

Agenda
Yutan City Council
Tuesday, May 19, 2026
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 April 21st, 2026, Regular Council Meeting
- b. Approve Minutes of the April 30th, 2026, Special Council Meeting
- 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) Resolutions

- a. 2026-11 New Budget Line Item within the Police Department for Lease Obligations.

4) Action Items

- a. Appointment of a Library Board Member
- b. Appointment of a Community Redevelopment Authority (CRA) Board Member
- c. Approval of Bids for the Office Furniture for the Police Department

5) Discussion Items

- a. Comprehensive Plan Review/Update
- b. Ordinance for E-Bikes and E-Scooters

6) Supervisor Reports

- a.** Library Minutes
- b.** Utility Superintendent
- c.** Police Chief
- d.** Community Planner
- e.** City Clerk
- f.** City Administrator

7) Items for Next Meeting Agenda

Meeting Adjourned

NEXT MEETING DATE –
Library Board June 1st, 2026 6:30 P.M.
Planning Commission June 9, 2026, 7:00 P.M.
City Council Meeting June 16, 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, April 21st, 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 21st DAY OF APRIL 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 March 17th, 2026, Council Meeting
- b.** Treasurer's Report
- c.** Claims: **All Star Plumbing LLC** \$4,850.00, **ARCS** \$452.00, **Blue Cross Blue Shield** \$2,585.05, **Bomgaars** \$606.85, **Brase Electrical** \$10,057.09, **Bromm, Lindahl, Freeman-Caddy & Lausterer** \$526.50, **Candlewood Suites-Kearney** \$318.16, **Capital Business Systems, Inc.** \$368.04, **Cardmember Services** \$1,800.46, **Colonial Research** \$3,796.95, **Column Software PBC** \$576.85, **Concentra** \$104.00, **Cubby's** \$712.21, **Culligan** \$129.25, **DropIns Portables** \$781.10, **Eakes** \$613.65, **EFTPS-Federal Payroll Taxes** \$17,543.89, **Elkhorn Ace Hardware** \$128.70, **Frontier Cooperation** \$827.74, **Guardian** \$42.50, **Hometown Leasing** \$69.74, **Intoximeters** \$207.00, **JEO Consulting Group** \$3,000.00, **Jorgensen Grading** \$4,750.00, **Konecky Oil Inc.** \$39.30, **Lowes** \$206.92, **Menards** \$152.16, **MES Services Company LLC** \$128.00, **MUD** \$265.24, **Midwest Laboratories Inc.** \$29.60, **NE Department of Revenue** \$5,366.38, **NE Dept. of Revenue-Charitable Gaming** \$4,314.00, **Nebraska Public Health and Environmental Lab** \$115.00, **Nebraska Rural Water Association** \$445.00, **NMC Cat** \$1,103.83, **Odeys** \$227.65, **Oliva, Robert** \$180.20, **One Call Concepts, Inc.** \$16.40, **One Source Background Check** \$44.00, **OPPD** \$5,831.82, **Pitney Bowes Purchase Power** \$757.65, **RoadRunner Transportation LLC** \$954.01, **Sargent Drilling** \$1,322.00, **Saunders County Register of Deeds** \$52.00, **Summit Fire Protection** \$901.00, **The Diamonds Groundskeeper** \$1,272.00, **The Lincoln National Life Insurance Company** \$342.16, **Ty's Outdoor Power & Service** \$522.94, **U.S. Cellular** \$106.83, **Van Ackeren, Laurie** \$104.93, **Verizon Business** \$40.01, **Total w/o Payroll** \$74,838.76, **Payroll** \$50,087.71, **Total w/Payroll**

\$124,926.47

- d. A motion to approve the consent agenda was made by Smith and seconded by Schimenti. Upon roll call vote was as follows: YEAH: Lawton, Schimenti, Mach, Smith. NO: None, Motion Carried.

