Items**

- a. Appointment of City Council President-
  - i. A motion to nominate Kyle Schimenti as City Council President was made by Lawton and seconded by Smith. Upon roll call vote was as follows: YEAH: Lawton, Schimenti, Mach, Smith. NO: None, Motion Carried.
- b. Correction to the appointment of Cody Cardin as the Street and Sewer Superintendent at the December 16th, 2025 meeting
  - i. Appointment of Cody Cardin to the Street Maintenance Department and Sewer Department- A motion to correct the appointment of Cody Cardin as the Street Maintenance Department and Sewer Department was made by Schimetni and seconded by Lawton. Upon roll call vote was as follows: YEAH: Schimenti, Mach, Smith, Lawton. NO: None, Motion Carried.
- c. Appointment of Jon Chittenden as alternate to the Planning Commission-A motion to appoint Jon Chittenden as the alternate to the Planning Commission was made by Smith and seconded by Lawton. Upon roll call vote was as follows: YEAH: Mach, Smith, Lawton, Schimenti. NO: None, Motion Carried.

**6) Discussion Items**

- a. The Morris family came to speak about the possibility of a car show to help raise awareness for suicide and kidney disease. Right now the initial date is May 31, 2026 and the timing would be from 2:00-5:00 p.m. with the ice cream cruise. They are expecting around 200 plus cars. Mayor Thompson spoke to Todd Baker with Gathering Place Church about using the parking lot, food trucks or anything else. Administrator Oliva stated that the sooner they can get us all of the information the better for insurance purposes and what may need to be picked up for additional insurance.

**7) Supervisor Reports**

- a. Library Director
- b. Water & Parks-Councilmember Schimenti asked about the blowing out of the hydrants and what the cadence is on that. Woster stated that Nebraska Rural Water will come in and exercise valves, with no cost to the city. That he tries to hit all hydrants within the year, time permitting. Mayor Thompson asked if on the GIS mapping if they are able to record what they are putting out. Woster stated that he is able to input data on everything that they have pin pointed. Councilmember Schimenti asked about the soccer fields and if there is any way to even out the field like they do the ballfields. Woster said that they could, and that we could look into different options. Kevin Bradford suggested using a different seed that would hold up better than the current seeding.
- c. Sewer & Street
- d. Police Chief
- e. Community Planner
- f. City Clerk
- g. City Administrator

**Meeting Adjourned-**A motion to adjourn at 7:49 pm was made by Lawton and seconded by Schimenti. Upon roll call vote was as follows: YEAH: Smith, Lawton, Schimenti, Mach. NO: None, Motion Carried.

**NEXT MEETING DATES**

**Planning Commission - February 10th 2026, 7:00 P.M.**

**City Council Meeting - February 17th, 2026, 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.

Matt Thompson, Mayor

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Brandy Bolter, City Clerk/Treasurer

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### Banking

Account #	Account Name	Balance
3377	General Checking	\$ 145,059.08
7727	General Money Market	\$ -
7948	Water Bill	\$ 111,535.36
7970	Sewer Account	\$ -
Total	Operating Funds(Liquid)	\$ 256,594.44
6578	Bond Fund	\$ 57,237.49
7725	Reserve Account	\$ 5,401.94
7959	Keno Checking	\$ 160,041.51
Total	Reserve Funds (Liquid)	\$ 222,680.94
3101	City of Yutan CD	\$ 206,904.25
*3103	City of Yutan CD	\$ 382,244.80
**5415	City of Yutan CD	-
Total	of CD Accounts	\$ 589,149.05
Total	Liquid Funds	\$ 479,275.38
Total	of all Funds	\$ 1,068,424.43

5469	Community Redevelopment	\$364,132.58
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Total Funds In all Accounts	\$ 1,432,557.01
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#### NOTE

- \* Used as colateral on 1st & Poplar Loan
- \*\* Used as colateral on Cedar Drive Loan

Date	2/12/26
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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	\$ 51,007.50	\$ 49,770.00	6578 Bond
2014	2014 Water Bonds	3/18/2014	\$ -	\$ -	6578 Bond
8325	Street Improvements	12/21/2021	\$ 535,284.48	\$ 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	\$ 485,868.95	\$ 100,021.46	Gen/CRA

50/50 split

	Balance	Yearly Obligation
Bond Obligation	\$ 51,007.50	\$ 49,770.00
Gen Fund Obligation	\$ 242,934.48	\$ 50,010.73
CRA Obligation	\$ 2,591,514.96	\$ 388,048.57
Water/Sewer Funds	\$ 1,513,784.69	\$ 76,135.61
Total Obligation	\$ 4,399,241.62	\$ 563,964.91



Vendor	Amount	Discription	Account	
ARCS	\$1,865.70	Police evidence computer and google workspace	10310, 11260	
Backlund Plumbing	\$2,375.00	Sewer Line Cleaning	90720	
Blue Cross Blue Shield	\$2,585.05	Health insurance for employees	2100H, 2100D	
Bromm, Lindahl, Freeman-Caddy & Lausterer	\$195.00	Council Meeting	10200	
Cardmember Services	\$1,799.53	Credit card	Multiple	
Column Software PBC	\$204.94	Local Publishing	10330	
Cubby's	\$801.66	Monthly Gas Expense	11240, 20240, 80240, 90240, 10260	
Culligan	\$100.50	Water and coolers	10260, 80260, 90260, 20260	
Drop Ins Portables	\$107.00	Toilet Rentals	104260	
Eakes	\$901.27	Doc. Mgt.	10310, 10260	
EFTPS-Federal Payroll Taxes	\$10,604.83	941 Employers Federal Tax	Multiple	
First State Bank	\$20.00	Safe Deposit Box	10260	
Guardian	\$42.50	Life and Disability insurance	10240	
Hometown Leasing	\$74.74	Copier Lease	10680	
Hydro Optimization & Automation Solutions, Inc.	\$369.25	Email to Text Message Notification/Email Relay 2026	80260	
JEO Consulting Group	\$2,257.50	Concession Stand and Fiber Optic Plan Review	806,309,063,010,830	
JustinCase Enterprises	\$930.00	Telehandler, Library roof repair, and snow removal	13150, 20700, 20090	
Lowe's	\$463.56	Street Supplies and Sewer Supplies	20260, 80260	
Menards	\$34.84	Cleaning Supplies for Office and park supplies	10260, 14260	
Metropolitan Utilities District	\$451.56	Shop gas utilities	20820	
Municipal Supply Inc.	\$4,671.97	3/4" Meters and couplings	80790	
NE Dept. of Revenue	\$2,214.11	Income Tax 501N and Form 10	80810, Multiple	
Nebraska Public Health Environmental Lab	\$533.00	Water Testing	80640	
Northwest Fence & Supply	\$4,200.00	Tube Slats for Pickleball	14340	
One Call Concepts, Inc.	\$3.28	Locate Fee	80270	
OPPD	\$6,270.85	Electrical Bill	Multiple	
Ortmeier Technical Service, Inc.	\$50,000.00	Generator	80900, 90900	
Pitney Bowes Purchase Power	\$256.27	Postage	10260, 80260, 90260	
Road Runner Transportation LLC	\$415.00	Monthly Garbage and an extra pickup for Yutan Days	20810	
The Lincoln National Life Insurance Company	\$392.49	Life and Disability insurance	10240	
Ty's Outdoor Power & Service	\$526.38	Parts for mowers	14260	
US Cellular	\$213.66	Police Cellphone and Tablet for public works	10080, 10090, 11080	
Verizon Business	\$40.01	Police Hotspot	11080	
Wilke Plumbing	\$425.00	Meter Replacements	80790	
Total w/o Payroll	\$96,346.45			
Payroll	\$31,867.19			
Total w/ Payroll	\$128,213.64			

# Memorandum

**To:** Mayor and City Council  
**From:** Brandy Bolter, City Clerk  
**Date:** 2/12/26  
**Re:** Audit Report

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Aylson Pedro from Ortmeier CPA and Associates will be presenting the City of Yutan FY 24-25 Annual Audit report.

**Action Item** - N/A

## Updated Executive Summary: Ordinance No. 819

**Purpose:** To update water and sewer service rates to meet new debt service requirements for DWSRF and CWSRF loans and to ensure long-term operational sustainability.