2) Open Discussion from the Public

- a. Mary Jo Robinson read a letter expressing her concerns with the changes that the new library board has made and that the city council did not express their understanding with the old library board and what Director Van Ackeren has done for the library.
- b. Ken Davis brought his concerns with the parks and that the trash bins do not get distributed throughout the park at various locations. Due to the trash cans not being distributed, trash gets left around and gets mowed over and spread around the park.

- 3)** Mayor Thompson asked to move the action item Building Lease for Police Department-401 Second Street to the end of the meeting. Schimenti motioned and Smith seconded to move action item Building Lease for Police Department-401 Second Street- to the end of the meeting. Upon roll call vote was as follows: YEAH: Schimenti, Mach, Smith, Lawton. NO: None. Motion Carried.

4) Presentations from Guests

- a. Reese Bullington-Eagle Scout Project: Yutan Heritage Project
 - i. Mayor Thompson introduced Reese Bullington, who presented a proposed Eagle Scout project involving the relocation of a city historical marker. Mr. Bullington reported that he is coordinating with the Historical Society, which has agreed to assist with site selection and fund the purchase of new signage, ensuring the project results in no cost to the City. He presented proposed designs and updated verbiage for the markers. During the discussion, Mayor Thompson suggested a location near the site of the planned pollination garden. Councilmember Schimenti inquired about a preferred location; Mr. Bullington expressed interest in the area between the city park and the railroad tracks. In response to inquiries regarding project needs, Mr. Bullington noted that donations and labor assistance for site preparation would be welcome. The Council expressed a general consensus of support for the project, noting it would be a positive addition to the community.

5) Resolutions

- a. 2026-6 Verizon Contract
 - i. Mayor Thompson stated that the city attorney has reviewed the contract with Verizon along with their attorney. Councilmember Smith asked what the timeline would be. Administrator Oliva stated that he does not have a direct time frame, but he expects it to be started fairly quickly after the signed lease.
 - ii. A motion to approve Resolution 2026-6 Verizon Contract was made by Smith and seconded by Mach. Upon roll call vote was as follows: YEAH: Schimenti, Mach, Smith, Lawton NO:None, Motion Carried.
- b. 2026-7 Hazard Mitigation Plan
 - i. Community Planner Costa reported on his ongoing coordination with the Natural Resources District (NRD) regarding the regional Hazard Mitigation Plan. He noted that participation provides an opportunity for inter-jurisdictional

collaboration with neighboring municipalities and is essential for the City to remain eligible for various federal grants and financial assistance programs. Mr. Costa emphasized that the plan includes strategies specifically tailored to the Yutan area. He recommended participation as a significant benefit to the community, deferring to the Council for final authorization.

- ii. A motion to approve Resolution 2026-7 Hazard Mitigation Plan was made by Schimenti and seconded by Lawton. Upon roll call vote was as follows: YEAH: Mach, Smith, Lawton, Schimenti. NO: None, Motion Carried.
- c.** 2026-8 Update to City Contributions for Employee Insurance Premiums and Cash-In-Lieu benefits
 - i. A motion to approve Resolution 2026-8 Update the City Contributions for Employee Insurance Premiums and Cash-In-Lieu Benefits was made by Smith and seconded by Schimenti. Upon roll call vote was as follows: YEAH: Smith, Lawton, Schimenti, Mach. NO: None, Motion Carried.
- d.** 2026-9 Renewal of Health and Dental Insurance Services through League Insurance Government Health Plan (LIGHT) for the 2026-2027 Plan Year.
 - i. A motion to approve Resolution 2026-9 Renewal of Health and Dental Insurance Services through League Insurance Government Health Plan (LIGHT) for the 2026-2027 Plan Year was made by Lawton and seconded by Mach. Upon roll call vote was as follows: YEAH: Lawton, Schimenti, Mach, Smith. NO: None, Motion Carried.
- e.** 2026-10 Resignation of Luke Woster and appointment of Cody Cardin as Utility Superintendent.
 - i. Mayor Thompson Appointed Cody Cardin as Utilities Superintendent. He has spoken with Cardin and would like to pay him \$35 per hour.
 - ii. A motion to approve Resolution 2026-10 Resignation of Luke Woster and appointment of Cody Cardin as Utility Superintendent with the wage of \$35 per hour was made by Lawton and seconded by Schimenti. Upon roll call vote was as follows: YEAH: Schimenti, Mach, Smith, Lawton. NO: None, Motion Carried.

6) Action Items

- a.** Blue Valley Public Safety Maintenance Agreement
 - i. A motion to approve the Maintenance Agreement with Blue Valley Public Safety was made by Mach and seconded by Lawton. Upon roll call vote was as follows: YEAH: Mach, Smith, Lawton, Schimenti. NO: None, Motion Carried.
- b.** Renew Keno Application
 - i. A motion to approve the renewal of the Keno Application was made by Mach and seconded by Lawton. Upon roll call vote was as follows: YEAH: Smith, Lawton, Schimenti, Mach. NO: None, Motion Carried.
- c.** Interlocal Agreement-Mosquito Control
 - i. A motion to approve the Interlocal Agreement-Mosquito Control with Wahoo was made by Smith and seconded by Mach. Upon roll call vote was as follows: YEAH: Lawton, Schimenti, Mach, Smith. NO: None, Motion Carried.
- d.** Laser Grading work on Hayes Ballfields with Mack Bros Construction
 - i. Mayor Thompson received two quotes for laser grading the ballfields and one of the quotes was over \$37,000 and that is why it was not included within the

packet. The purpose of doing this is to help with water drainage and to fix any of the issues with the fields. Councilmember Smith asked about the time frame. Mayor Thompson stated that they would work around the game schedules and it should only take a day to complete the project.

- ii. A motion to approve Laser Grading work on Hayes Ballfields with Mack Bros Construction in the amount of \$8,215.00 was made by Schimenti and seconded by Smith. Upon roll call vote was as follows: YEAH: Schimenti, Mach, Smith, Lawton. NO: None, Motion Carried.
- e. Acceptance of Darin Egr Resignation from CRA
 - i. A motion to accept the resignation of Darin Egr From the CRA was made by Smith and seconded by Lawton. Upon roll call vote was as follows: YEAH: Smith, Lawton, Schimenti, Mach. No: None, Motion Carried.
- f. Acceptance of Lynn Hapke Resignation from the Library Board
 - i. A motion to accept the resignation of Lynn Hapke from the Yutan Library Board was made by Schimenti and seconded by Lawton. Upon roll call vote was as follows: YEAH: Lawton, Schimenti, Mach, Smith. NO: None, Motion Carried.
- g. Acceptance of Library Director Laurie Van Ackeren Resignation
 - i. A motion to accept the resignation of Library Director Laurie Van Ackeren was made by Smith and seconded by Mach. Upon roll call vote was as follows: YEAH: Schimenti, Mach, Smith, Lawton. NO: None, Motion Carried.
- h. Acceptance of Christina Jefferies and Barb Juedes Resignations from the Library
 - i. A motion to accept the resignation of Christina Jefferies and Barb Juedes from the Library was made by Schimenti and seconded by Lawton. Upon roll call vote was as follows: YEAH: Mach, Smith, Lawton, Schimenti. NO: None, Motion Carried.

7) Discussion Items

- a. Ordinance for Electric Scooters and Electric Bikes
 - i. Mayor Thompson introduced a proposed ordinance regarding electric bikes and scooters, noting he had developed the draft in consultation with the City Attorney. He emphasized that the increase in motorized micro-mobility devices necessitates new regulations to ensure the safety of children and residents. Councilmember Smith inquired whether the ordinance included a helmet mandate. Administrator Oliva clarified that while a helmet requirement was included in the previous month's sample ordinance, such provisions are notoriously difficult to enforce. During public comment, Justin Barney expressed opposition to the ordinance, characterizing it as an unnecessary response to social media complaints. He argued that public safety is a matter of parental responsibility and motorist awareness rather than legislative action. Councilmember Schimenti countered by highlighting the specific safety risks posed by scooters compared to pedestrians; specifically, that operators often travel against traffic and struggle to yield to the roadside when approaching local businesses like Cubby's or Dollar General.
- b. Spending Authority
 - i. Administrator Oliva advised the Council of necessary re-codification efforts due to existing classification errors within the city code. City Attorney Freeman-