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### 1. Financial Justification

The City must address annual debt service payments totaling **\$76,139.61** (\$22,999.86 for water infrastructure and \$53,139.75 for sewer infrastructure). The proposed rate adjustments are designed to eliminate current operating deficits and ensure financial viability.

### 2. Phased Rate Implementation

To minimize the immediate financial impact on residents, the total combined monthly increase of **\$17.20** is currently proposed to be implemented in three equal increments of **\$5.73** over a 24-month period:

- **Phase 1:** Effective immediately upon passage.
- **Phase 2:** Effective 12 months after Phase 1.
- **Phase 3:** Effective 24 months after Phase 1.

### 3. Updated Rate Schedules (Within City Limits)

- **Water:** The minimum monthly rate is scheduled to transition from \$21.00 to a final rate of **\$27.15**. The consumption charge is set at **\$2.00 per 1,000 gallons**.
- **Sewer:** The minimum monthly rate is scheduled to transition from \$27.00 to a final rate of **\$38.05**. The consumption charge is set at **\$1.00 per 1,000 gallons** based on winter averages.

### 4. Billing & Delivery Policy

To promote administrative efficiency, the ordinance includes a new billing structure:

- **Electronic Billing:** Provided at **no cost** to the resident.
- **Mailed Paper Billing:** A **\$1.50 fee** per bill will be added to cover printing and postage costs.
- **Alternative:** Residents may pick up a paper copy at the City Office at **no charge**.

### 5. Resident Relief & Support

- **Senior Citizen Relief Program:** Residents age 65 and older are eligible for a **20% discount** on their total bill.
- **Tap Fees:** Water (\$687.50) and sewer (\$312.50) tap fees currently remain at existing levels.

## **6. Legislative Flexibility during Initial Readings**

Please note that during the first of the three required readings, the Council may propose and discuss adjustments to several key variables of this ordinance, including:

- **Implementation Timeline:** Modifying the 24-month phased schedule.
- **Base Fees:** Adjusting the flat monthly rates for water and sewer.
- **Consumption Charges:** Altering the price per 1,000 gallons for usage.
- **Tap Fees:** Revising the one-time connection fees.
- **Senior Discount:** Changing the percentage or eligibility requirements for the relief program.

## **ORDINANCE NO.**

**819**

**AN ORDINANCE OF THE CITY OF YUTAN, SAUNDERS COUNTY, NEBRASKA, TO AMEND AND UPDATE THE RATES OF WATER AND SEWER USAGE AND SERVICE TO ADDRESS NEW DEBT SERVICE REQUIREMENTS AND OPERATIONAL SUSTAINABILITY; TO PROVIDE FOR THE PHASING OF RATE INCREASES OVER A TWENTY-FOUR MONTH PERIOD; 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**, the Mayor and Council of the City of Yutan, Nebraska, have the authority to set and fix utility rates by ordinance;

**WHEREAS**, the City has obtained DWSRF and CWSRF loans for essential infrastructure, necessitating annual debt service payments of \$22,999.86 and \$53,139.75, respectively;

**WHEREAS**, the Mayor and Council deem it necessary to increase the water and sewer rate schedule to ensure financial viability and eliminate current operating deficits.

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

### **Section 1. Phased Rate Adjustment Schedule**

To ease the transition for residents, the total combined monthly rate increase of \$17.20 (consisting of \$12.20 for debt service and \$5.00 for infrastructure fees) shall be implemented in three equal increments of \$5.73 (rounded to the nearest cent) over a 24-month period.

- **Phase 1 (Initial Increase):** Effective the first day of the month following the passage of this Ordinance.
- **Phase 2 (Mid-Point Increase):** Effective twelve (12) months after the Phase 1 increase.
- **Phase 3 (Final Increase):** Effective twenty-four (24) months after the Phase 1 increase.

### **Section 2. Water Usage Rates (Within City Limits)**

The water rates shall be adjusted as follows to reach the final minimum monthly rate of \$27.15:

Rate Component	Current	Phase 1	Phase 2	Phase 3 (Final)
Base Rate	\$21.00	\$21.00	\$21.00	\$21.00
Debt Service	\$0.00	\$1.22	\$2.44	\$3.65
Infrastructure	\$0.00	\$0.83	\$1.66	\$2.50
<b>Total Min. Monthly</b>	<b>\$21.00</b>	<b>\$23.05</b>	<b>\$25.10</b>	<b>\$27.15</b>

- **Water Consumption Charge:** \$2.00 per 1,000 gallons, or fraction thereof.

### Section 3. Sewer Usage Rates (Within City Limits)

The sewer rates shall be adjusted as follows to reach the final minimum monthly rate of \$38.05:

Rate Component	Current	Phase 1	Phase 2	Phase 3 (Final)
Base Rate	\$27.00	\$27.00	\$27.00	\$27.00
Debt Service	\$0.00	\$2.85	\$5.70	\$8.55
Infrastructure	\$0.00	\$0.83	\$1.67	\$2.50
<b>Total Min. Monthly</b>	<b>\$27.00</b>	<b>\$30.68</b>	<b>\$34.37</b>	<b>\$38.05</b>

- **Sewer Consumption Charge:** \$1.00 per 1,000 gallons of water usage, based on the average usage from the previous January, February, and March.

### Section 4. Senior Citizen Relief Program

- A discount program is established to mitigate the impact of the rate hike for residents age 65 and older.
- **Proposed Discount:** 20% off the total bill.
- **Effect:** This discount is intended to effectively offset the rate increase for participating senior citizens.

### Section 5. General Provisions

- **Tap Fees:** Water tap fees remain \$687.50; sewer tap fees remain \$312.50.
- **Severability:** If any part of this Ordinance is found invalid, the remainder shall remain in effect.
- **Repealer:** Ordinance No. 754 and all other conflicting ordinances are hereby repealed.

### Section 6. Billing and Delivery

- **Electronic Billing:** Billing will be provided electronically at no cost.

- **Mailed Paper Copies:** Residents receiving a mailed paper copy of their bill will be assessed an additional \$1.50 per billing cycle for associated costs.
- **Office Pickup:** A paper copy of the bill may be obtained at the City Office at no charge.

### **Section 7. Effective Date**

This Ordinance shall be in full force from and after its passage, approval, and publication as required by law.

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**PASSED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.**

**CITY OF YUTAN, NEBRASKA**

**By: \_\_\_\_\_ Matt Thompson, Its Mayor**

**ATTEST: \_\_\_\_\_ Brandy Bolter, City Clerk**

**RESOLUTION NO. 2026-01**

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF YUTAN NEBRASKA, APPOINTING TERRY LUTHY II AS CHIEF OF POLICE AND DESIGNATING EVIDENCE OF EQUIVALENT INSURANCE IN LIEU OF INDIVIDUAL BOND.**

**WHEREAS**, a vacancy in the office of Chief of Police occurred on January 1, 2026, following the resignation of Chief Tim Hannan; and

**WHEREAS**, the Mayor has nominated **Terry Luthy II** to serve as the permanent Chief of Police for the City of Yutan, Nebraska; and

**WHEREAS**, Nebraska Revised Statute § 17-107 provides that the Mayor, by and with the consent of the City Council, shall appoint such a number of regular police officers as may be necessary; and

**WHEREAS**, Nebraska Revised Statutes § 11-104(2) and § 17-604 authorize a City of the Second Class to utilize "evidence of equivalent insurance" in place of individual official bonds for municipal officers; and

**WHEREAS**, the City is a member of the **League Association of Risk Management (LARM)**, which provides Law Enforcement Liability coverage for the City's officers;

**NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF YUTAN, NEBRASKA:**

1. **APPOINTMENT:** That the appointment of **Terry Luthy II** as the permanent Chief of Police is hereby confirmed and ratified effective immediately.
2. **INSURANCE DESIGNATION:** That the Law Enforcement Liability insurance coverage provided through LARM is hereby designated as the evidence of equivalent insurance for the faithful performance of the duties of the Chief of Police, in accordance with Neb. Rev. Stat. § 11-104.
3. **OATH OF OFFICE:** That the Chief of Police shall take and subscribe the Oath of Office required by Neb. Rev. Stat. § 11-101, and the City Clerk is hereby directed to file said signed Oath as a standalone permanent record of the City, noting the existence of equivalent insurance coverage.

**PASSED AND APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

**APPROVED:**

**Matt Thompson, Mayor**

**ATTEST:**

**Brandy Bolter, City Clerk**



**STATE OF NEBRASKA COUNTY OF SAUNDERS**

**OATH OF OFFICE**

I, **TERRY LUTHY II**, having been appointed to the office of **Chief of Police** for the City of Yutan, Nebraska, do solemnly swear that I will support the Constitution of the United States and the Constitution of the State of Nebraska, against all enemies, foreign and domestic; that I will bear true faith and allegiance to the same; that I take this obligation freely and without mental reservation or for purpose of evasion.

And I do further swear that I do not advocate, nor am I a member of any political party or organization that advocates the overthrow of the government of the United States or of this state by force or violence; and that during such time as I am in this position I will not advocate nor become a member of any political party or organization that advocates the overthrow of the government of the United States or of this state by force or violence. So help me God.

**Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20.**

**Brandy Bolter**

**City Clerk / Notary Public [Seal]**

## CHIEF OF POLICE EMPLOYMENT AGREEMENT (PART-TIME / HOURLY)

**THIS AGREEMENT** is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by and between the **CITY OF YUTAN, NEBRASKA**, a municipal corporation (hereinafter "City"), and **TERRY LUTHY II** (hereinafter "Employee").

### RECITALS

**WHEREAS**, the Mayor of the City of Yutan, **Matt Thompson**, has nominated Employee to serve as the part-time Chief of Police; and **WHEREAS**, the City Council of the City of Yutan has confirmed said appointment; and **WHEREAS**, the parties desire to establish a unique part-time structure for this office that differs from standard municipal roles;

**NOW, THEREFORE**, in consideration of the mutual covenants herein contained, the parties agree as follows:

### 1. ENTIRE AGREEMENT AND SUPERSEDING EFFECT

- **Merger Clause:** This Agreement constitutes the entire, final, and exclusive agreement between the City and the Employee. It **supersedes and replaces any and all prior agreements**, promises, or understandings, whether oral or written, regarding the Employee's employment or appointment with the City.
- **Handbook Conflict:** The parties acknowledge that the structure of this position (part-time, hourly, no benefits) is specifically designed for the current needs of the Yutan Police Department and **differs from the general position descriptions and benefit structures outlined in the Yutan Employee Handbook**. In the event of any conflict between the terms of this Agreement and the City Employee Handbook, the terms of **this Agreement shall control**.

### 2. DUTIES AND AUTHORITY

Employee shall serve as Chief of Police with the duties specified in Nebraska Revised Statutes and the Yutan Municipal Code. Employee shall work under the general direction of the Mayor and shall have the management and control of the Yutan Police Department.

### 3. WORK HOURS AND TIME TRACKING

- **Target Hours:** The City expects the duties to require an **average of fifteen (15) hours per week**.
- **Recording Time:** Employee shall maintain an accurate record of all actual hours worked. These records shall be submitted to the City Clerk/Treasurer for each pay period.
- **Non-Exempt Status:** Under the FLSA, this is a non-exempt position. If operational emergencies require the Employee to work in excess of forty (40) hours in a single workweek, the City shall pay overtime at a rate of 1.5 times the hourly rate.

### 4. COMPENSATION

- **Hourly Rate:** The City shall pay Employee an hourly rate of **\$43.76 per hour**.

- **Monthly Stipend:** In addition to the hourly rate, the City shall pay Employee a monthly stipend of **\$500.00**. This stipend is intended to compensate Employee for **administrative availability, on-call responsibilities, and the use of a personal cell phone for City business**. No further reimbursement for cell phone service or equipment shall be provided by the City.
- **Overtime:** For any hours worked in excess of forty (40) in a single workweek, Employee shall be compensated at 1.5 times the regular hourly rate, adjusted as required by the FLSA to include the value of the stipend.

## **5. NO BENEFITS**

As a part-time employee, Employee **shall not be entitled to receive any City-provided fringe benefits**, including health insurance, paid vacation, or sick leave, as may be described in the Employee Handbook for full-time personnel.

## **6. BONDING AND INSURANCE**

The City confirms that Employee is covered under the **League Association of Risk Management (LARM)** Law Enforcement Liability policy as "evidence of equivalent insurance" in lieu of an individual official bond per **Neb. Rev. Stat. § 11-104**.

## **7. TERMINATION AND REMOVAL**

- **Statutory Procedure:** Per Neb. Rev. Stat. § 17-107(3) and **Yutan Municipal Code § 1-301(C)**, the Chief of Police may be removed, demoted, or suspended at any time by the Mayor.
- **Appeal and Hearing:** Pursuant to **Yutan Municipal Code § 1-314**

**IN WITNESS WHEREOF**, the City of Yutan has caused this agreement to be signed by its Mayor and attested by its City Clerk.

**CITY OF YUTAN, NEBRASKA**

**Matt Thompson, Mayor**

**ATTEST:**

**Brandy Bolter, City Clerk**

**EMPLOYEE**

**Terry Luthy II**

# Memorandum

**To:** Mayor and City Council  
**From:** Brandy Bolter, City Clerk/Treasurer  
**Date:** 2/13/25  
**Re:** Resolution 2025-1 Mutual Finance Organization (M.F.O)

This resolution is one that we need to pass yearly stating that the City of Yutan does not fund the Yutan Fire Department and that they are a separate entity.

**FISCAL IMPACT:**

NA

**STAFF RECOMMENDATION:**

Seeking a motion and a second to approve Resolution 2025-1.

## DEAN HENRICHSON

236 Center Avenue, Box34  
Malmo Nebraska, 68040  
(402)-642-5709 Home  
(402)-443-2310 Cell  
westonfire1@nntc.net

January 12, 2026

Saunders County Mutual Finance Organization;

It's time for another MFO Application / MFO Resolution/MFO Fund Disbursement Report. We have been doing these Applications, Resolutions, and Disbursement Reports for 27 years. I am sending out the application and resolutions earlier this year due to the added amount of time last year's application took. Essentially your resolution you receive indicates you wish to participate in the MFO Application for 2026-2027, or your organization does not financially support the Fire Department with tax dollars mentioned on your resolution. Every Resolution I send out needs to be discussed at your regular meetings, and the signed resolution returned to me. I know there will be some new personnel seeing these documents for the first time. Please call me if you have questions. I have 28 resolutions I need back from entities that I send out. It took 9 months to get everything back for the application for 2025-2026. We used to do it in 5 months when there was a shorter deadline.

Please use my Resolution that I have sent to you/your entity. Several of you send me your amended version of your entities record or minutes which consist of several pages. This causes me a considerable amount more paperwork that I send to the 18 qualifying entities who receive funding. Please keep the approved resolution to one page.

- This year (2027) The Saunders County Mutual Finance Organization timeline for the application and MFO payouts due to Legislative Bill 1130. The MFO Application due date is September 20<sup>th</sup>.
- The first payout is January 20<sup>th</sup> 2027.
- The second payout period is May 20<sup>th</sup> 2027.
- This will be year number 2 of the 3 year Interlocal Cooperation Agreement. A MFO Organization Meeting will not be needed this year.
- I would appreciate it if all the resolutions/disbursement reports are returned to me by June 30, 2026.

One last request I have for everybody – please return your resolution in a timely manner. The final application from me to the State Treasurers Office is about 60 Pages total. One resolution holds this application up from being presented. One resolution held up the 2026 application with only a few days to spare. No time to have my numbers checked and rechecked. Luckily there were no problems. Thank You!

If you are new to the MFO process and need more information please feel free to call me at the numbers listed.

Dean Henrichson

Saunders County MFO Director

236 Center Avenue, Box 34

Malmo NE 68040

402-443-2310 Cell    402-642-5709 Home

[westonfire1@nntc.net](mailto:westonfire1@nntc.net)

RESOLUTION # 2026-2

**WHEREAS**, certain municipalities and fire protection districts located in Saunders County, Nebraska desire to enter into an Interlocal cooperation agreement for the creation of a Mutual Finance Organization pursuant to Legislative Bill 1120, 1998;

**WHEREAS**, the Interlocal Cooperation Agreement for a Mutual Finance Organization would be in the best interests of all participating members; and

**WHEREAS**, the members desire to enter into a written Interlocal Cooperation Agreement for a Mutual Finance Organization.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and City Council of the City of Yutan, Nebraska:

**Section 1.** The Mayor of the City Council of Yutan, Nebraska is merged for fire and rescue protection services with the Yutan Rural Fire Protection Dist. # 12 and their subdivision boundaries lie in shall not levy any property tax for the purpose of jointly funding the operations of all members of the Mutual Finance Organization and shall not have a board member:

**Section 2.** The Interlocal Cooperation Agreement for a Mutual Finance Organization shall not establish a separate legal entity, but rather shall be a joint and cooperative undertaking between the members and that a joint board shall be responsible for administering this joint and cooperative undertaking.