Caddy addressed the need for code updates regarding the claims process, specifically noting the timing between authorized budgets and the timing of claim approvals. She raised the issue of administrative spending authority during extenuating circumstances and highlighted the practice in other municipalities of utilizing pre-approved vendors for emergency expenditures occurring between Council meetings.

c. City Sales Tax

- i. Administrator Oliva provided a summary of previous discussions regarding the potential implementation of a municipal sales tax. He explained that any such tax requires a designated allocation, citing property tax relief and capital sinking funds as potential options. Oliva emphasized that with the upcoming highway project, a sales tax would allow the city to capture revenue from transient traffic and regional deliveries. He advised the Council that the process must be finalized by the end of August and noted that a public workshop and open forum must be scheduled by June 26th.

8) Moved Action Item

a. Mayor Thompson dismissed himself at 8:05 pm, due to potential conflict, forms have been filed with the City Clerk

b. Building Lease for Police Department-401 Second Street

- i. Council President Schimenti opened the discussion regarding the relocation of the Police Department to a dedicated facility. He noted that while several locations had been previously evaluated, the property at 401 Second Street has recently become available. Sarah Redding, representing Thompson and Sons, was present to discuss leasing terms. Chief Luthy II addressed the necessity of the move, citing a lack of privacy at the current facility and the need to shield city staff from sensitive department matters. He noted that the relocation would also provide additional space for the Utility Department and improve operational efficiency by centralizing police cruisers and equipment. In response to concerns from resident Kevin Bradford regarding officer isolation and liability, Chief Luthy II clarified that the facility would be equipped with surveillance and interrogation room cameras, supplemented by officer body cameras. Council President Schimenti noted that the cost of a new build or addition would exceed \$500,000, requiring bonding, making a lease a more viable fiscal alternative. Ms. Redding presented the terms for two-year and four-year lease options, including specific concessions. Following a discussion initiated by Councilmember Smith regarding security and the potential for break-ins, Chief Luthy II stated that standard locking protocols and a potential evidence locker security system would mitigate risks. Councilmember Lawton inquired about the possibility of a future purchase; Ms. Redding indicated the owners would consider a sale if the City were under an active lease.
- ii. Action: Councilmember Smith introduced a motion for a four-year lease; the motion was withdrawn for lack of a second. Councilmembers Mach and Lawton expressed a preference for the two-year lease option.
 1. A motion to approve Leasing 401 Second Street for the Police Department with the option of a two year lease was made by Smith and seconded by Lawton. Upon roll call vote was as follows: YEAH:Mach, Smith, Lawton, Schimenti. NO: None, Motion Carried.

9) Supervisor Reports

- a.** Library Director
- b.** Maintenance Department
- c.** Police Chief
- d.** Community Planner-
 - i. Councilmember Schimenti inquired about the rationale behind the current draft of the Comprehensive Plan. Community Planner Costa explained that he is focusing on developing a version of the document that is highly accessible to the public. He emphasized that the goal is to create a streamlined plan that residents can easily obtain, review, and comprehend, ensuring transparency in the city's long-term planning process.
- e.** City Clerk
- f.** City Administrator-Annual TIF Report

10) Items for Next Meeting Agenda

Meeting Adjourned-A motion to adjourn at 8:34 pm was made by Lawton and seconded by Mach. Upon roll call vote was as follows: YEAH: Smith, Lawton, Schimenti, Mach. NO: None, Motion Carried.

NEXT MEETING DATE –
Library Board- May 4th, 2026, 6:30 P.M.
Planning Commission-May 12th, 2026, 7:00 P.M.
City Council Meeting-May 19th, 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.

Matt Thompson, Mayor

Brandy Bolter, City Clerk/Treasurer

Yutan City Council
Thursday, April 30th, 2026
5:30 p.m. Yutan City Hall

EXTRACT FROM MINUTES OF A SPECIAL MEETING OF THE MAYOR AND CITY COUNCIL OF THE CITY OF YUTAN, IN THE COUNTY OF SAUNDERS, STATE OF NEBRASKA HELD AT THE CITY OFFICE IN SAID CITY ON THE 30th DAY OF APRIL 2026, AT 5:30 p.m.

Notice of the meeting was given in advance thereof by posting notice, a designated method for giving notice, as shown by the Affidavit of Publication 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, Mach, and Smith were present. Councilmember Schimenti was absent. 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) Open Discussion from the Public

- a.** Justin Barney addressed the Council regarding the police department lease and municipal proactivity. While acknowledging that Mayor Thompson legally disclosed a conflict of interest, Mr. Barney expressed concern over the "optics" of the city leasing property from a government official, suggesting it could lead to public distrust. He stated the decision felt rushed and that more time should have been spent evaluating alternative locations. Additionally, Mr. Barney critiqued the Council's "reactive" approach to the E-bike and E-scooter ordinance—noting a reliance on social media sentiment over state law—and urged the Council to be more proactive in their long-term planning and meeting conduct.

2) Action Item

- a.** Acceptance of Resolution 2026-2-Library-The Posting of Interim Library Director
 - i. Councilmember Smith asked if this was a temporary position or if once the new director was hired would we have to go through this again. Mayor Thompson stated that this will be on the books even for future departures, so that we would not have to go through this process again.
 - ii. A motion to accept Resolution 2026-2-Library-The posting of Interim Library Director was made by Lawton and seconded by Smith. Upon roll call vote was as follows: YEAH: Lawton, Mach, Smith. No: None, Motion Carried.
- b.** Appointment of a new Library Board Member
 - i. Councilmember Lawton stated that the choice is between library experience and municipal board experience. Councilmember Lawton asked about the appointment and the staggering of appointments. Administrator Oliva stated that he would have to look into the statute on ensuring the staggering of

- appointments.
- ii. A motion to table the appointment of a Library Board member was made by Smith and seconded by Mach. Upon roll call vote was as follows: YEAH: Mach, Smith. NO: Lawton, Motion Carried.
- C.** Acceptance of ARCS-LLC bid of \$7,642.50 for Security Updates and Technology Integration at new Police Department.
- i. A motion to accept the bid i894 of \$7,642.50 from ARCS-LLC for Security Updates and Technology Integration at the new police station was made by Smith and seconded by Lawton. Upon roll call vote was as follows: YEAH: Smith, Lawton, Mach. NO: None, Motion Carried.

Meeting Adjourned- A motion to adjourn at 5:41 pm was made by Lawton and seconded by Mach. Upon roll call vote was as follows: YEAH: Lawton, Mach, Smith. NO: None, Motion Carried.

NEXT MEETING DATE –
Library Board Meeting: May 4th, 2026, 6:30 P.M.
Planning Commission Meeting, Tuesday, May 12th, 2026, 7:00 P.M.
City Council Meeting, Tuesday, May 19th, 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.

Matt Thompson, Mayor

Brandy Bolter, City Clerk/Treasurer

Banking

Account #	Account Name	Balance
3377	General Checking	\$ 151,949.20
7727	General Money Market	\$ -
7948	Water Bill	\$ 82,195.39
7970	Sewer Account	\$ -
Total Operating Funds(Liquid)		\$ 234,144.59
6578	Bond Fund	\$ 57,330.98
7725	Reserve Account	\$ 5,402.61
7959	Keno Checking	\$ 157,903.82
Total Reserve Funds (Liquid)		\$ 220,637.41
9918	City of Yutan CD	\$ 201,163.84
*9922	City of Yutan CD	\$ 200,000.00
**9888	City of Yutan CD	\$ 200,000.00
Total of CD Accounts		\$ 601,163.84
Total Liquid Funds		\$ 454,782.00
Total of all Funds		\$ 1,055,945.84

5469	Community Redevelopment	\$350,057.46
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Total Funds In all Accounts	\$ 1,406,003.30
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NOTE