**Section 3.** All resolutions or parts of resolutions in conflict herewith are repealed.

**Passed and adopted** this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

**ATTEST:**

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Printed Name

TO: All Mayors and City Council Members, Village Board of Trustees, Rural  
Fire Protection District Board Members and Suburban Fire Protection  
District Board Members

FROM: Dean Henrichson, Director Saunders County Mutual  
Finance Organization

RE: Resolution and Interlocal Cooperation Agreement for a Mutual Finance  
Organization (M.F.O.)

DATE: January 12, 2026

Enclosed you will find a copy of the Interlocal Cooperation Agreement for a Mutual Finance Organization and the Resolution to approve, ratify and accept with regards to the M.F.O. Agreement.

**Every subdivision needs to set and hold a public meeting (as required by the Public Meeting Law) for the consideration of the Agreement. If your subdivision does not support your local fire department financially (as indicated by your approved agreement) the resolution sent to you needs to be considered and returned for there application for funding. The adopted resolution needs to be returned to Dean, no later than May 31, 2026.**

If you have any questions, you can call Dean at (402) 642-5709 or (402) 443-2310. Dean can assist you at your meeting.

**Return your resolutions to:**

**Dean Henrichson**  
**236 Center Avenue**  
**P.O. Box 34**  
**Malmo NE, 68040**

**Or email your paperwork to;**

**[westonfire1@nntc.net](mailto:westonfire1@nntc.net)**

## MEMORANDUM

**TO:** Yutan City Council

**FROM:** Bob Oliva, City Administrator

**DATE:** February 13, 2026

**SUBJECT:** Summary of Resolution Removing Blight and Substandard Designation (2013 Area)

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### Executive Summary

This memorandum provides an overview of the proposed resolution to be considered on **February 17, 2026**. The resolution seeks to officially remove the "Blighted and Substandard" designation from a specific area of the City that was originally designated in **2013**. This is a strategic move to ensure the City remains compliant with state law while positioning ourselves for future growth in other neighborhoods.

### Background and Rationale

On **July 16, 2013**, the City Council passed Resolution No. 2013-6, which declared a portion of Yutan—primarily located in **Sections 22, 23, 26, and 27**—as blighted and substandard under the Nebraska Community Development Law.

The decision to remove this designation now is driven by two primary factors:

- **The 50% Statutory Cap:** As a city of the second class, Yutan is prohibited by Neb. Rev. Stat. § 18-2103(4) from having more than **50%** of its area designated as blighted.
- **Future Redevelopment Flexibility:** After **13 years**, the City is looking to evaluate different areas for potential redevelopment. To stay below the 50% cap while pursuing these new opportunities, we must first "clear the books" by removing the designation from the 2013 area.

### Current Status of the 2013 Area

The City has reviewed the conditions of the 2013 Blight and Substandard Area and noted that significant redevelopment has occurred since the original designation was made. The area includes portions of several additions, such as:

- **Timbercrest Addition.**
- **Itan Parkview Addition.**
- Land near the **Burlington Northern and Santa Fe** and **Union Pacific** railroads.

### Legal Protections and Limitations

It is important to note that removing this designation does **not** undo the progress already made. Pursuant to **Neb. Rev. Stat. § 18-2156(3)**:

- **Existing Projects:** All previously approved redevelopment projects, contracts, and **Tax Increment Financing (TIF) Indebtedness** remain in full effect and are not affected by this resolution.
- **Future Projects:** Once this resolution is passed, **no further** redevelopment projects will be approved or permitted within this specific 2013 Area.



**CITY OF YUTAN, NEBRASKA**

**RESOLUTION NO. 2026-\_\_**

(Removal of Blight and Substandard Designation)

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUTAN, NEBRASKA, REMOVING THE BLIGHT AND SUBSTANDARD DESIGNATION FROM A CERTAIN AREA IN THE CITY OF YUTAN.**

**RECITALS**

A. On July 16, 2013, the City Council of the City of Yutan (the "City Council"), by Resolution No. 2013-6, declared an area of the City of Yutan (the "City") to be blighted and substandard, as defined by the Nebraska Community Development Law, Neb. Rev. Stat. §§ 18-2101 et seq. (the "Act"). Such area is legally described on the attached and incorporated Exhibit "A" ("2013 Blight and Substandard Area").

B. Pursuant to Neb. Rev. Stat. § 18-2103(4), the City, a city of the second class, may not designate more than 50% of the City as blighted.

C. The City has reviewed the current conditions of the 2013 Blight and Substandard Area and the redevelopment that has occurred in the 2013 Blight and Substandard Area since the blight and substandard designation.

D. After a period of approximately 13 years, the City desires to evaluate different areas of the City for potential redevelopment.

E. In order to stay below the 50% cap on blight designation to remain in compliance with the Act if the City pursues a blight and substandard declaration on a different portion of the City, the City must remove the blight and substandard designation from the 2013 Blight and Substandard Area.

F. Pursuant to Neb. Rev. Stat. § 18-2156(2), the governing body may remove the relevant designation by passing a resolution declaring such area to no longer be a substandard and blighted area.

G. Pursuant to Neb. Rev. Stat. § 18-2156(3), removal of a substandard and blighted area designation shall not affect the validity of any redevelopment project in the area that was approved prior to the removal of such designation or any redevelopment contract or outstanding TIF Indebtedness relating to such projects.

NOW THEREFORE, be it resolved by the City Council of the City of Yutan, Nebraska, that the blight and substandard designation on the 2013 Blight and Substandard Area, as legally described on the attached and incorporated Exhibit A, is hereby removed and the 2013 Blight and Substandard Area is no longer designated as blighted and substandard.

BE IT FURTHER RESOLVED, that all existing and previously approved redevelopment projects in the 2013 Blight and Substandard Area shall remain in full

effect and shall not be affected by the removal of the blight and substandard designation, but no further redevelopment projects shall be approved or permitted in the 2013 Blight and Substandard Area.

BE IT FURTHER RESOLVED, any resolution passed and approved prior to the passage and approval of this resolution which is in conflict with the terms and provisions of this resolution is/are hereby repealed.

Dated this 17<sup>th</sup> day of February, 2026.

CITY OF YUTAN, NEBRASKA

By: \_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

**Exhibit A**  
**Legal Description of 2013 Blight and Substandard Area**

A PARCEL OF LAND LOCATED IN SECTIONS 22, 23, 26, AND 27, TOWNSHIP 15 NORTH, RANGE 9 EAST OF THE SIXTH P.M., SAUNDERS COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22; THENCE NORTHERLY ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER TO THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD N; THENCE EASTERLY ON SAID NORTH RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE OF COUNTY ROAD 5; THENCE SOUTHERLY ON SAID EAST RIGHT OF WAY LINE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 6, BLOCK 1, TIMBERCREST ADDITION AS PLATTED IN THE CITY OF YUTAN; THENCE WESTERLY ON SAID EASTERLY EXTENSION TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE WESTERLY ON THE SOUTH LINE OF SAID LOT 6 TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE SOUTHWESTERLY TO THE NORTHEAST CORNER OF LOT 1, BLOCK 2 OF SAID TIMBERCREST ADDITION; THENCE WESTERLY ON THE NORTH LINE OF SAID LOT 1 TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE WESTERLY ON THE SOUTH RIGHT OF WAY LINE OF ANDERSON WAY TO THE EAST RIGHT OF WAY LINE OF CEDAR DRIVE; THENCE SOUTHERLY ON SAID EAST RIGHT OF WAY LINE TO THE SOUTHWEST CORNER OF LOT 17 OF SAID BLOCK 2; THENCE NORTHWESTERLY TO THE SOUTHEAST CORNER OF LOT 47, BLOCK 5 OF SAID TIMBERCREST ADDITION; THENCE WESTERLY ON THE SOUTH LINE OF SAID LOT 47 TO THE SOUTHWEST CORNER OF SAID LOT 47; THENCE WESTERLY, PARALLEL WITH THE SOUTH RIGHT OF WAY LINE OF VINE STREET TO THE EASTERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN AND SANTA FE RAILROAD; THENCE SOUTHERLY ON SAID EASTERLY RIGHT OF WAY LINE TO THE EASTERLY EXTENSION OF THE SOUTH RIGHT OF WAY LINE OF OAK STREET; THENCE WESTERLY ON SAID EASTERLY EXTENSION TO THE EAST RIGHT OF WAY LINE OF FIRST STREET; THENCE WESTERLY ON THE SOUTH RIGHT OF WAY LINE OF SAID OAK STREET TO THE EASTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE WESTERLY ON THE WESTERLY EXTENSION OF SAID SOUTH RIGHT OF WAY LINE TO A POINT 8 FEET EASTERLY OF THE CENTERLINE OF SAID UNION PACIFIC RAILROAD RIGHT OF WAY; THENCE NORTHERLY, PARALLEL WITH AND 8 FEET DISTANT FROM SAID CENTERLINE TO THE NORTH RIGHT OF WAY LINE OF SAID COUNTY ROAD N; THENCE EASTERLY ON SAID NORTH RIGHT OF WAY LINE TO THE EASTERLY RIGHT OF WAY LINE OF SAID BURLINGTON NORTHERN AND SANTA FE RAILROAD; THENCE SOUTHERLY ON SAID EASTERLY RIGHT OF WAY LINE TO THE NORTH RIGHT OF WAY LINE OF SAID VINE STREET; THENCE EASTERLY ON SAID NORTH RIGHT OF WAY LINE TO THE SOUTHWEST CORNER OF LOT 1A, ITAN PARKVIEW ADDITION AS PLATTED IN SAID CITY OF YUTAN; THENCE NORTHERLY ON THE WEST LINE OF LOTS 1A AND 1B OF SAID ITAN PARKVIEW ADDITION TO THE NORTHWEST CORNER OF SAID LOT 1B; THENCE EASTERLY ON THE NORTH LINE OF SAID LOT 1B TO THE NORTHEAST CORNER OF SAID LOT 1B; THENCE NORTHERLY ON THE WEST RIGHT OF WAY LINE OF ITAN DRIVE TO THE SOUTHEAST CORNER OF LOT 3A OF SAID ITAN PARKVIEW ADDITION; THENCE WESTERLY ON THE SOUTH LINE OF SAID LOT 3A TO THE SOUTHWEST CORNER OF SAID LOT 3A; THENCE NORTHERLY ON THE WEST LINE OF LOTS 3A, 3B, 4A, 4B, 5A, AND 5B OF SAID ITAN PARKVIEW ADDITION TO THE NORTHWEST CORNER

OF SAID LOT 5B; THENCE EASTERLY ON THE NORTHERLY LINE OF SAID LOT 5B TO THE NORTHEAST CORNER OF SAID LOT 5B; THENCE NORTHERLY ON SAID WEST RIGHT OF WAY LINE OF ITAN DRIVE TO THE SOUTHEAST CORNER OF LOT 9 OF SAID ITAN PARKVIEW ADDITION; THENCE WESTERLY ON THE SOUTH LINE OF SAID LOT 9 TO THE SOUTHWEST CORNER OF SAID LOT 9; THENCE NORTHERLY ON THE WEST LINE OF SAID LOT 9 TO THE NORTHWEST CORNER OF SAID LOT 9; THENCE EASTERLY ON THE NORTH LINE OF SAID LOT 9 TO THE NORTHEAST CORNER OF SAID LOT 9; THENCE NORTHERLY ON THE EAST LINE OF LOT 10 OF SAID ITAN PARKVIEW ADDITION TO THE SOUTHEAST CORNER OF LOT 11 OF SAID ITAN PARKVIEW ADDITION; THENCE WESTERLY ON THE SOUTH LINE OF SAID LOT 11 TO THE SOUTHWEST CORNER OF SAID LOT 11; THENCE NORTHERLY ON THE WEST LINE OF SAID LOT 11 TO THE NORTHWEST CORNER OF SAID LOT 11; THENCE EASTERLY ON THE NORTH LINE OF SAID LOT 11 TO THE NORTHEAST CORNER OF SAID LOT 11; THENCE NORTHERLY ON THE EAST LINE OF LOT 12 OF SAID ITAN PARKVIEW ADDITION TO THE SOUTHEAST CORNER OF LOT 13 OF SAID ITAN PARKVIEW ADDITION; THENCE WESTERLY ON THE SOUTH LINE OF SAID LOT 13 TO THE SOUTHWEST CORNER OF SAID LOT 13; THENCE NORTHERLY ON THE WEST LINE OF SAID LOT 13 TO THE NORTHWEST CORNER OF SAID LOT 13; THENCE EASTERLY ON THE NORTH LINE OF SAID LOT 13 TO THE NORTHEAST CORNER OF SAID LOT 13; THENCE NORTHERLY ON SAID WEST RIGHT OF WAY LINE OF ITAN DRIVE TO THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD N; THENCE WESTERLY ON SAID SOUTH RIGHT OF WAY LINE TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27; THENCE NORTHERLY ON SAID WEST LINE TO THE POINT OF BEGINNING, EXCEPT LOTS 17, 19, AND 20 OF SAID ITAN PARKVIEW ADDITION.

## MEMORANDUM

**TO:** City Council Members

**FROM:** City Administration

**DATE:** February 12, 2026

**SUBJECT:** Overview of Resolution No. 2026-4: Surplus Municipal Fund Investment

---

### Executive Summary

This memo outlines the proposed plan for managing the City of Yutan's surplus funds. Resolution No. 2026-4 authorizes the City Treasurer to invest **\$600,000.00** into a staggered investment vehicle designed to maximize interest yields while maintaining consistent access to cash flow.

### The Investment Strategy: CD Laddering

To balance the goals of high yield and liquidity, the City will utilize a "laddering" strategy. Instead of locking all funds into a single long-term account, the **\$600,000.00** will be divided into three **\$200,000.00** Certificates of Deposit (CDs) at First State Bank.

The initial structure is as follows:

- **CD 1:** 60-day term.
- **CD 2:** 91-day term
- **CD 3:** 120-day term.

### Automatic Renewal and Liquidity

Once these initial CDs mature, the resolution authorizes an **automatic renewal** into new 91-day CDs. This creates a rolling cycle where a portion of the city's surplus becomes available every few months.

**Note:** The Treasurer retains the authority to halt a renewal if the funds are required for immediate municipal expenditures, ensuring the City never finds itself "cash poor" while seeking interest gains.

### Security and Compliance

Protecting taxpayer funds is the primary priority. All investments under this resolution must comply with the **Nebraska Public Funds Deposit Security Act**. To maintain **100% FDIC insurance coverage**, the bank will use:

- Specific collateral pledges, or
  - The CDARS (Certificate of Deposit Account Registry Service) program.
- 

### Implementation Timeline

This resolution is slated for formal approval on **February 17, 2026**. Once passed, the City Treasurer will be empowered to execute the initial deposits and manage the ongoing ladder.

RESOLUTION NO. 2026- 4

**A RESOLUTION AUTHORIZING THE INVESTMENT AND AUTOMATIC RENEWAL OF SURPLUS MUNICIPAL FUNDS.**

**WHEREAS**, the City of Yutan, Nebraska, has surplus funds in the amount of \$600,000.00; and **WHEREAS**, the Mayor and City Council desire to maximize interest yields while maintaining a staggered liquidity schedule;

**NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF YUTAN, NEBRASKA:**

1. **Initial Investment:** The City Treasurer is authorized to invest \$600,000.00 at First State Bank into three (3) Certificates of Deposit (\$200,000.00 each) with initial terms of **60, 91, and 120 days**.
2. **Automatic Renewal:** Upon the maturity of each initial Certificate of Deposit, the Treasurer is authorized to **automatically renew** said funds into a new **91-day Certificate of Deposit** at the then-current prevailing municipal rate, unless the Treasurer determines the funds are required for immediate municipal expenditures.
3. **Ongoing Ladder:** This cycle of renewal shall continue until such time as this Resolution is amended or the City Council directs the liquidation of the funds.
4. **Security and Compliance:** All renewals must continue to meet the security requirements of the Nebraska Public Funds Deposit Security Act, utilizing either specific collateral pledges by First State Bank or the CDARS program to maintain 100% FDIC insurance coverage.