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

Date **5/14/26**

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	\$ 46,215.00	\$ 46,215.00	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	\$ 43,101.37	\$ 9,237.60	CRA
C318035	CWSRF	12/21/2021	\$ 836,207.66	\$ 53,139.75	7948 Water
D311662	DW311662	7/9/2023	\$ 643,884.28	\$ 22,995.86	7948 Water
	Sudbeck 1 TIF (Frontier 5897)	2015	\$ 495,020.14	\$ 72,968.86	CRA
	Sudbeck 2 TIF (Frontier 5898)	2017	\$ 430,999.04	\$ 64,106.66	CRA
	Sudbeck 3 TIF (Frontier 5899)	2020	\$ 361,699.54	\$ 53,616.68	CRA
	Mason Creek Apts. II	2024	\$ 174,234.22	\$ 18,571.02	CRA
8579	1st & Poplar Street 2019	2024	\$ 485,868.95	\$ 100,231.06	Gen/CRA 50/50 split

	Balance	Yearly Obligation
Bond Obligation	\$ 46,215.00	\$ 46,215.00
Gen Fund Obligation	\$ 242,934.48	\$ 50,115.53
CRA Obligation	\$ 2,393,056.58	\$ 387,043.83
Water/Sewer Funds	\$ 1,480,091.94	\$ 76,135.61
Total Obligation	\$ 4,162,297.99	\$ 559,509.97

Vendor	Amount	Discription	Account
All Sweep	\$3,650.00	Street Sweeping	20840
ARCS	\$452.00	Google workspace	10310
Benefit Plans Inc.	\$178.91	Annual Plan Administration	10240
Big Red Locksmiths	\$201.00	Changing of locks at Library	13260
Blue Cross Blue Shield	\$2,585.05	Health insurance for employees	1007H
Bromm, Lindahl, Freeman-Caddy & Laustere	\$721.50	Attorney Fees	10200
Capital Business Systems, Inc.	\$192.02	Office Phones	11080, 10080, 90080, 10680
Cardmember Services	\$1,882.61	Credit card	Multiple
Column Software PBC	\$100.98	Local Publishing	10330
Cubby's	\$496.49	Police, Maintenance, and Building Monthly Gas	11240, 20240, 80240, 90240, 10480
Culligan	\$105.25	Water and coolers	13260, 10260, 80260, 90260, 20260
Data Shield	\$61.67	Document Shredding	10260
Drop In Portables	\$781.10	Toilet Rentals	14260
Eakes	\$1,533.30	Doc. Mgt., Paper Towels, Toilet Paper, Copier Paper	10680, 10260
EFTPS-Federal Payroll Taxes	\$9,321.79	941 Employers Federal Tax	Payroll Taxes
Frontier Cooperative	\$277.50	Weed Spray	90710
Guardian	\$42.50	Life and Disability insurance	10240
Hometown Leasing	\$69.74	Copier Lease	10680
JEO Consulting Group	\$525.00	2026 General Engineering-GIS Analyst	80630
Konecky Auto & Tire	\$25.90	Truflex Bit	20260
Kriha Fluid Power	\$15.97	Hydrolic hose fitting	20260
Lowe's	\$254.31	Park and Water supplies	14260, 80260
Menards	\$63.48	Paint Sprayer Hose	14260
Metropolitan Utilities District	\$135.74	Shop gas utilities	20820
NE Dept. of Revenue	\$1,077.64	Form 10	80810
Nebraska Municipal Clerks Association	\$100.00	Membership Dues	10170
Nebraska Public Health and Environmental L	\$335.00	Water Testing	80640
Nebraska Wildlife Rehab	\$75.00	Winter Wildlife Program at Library	13110
NMC Cat	\$325.30	Skid loader repairs	20830, 80690, 90690
One Call Concepts, Inc.	\$15.93	Locate Fee	80270
OPPD	\$5,813.00	Electrical Bill	Multiple
Ortmeier CPA, PC	\$19,000.00	Audit Fees	10160
Pitney Bowes	\$242.40	Machine Lease	10680
Pitney Bowes Purchase Power	\$862.13	Postage	10260, 80260, 90260
Road Runner Transportation LLC	\$415.00	Monthly Garbage	20810
The Lincoln National Life Insurance Compar	\$342.16	Life and Disability insurance	10240
Two Rivers Sand & Gravel	\$50.00	Sand	20260
US Cellular	\$106.83	Police Cellphone and Tablet for public works	10080, 10090, 11080
Verizon Business	\$40.01	Police Hotspot	11080
Wilke Plumbing	\$345.00	Repair Frozen lines at Itan Concessions/Bathrooms	14340
Zone Coverage	\$2,000.00	Irrigation Install on Hayes 3	14340
Total w/o Payroll	\$51,169.21		
Payroll	\$26,692.44		
Total w/ Payroll	\$77,861.65		