**PASSED AND APPROVED** this 17th day of February, 2026.

**CITY OF YUTAN, NEBRASKA**

By: \_\_\_\_\_ **Matt Thompson, Mayor**

**ATTEST:**

By: \_\_\_\_\_ **Brandy Bolter, City Clerk**

**(CITY SEAL)**

## **MEMORANDUM**

**TO:** Honorable Mayor and City Council

**FROM:** Brandy Bolter, City Clerk/Treasurer

**DATE:** February 12, 2026

**SUBJECT:** Formal Acceptance of the Annual Fiscal Audit

---

### **Executive Summary**

This memorandum serves as a formal request for the City Council to review and officially accept the annual audit for the most recent fiscal period. The audit was conducted and prepared by the firm Ortmeier and Associates.

### **Purpose of Action**

To maintain administrative transparency and ensure compliance with municipal reporting standards, a formal vote is required to enter the completed audit into the City's official record. This ensures that the City's financial standing is accurately documented and acknowledged by the governing body.

---

### **Requested Action**

The administration is seeking the following formal action during the upcoming session:

- **Action Item:** A motion and a second to accept the annual audit as presented by Ortmeier and Associates.

FROM: Robert Costa, Community Planner  
TO: City Council & Mayor of Yutan, Nebraska  
DATE: February 11, 2026  
SUBJECT: Correction to Ordinance #818

---

On February 2, 2026, I was contacted by the Nebraska Department of Water, Energy, & Environment (DWEE) in regards to a referencing error in the model ordinance that they provided to the City for use as our draft floodplain management code.

Despite early review of our draft ordinance by both DWEE and the Federal Emergency Management Agency, the error was not caught until after we officially adopted the new code.

In order to accommodate the discovered error, I have drafted the attached letter (including DWEE's communication) that will be included with all copies of the floodplain management code. If you agree that this is appropriate, we will use the letter as a temporary measure to administratively interpret the references correctly. This is provided to you as an option in response to discovery of the error.

I suggest that the code be formally amended at some point to ensure its proper administration. Formal amendment would involve additional review and approval of a new ordinance, including consideration by the Planning Commission, your ordinance readings, and publication of the ordinance's passage as legal notice with the newspaper. Ultimately: more time and expenditure. Unless I receive direction from you to do it immediately, an administrative interpretation should address the error on a temporary basis.

We can discuss this matter, timeframes, and additional alternative options at your meeting.



February 17, 2026

**NOTE TO FILE: Administrative Clarification to Ordinance #818**

To Whom It May Concern:

On January 20, 2026, the City of Yutan adopted the Floodplain Management Code of 2025 under Ordinance #818. The City's code uses the State of Nebraska's model floodplain ordinance and was reviewed and approved by both the Federal Emergency Management Agency and the Nebraska Department of Water, Energy, & Environment (DWEE) prior to the City's adoption.

After adoption, DWEE contacted city staff (e-mail attached) to point out a referencing error in their model code that was subsequently adopted by the City. Section 4.47 references RV requirements under Section 6.27; the applicable reference for those requirements are under Section 6.37. Section 9.24 discusses variance requirements under Sections 8.25-8.29; the applicable reference is under Sections 9.25-9.29.

Until an amendment to the code is made to apply the correct section references, the City of Yutan has agreed to administratively interpret Section 4.47 to reference the RV requirements of Section 6.37 and administratively interpret Section 9.24 to reference the variance requirements of Sections 9.25-9.29. *For more information, please see City Council meeting minutes for 2-17-26.*

(seal)

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Matt Thompson, Mayor

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ATTEST: Brandy Bolter, Clerk

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Robert Costa, Floodplain Administrator

Encl: Nebraska DWEE e-mail dated 2-2-2026



Robert Costa <rcosta@cityofyutan.com>

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## FW: Yutan (310406) Draft Ordinance Review

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Kaufman, Elijah <Elijah.Kaufman@nebraska.gov>  
To: Robert Costa <rcosta@cityofyutan.com>

Mon, Feb 2, 2026 at 3:22 PM

Robert,

I had Isabella look this over, and she found two places where in-text references to other sections were slightly off.

- Section 4.47 referencing RV language: Currently references 6.27 but should say 6.37
- Section 9.24 referencing variances: Currently references 8.25-8.29 but should say 9.25-9.29.

These issues likely came from a previous version of the new model and have since been corrected in the final release. My sincerest apologies for this error. Please let me know if there is anything I can do to help.

Thank you,

**Elijah Kaufman, CFM**

State NFIP Coordinator | Floodplain Management Division

**Nebraska Department of Water, Energy, and Environment**

245 Fallbrook Blvd., Suite 100

Lincoln, NE 68521-6729

CELL 402-471-0640

Elijah.Kaufman@nebraska.gov

**[dnr.nebraska.gov](http://dnr.nebraska.gov)**

[Quoted text hidden]

# THE YUTAN CORRIDOR & TAX RELIEF PLAN

**To:** The Yutan City Council

**Date:** February 17, 2026

**Subject:** Proposal for a 1.5% Local Option Sales Tax & Strategic Annexation of the Highway 92 Corridor

**I. EXECUTIVE SUMMARY** I propose the enactment of a **1.5% Local Option Sales and Use Tax** coupled with the **strategic annexation** of the commercial Highway 92 corridor. By acting now, Yutan can capture the inevitable increase in retail activity and commuter traffic from the upcoming **NDOT 4-lane expansion**, using those "outside" dollars to provide permanent, tangible property tax relief for our residents.

**II. REVENUE PROJECTIONS (Annual Estimates)** The following projections include "destination-based" revenue from online deliveries and the anticipated growth of the Highway 92 corridor.

Revenue Stream	Conservative Range	Realistic Range	Optimized Range
Online & Remote Sales	\$75,000 – \$90,000	\$90,000 – \$110,000	\$110,000 – \$125,000
Local Retail & Hwy 92	\$60,000 – \$75,000	\$75,000 – \$95,000	\$100,000 – \$145,000
Digital Services/Streaming	\$12,000 – \$15,000	\$15,000 – \$18,000	\$18,000 – \$22,000
<b>TOTAL ANNUAL REVENUE</b>	<b>\$147,000 – \$180,000</b>	<b>\$180,000 – \$223,000</b>	<b>\$228,000 – \$292,000</b>

**III. DIRECT PROPERTY TAX SAVINGS FOR RESIDENTS** A 1.5% sales tax allows the City to shift the tax burden away from property owners. Based on the "Realistic" revenue range (\$200,000 avg) and a 70% allocation to relief, the projected impact on a typical Yutan household is as follows:

- **Total City Levy Reduction:** Approximately **\$140,000** annually.
- **Estimated Levy Savings:** A reduction of roughly **0.14** on the municipal tax rate.
- **Household Savings:** For a home valued at **\$280,000** (Yutan median), this represents an annual savings of **\$392.00** on the City portion of the tax bill.

**IV. THE 4-LANE HIGHWAY 92 EXPANSION** The 4-lane expansion scheduled for the next 5–7 years will significantly increase daily traffic counts.

- **Capture the Commuter:** Currently, thousands of vehicles pass without contributing to our infrastructure. Annexing the Highway 92 corridor (including the Dollar General) allows Yutan to collect tax from travelers who use our roads but do not pay our property taxes.
- **Future-Proofing:** As the highway expands, the retail potential of our annexed corridor grows. This provides a "buffer" against inflation, ensuring that as costs rise, our revenue from outside travelers rises with them.

**V. PROPOSED ALLOCATION: RELIEF & INFRASTRUCTURE** I propose a **70/30 split** to ensure the city remains fiscally sound without adding new debt:

1. **Direct Property Tax Relief (70%):** Estimated at **\$115,000–\$140,000** initially. This allows the City to significantly lower the municipal levy, providing an immediate "bedroom community" dividend to every homeowner.
2. **Infrastructure Sinking Fund (30%):** Estimated at **\$50,000–\$60,000/year**. This fund will be dedicated to **major street reconstruction** and city-owned utility maintenance. By saving now, we avoid the need for high-interest bonds or property tax "spikes" when our aging local streets require resurfacing.

**VI. THE STRATEGIC ANNEXATION OF HIGHWAY 92** The Dollar General and the surrounding 92 corridor are the "front porch" of our city.

- **Growth Capture:** As the 4-lane expansion brings higher traffic counts, this corridor will become prime real estate for additional retail (gas stations, fast-casual dining).
- **Annexation Advantage:** Annexing this area now secures these tax dollars for Yutan. If we wait until after the 4-lane project is complete, land values and commercial interest will make the process more complex and potentially more expensive.

**VII. CONCLUSION** Yutan is at a crossroads. We can continue to fund our city almost exclusively through the property taxes of our residents, or we can evolve. By capturing sales tax from the thousands of commuters who will soon travel a 4-lane Highway 92, we can finally shift the tax burden off our homeowners and onto the commercial traffic passing through our community.

Matt Thompson

Mayor

## Yutan Public Library Board Minutes

Monday February 2, 2026, at 6:30 PM    Location: Yutan Public Library

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

### **1. Call to Order**

The meeting was called to order by President Michelle Dahlhauser at 6:32 PM. Library Board members Casey, Chittenden, Hapke and Ford were present. She advised the Open Meeting Act is posted on the West wall.

### **2. Roll Call:** Lynn Hapke, Elizabeth Casey, Kelsey Chittenden, Michelle Dahlhauser and Dawn Ford present.

Absent: none

Also present: Director Laurie Van Ackeren

### **3. Visitors:** No sign in sheet

### **4. Consent Agenda**

a. Motion to approve January Minutes with corrections was made by Dahlhauser, seconded by Ford. Yeas- Hapke, Casey, Chittenden, Dahlhauser, Ford. No- none, Motion Carried.

b. Motion approving no correction needed to December minutes made by Dahlhauser, seconded by Casey. Yeas- Hapke, Casey, Chittenden, Dahlhauser, Ford. No- none, Motion Carried.

### **5. Open Discussion from the public:** None

### **6. Bills and Financial Reports**

a. Approval of January Financial claims motioned by Hapke, seconded by Chittenden. Yeas- Hapke, Casey, Chittenden, Dahlhauser, Ford. No-None, Motion Carried.

b. Expense & P&L report for January 2026 provided by City Clerk/ Treasurer Bolter

### **7. Directors Report**

a. Director Van Ackeren presented the library statistics for January 2026.

b. Director Van Ackeren advised the library would be closed 2/16/26 in observance of Presidents Day, and 3/21/26 due to no available staff.

c. Van Ackeren proposed inviting Scott Childers to a board meeting. No action/ approval was given.

d. Attendance for Feb 26, 2026, Directors meeting in Wilbur, Ne was approved by the board for Director Van Ackeren to attend. City Clerk/ Treasurer Bolter advised the city car may not be available and that instead reimbursement fees would have to be paid.

- e. Director Van Ackeren asked that it be put in the minutes that the outside bench still has not been fixed/painted, which has been requested since May 2025. City Clerk Bolter stated that it will be worked on when the maintenance department has time or that the library could possibly have one donated at the same time as the city receives donated benches in the park.
- f. When the library is closed for Emergency, Van Ackeren will contact the city office, Chittenden and Hapke. If the school is closed due to weather, the library will be closed. Library Board Request to review Policy regarding inclement weather in March.
- g. 2/7/26, Ice Cream Breakfast will be supplied with donations from the Library Board and serviced by Lisa, Chittenden and Hapke.
- h. 3/15 & 3/25/26, Clay flower frame craft will be held. Estimated cost to the library \$35.00.
- i. 3/19/26, Board game night with pop and popcorn. Estimated cost to the library \$30.00.
- j. Director Van Ackeren requested the board research Noah's Arc for the summer program and would like to not move forward with the youth book club due to low attendance. Board member Casey asked about the summer reading program and if they were two different programs. Director Van Ackeren stated that they are and that she will continue with the summer reading program for all ages.
- k. Director Van Ackeren said the library "staff is under her" and any communication regarding their employment should be run by her and they should not be contacted by the board or anyone else.

## **8. Discussion Items**

- a. Elizabeth Casey: Promoting the Library
  - i. Board member Casey provided information regarding the approval of posting events in the Chieftain Chatter. She stated that Director Van Ackeren is to provide the school with Director name, email address and phone contact, and to clearly state the event is hosted by the public library, not the school. The school secretary will format. Board member Casey stated that she will get a clarification when the school secretary needs the information to get it out in time for the Chieftain Chatter.
- b. Lynn Hapke:
  - i. Board Responsibility

- ii. Timecard Approval: Board member Hapke asked to have it so that any board member may approve employee timecards. President Dahlhauser provided feedback from the city office regarding timesheets. Extra attention should be given to provide accurate information, including notes explaining clocking in or out when not at the physical library.
- c. Volunteer Discovery Items from Legal and Insurance
  - i. City Clerk Bolter stated that she had received feedback from both the attorney and insurance company that there can be volunteers with or without staff present in the library. She also stated that everything within the library is covered and that anything private or confidential should be locked away. Director Van Ackeren's "wish list item" is a new desk and filing cabinets with locks.

**9. Action Items/ Approval of:**

- a. Director Van Ackeren presented the board with a list of programs with Wildlife Rehab. The program will take place over the next six months beginning on February 20<sup>th</sup> and going until July. Hapke motioned to approve Wildlife program, seconded by Chittenden. Yeas- Hapke, Casey, Chittenden, Dahlhauser, Ford. No: None, Motion Carried.
- b. President Dahlhauser motions to Table Library hours, seconded by Ford. Yeas- Hapke, Casey, Chittenden, Dahlhauser, Ford. No: None, Motion carried.
- c. President Dahlhauser motions to table employee policy review, seconded by Casey. Yeas- Hapke, Casey, Chittenden, Dahlhauser, Ford. No: None, Motion carried.
- d. VanAckeren requests policy clarification on advanced programs and expenses.

**10. Items for next meeting**

- a. March action item- Lesli Pool (sub) available after February 1<sup>st</sup>.

**11. Adjournment**

- a. 9:02 pm Smith- Dahlhauser motion to adjourn, seconded by Casey. Yeas- Hapke, Casey, Chittenden, Dahlhauser, Ford. No: None, Motion carried.

The next regular Library Board Meeting will be March 2<sup>nd</sup>, 2026, at 6:30 PM.

Submitted by: Dawn Ford, Secretary

## Yutan Public Library Statistics for January 2026

### Revenue

Total: \$1.20 Fines (\$6.00)

\$40.00 Country Cards (\$100.00)

### Circulation Stats

Checkouts: 538 (372)

### Member Amount Saved

\$6,014.53 (\$4,720.95)

### Libby Circulation

269 (216)

### Patron Visits

Total: 369 (286)

Adults: 250 (197)

Juv: 119 (89)

Checked out: Story Time Bags 4 and Experience Kits 2

Home Deliveries: 3

Coffee Time – Average 12 (10)

Adult Craft: 13 (coloring valentines)

<sup>Kids</sup>  
Toddlers - Average 9 (9)

Adult Craft (snowman frame) – 0

Adult Book Club – 6 (6)

Bingo-0

Adult DIY Craft Time – Average 4 (2)



## List of patron visits. by hour for August through December 2025

8a-9a: 133	9a-10a: 331	10a-11a: 306	11a-12n: 122
12n-1p: 156	1p-2p: 127	2p-3p: 101	3p-4p: 71
4p-5p: 27	5p-6p: 44	6p-7p: 76	7p-8p: 31

Mondays: Coffee Time at 10a (ladies start coming at 9a)

Wednesdays: Toddler Time at 10a (kids start coming at 915a)

Wednesdays: Adult DIY Craft Time 6p-8p

Thursdays: Adult DIY Craft Time 6p-8p (only 1 person each night)

13 Saturdays: Story Time at 10a (2 Saturdays-1 kid, 11 Saturdays-0 kids)

4 After School Programs on Thursdays: 1 kid/1 kid/4 kids/ 0 kids

**CITY OF YUTAN MAINTENANCE DEPARTMENT**  
**MONTHLY REPORT FOR February 2026**

**WATER DEPARTMENT**

1. Monthly water test performed; negative results
2. Backflow tests completed.
3. Will have fire hydrants completed this month.
4. Replaced 3 faulty meters in houses.
5. Replacing 2 curb stops and a hydrant at the water tower for a future sample site.

**PARKS**

1. Installation of vinyl slats on pickleball court
2. Removed remaining wind screens from Itan ballfield.

**OTHER**

1. Looking for city council approval to pay for ½ of the sprinkler installation on Hayes 3.
2. Look to order 2 new splash pad water cannons to replace the 2 we have.

**NEXT MONTH**

1. Prep Itan for spring baseball season
2. Layout new bases/home plate/foul poles on Hayes 3
3. With warm weather, we could potentially be fertilizing and over seeding.

12-February-2026

L. Woster

## **CITY OF YUTAN MAINTENANCE DEPARTMENT MONTHLY REPORT**

### **SEWER DEPARTMENT**

1. Moved lagoon one in to lagoon two
2. Backlund plumbing cleaned sewer main in Timbercrest
3. Backlund will begin working on west side of town 2/17
4. Pushed up Tree pile

### **STREETS**

1. Replaced four bogie axles and one Idler wheel and axle on skid steer
2. Fixed tailgate lever on dump truck
3. Identified street signs that need to be replaced
4. Continuing to fill pot holes.

### **NEXT MONTH**

1. Measure sludge in Lagoons
2. Water conference
3. Replace street signs
4. Replace damaged fence along creek by park and Hayes fields
5. Help install slats on chain link fence at pickle ball court

12-Feb-2026  
C.Cardin

# MEMORANDUM

FROM: Robert Costa, Community Planner  
TO: City Council & Mayor of Yutan, Nebraska  
DATE: February 11, 2026  
SUBJECT: **Community Planner's February 2026 Report**

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On Wednesday, February 4th, the new zoning and floodplain codes became legally effective. The first permit issued under the new zoning was authorized on that same day. To date, we have not received any new permit applications, but good weather might change that quickly. Inspections have seen a slight uptick as the already-approved projects get closer to completion.

Small changes have started being made to sections of the City's website that are under my departments. Additional and better information about the building permit application/review process and the requirements for development within our jurisdiction have been significantly improved in order to enhance online services and streamline the application process. A helpful video was also uploaded to YouTube to help explain the process and guide applicants.

A new section of the website was created dedicated to listing the approved/issued building permits ("Issued Permits" under the Building Permits drop-down tab). The management of that list, including the information displayed and how long each identified project will remain listed online, will adapt and change over time as we figure out to how best to keep that information available to the public.

On January 20th, the Nebraska Legislature's Urban Affairs Committee held a hearing on the legislation (LB798) we pursued to allow second-class cities to have a combination of at-large and by-ward council members. I testified in support of the legislation and was joined by a representative from the League of Nebraska Municipalities. There was no opposition to the bill, however, the committee has not yet voted to send it to the floor for consideration by the entire legislature. A letter of support has been drafted for you to consider, which will be sent to Senator Jared Storm as soon as it has been agreed-upon and signed.

As for the long-term projects, the NRD's Hazard Mitigation Plan should be ready for your consideration next month. Subdivision regulation revisions should begin soon, in addition to the building code updates as I study the 2021 commercial/industrial codes and draft potential changes to our requirements there. As those two projects progress, I will work with Mayor Thompson to determine our priorities and timelines for completion.

Thanks again for your support and patience as we continue to improve services for Yutan!

# City of Yutan | Clerk & Treasurer's Administrative Report

**TO:** Mayor and City Council

**FROM:** Brandy Bolter, City Clerk/Treasurer

**DATE:** February 2026

**RE:** City Clerk's/Treasurers Activity Report – January 2026

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## I. Governance & Legislative Services

- **Annual Reorganization:** Following the start of the new year, all internal boards, committee assignments, and city appointments have been updated for the 2026 calendar year to ensure all municipal bodies are properly seated and compliant with local bylaws.

## II. Treasurer's Report: Payroll & Tax Compliance

- **Year-End Tax Reporting:** All federal and state end-of-year tax filings have been successfully submitted to the IRS and the Nebraska Department of Revenue. This includes the final reconciliation of all 2025 withholdings.
- **W-2 Distribution:** Employee Wage and Tax Statements (W-2s) for the 2025 tax year have been printed and distributed to all city staff ahead of the January 31st deadline.
- **2026 Payroll Updates:** Federal and state withholding tables have been updated in the payroll system to reflect 2026 tax law changes (including the new Nebraska Circular EN).

## III. Utility Billing & Collections

- **January Cycle Enforcement:** Following the January billing cycle, **44 late letters** were mailed to past-due accounts.
- **January Status:** As of the end of **January**, collections efforts have resolved the majority of these issues. Only **one account** remains behind in payments. Staff is continuing active follow-up on these specific accounts to bring them current.

## IV. Disaster Recovery & Compliance (August Storm)

- **FEMA/NEMA Coordination:** Active management of the Public Assistance (PA) grant process related to the August 2025 severe storm event (DR-4896) continues.
- **Documentation & Submission:** Staff is working diligently to submit all required FEMA/NEMA forms, including damage assessments and necessary project applications. This ensures the City remains in full compliance for maximum federal and state reimbursement.

## V. Municipal Licensing & Renewals

- **2026 Pet Licensing:** The annual registration cycle is open. Notices were included in utility mailings, and staff is currently processing renewals and verifying rabies certifications.
- **ATV/UTV & Golf Cart Permits:** 2026 registration stickers are being issued. Owners are required to provide updated proof of insurance at the time of permit issuance.
- **Liquor License Renewals:** Coordination with the Nebraska Liquor Control Commission is ongoing for upcoming local retail renewals.

## VI. Records & Administrative Operations

- **Archive Audit:** We have begun the annual review of files per the Nebraska Secretary of State's Records Retention Schedules to identify records eligible for secure destruction.
- **Public Records Requests:** All January requests were fulfilled within the statutory three-business-day window or provided with a legal estimate of completion.

## VII. Looking Ahead: February 2026

- **Candidate Filing Deadlines:** Monitoring filing dates for the upcoming 2026 election cycle.
  - **Incumbents:** Deadline to file is **February 17, 2026**.
  - **Non-Incumbents:** Deadline to file is **March 2, 2026**.

**Respectfully Submitted,**

*Brandy Bolter* City Clerk & Treasurer

## **Administrator's Report**

**TO:** Mayor and City Council Members

**FROM:** Bob Oliva, City Administrator

**DATE:** February 11, 2026

**SUBJECT:** Monthly Administrative Update - February 2026

**Overview** Please find the following updates regarding ongoing city projects, infrastructure developments, and facility assessments for the month of February.

### **1. Infrastructure & Utilities**

- **Kinetic:** Internal staff continues to monitor the situation with Kinetic. At this time, there are no further details to report regarding the scheduling of a public forum or meeting.
- **Water Tower Equipment (Verizon):** Maguire Iron has completed its professional technical review of the plans for the cellular equipment installation. They have proposed several changes to the initial submission, which are currently being reviewed by Verizon's technical team.

### **2. Parks and Recreation**

- **Pavilion:** There are no new updates to report regarding the pavilion or the potential installation of additional walls at this time.
- **Concession Stand:** This project remains in the final stages of approval. We are still awaiting final approval and minor plan adjustments from the architect before we can proceed with the next steps.
- **BNSF Railroad & Open Space:** BNSF has officially finished the cleanup of the grain storage bin area. We are now moving forward with plans to plant wildflowers in this space. Additionally, we are looking into removing the trees between the railroad property and city property to create a more integrated and functional open space for the community.

### **3. Economic Development & Planning**

- **Blight Study & CRA:** The Blight Study has successfully moved through the Planning Commission meeting stage. It is scheduled to be on the agenda for next month's City Council meeting for final review.
- **Future Projects:** Once the Blight Study is officially approved, we will begin scheduling new redevelopment projects with the Community Redevelopment Authority (CRA).

### **4. Community Events**

- **May Car Show:** Please be advised that the suggested car show originally discussed for May will not be moving forward in the city. The organizers have decided to relocate the event to a different venue.

### **5. City Facilities & Security**

- **Camera System Upgrades:** We have successfully completed upgrades to the camera systems at the City Office. This is part of a larger initiative to enhance security; residents can expect further camera upgrades at various locations throughout the city over the coming year.
- **St. Peter's Church:** There are no further updates to report regarding the assessment or negotiations for St. Peter's Church this month.