Subject: **Overview of Resolution No. 2026-11: Police Department Facility Lease and Budget Adjustment**

Executive Summary

This memo outlines a proposed resolution to authorize a new budget line item and a corresponding fund transfer to support a dedicated facility for the Yutan Police Department. The resolution addresses critical operational needs while ensuring ethical compliance regarding the property ownership.

Background and Justification

The Yutan Police Department currently operates out of a shared space at 112 Vine. The move to a new location at **401 2nd** is necessitated by several factors:

- **Privacy Concerns:** The current 1,120-square-foot office is shared with non-police staff, hindering the privacy required for sensitive interviews.
 - **Operational Security:** The new premises provide secure, on-site garage storage for the police cruiser.
 - **Ready-to-Use Facility:** The chosen location is move-in ready, minimizing delay in improving law enforcement operations.
-

Key Financial Provisions

To facilitate this transition, the resolution authorizes the following fiscal actions:

- **New Expenditure Line Item:** The City Treasurer will establish a line item titled "**Police Facility Lease Payments**" within the Police Department General Fund.
 - **Lease Terms:** The lease with Thompson & Sons, LLC, is for **24 months**, beginning May 1, 2026, at a monthly rate of **\$1,185.00**.
 - **Fund Transfer (FY 2025-2026):** For the current fiscal year ending September 30, 2026, funds will be transferred from the **Police Department Capital Outlay** budget to cover the rent and shared operating expenses.
 - **Future Planning:** The lease obligations will be integrated into the standard appropriations for the 2026-2027 fiscal cycle.
-

Ethical Considerations and Transparency

The City Council formally acknowledges that the Mayor has an ownership interest in the leasing entity, **Thompson & Sons, LLC**. To maintain transparency and comply with ethical standards:

- The Mayor has **recused himself** from all discussions, negotiations, and voting related to this resolution.
 - The Council President will serve as the presiding officer for the approval of this matter.
-

Recommendation: It is recommended that the Council pass and approve this resolution on **May 19, 2026**, to ensure the Police Department has the necessary infrastructure and funding for the remainder of the fiscal year.

RESOLUTION NO. 2026-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUTAN, NEBRASKA, AUTHORIZING THE CREATION OF A NEW BUDGET LINE ITEM WITHIN THE POLICE DEPARTMENT GENERAL FUND FOR LEASE OBLIGATIONS AND APPROVING THE TRANSFER OF FUNDS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2026.

WHEREAS, the Yutan Police Department has identified a critical operational need for a dedicated facility to ensure privacy during interviews and provide secure on-site garage storage for the police cruiser; and

WHEREAS, the current shared office space at 112 Vine is approximately 1,120 square feet but is shared with non-police city staff, resulting in a lack of privacy for law enforcement operations; and

WHEREAS, the City Council has approved a **two-year Business Property Lease** with **Thompson & Sons, LLC**, for the move-in ready premises located at **401 2nd, Yutan, NE 68073**; and

WHEREAS, the approved lease term is for 24 months, commencing on **May 1st, 2026**, and expiring on **April 30th, 2028**; and

WHEREAS, the monthly rent for this term is established at **\$1,185.00**; and

WHEREAS, the current Police Department budget for the fiscal year ending **September 30, 2026**, requires a designated line item and funding transfer to meet these new lease obligations;

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

Section 1. Creation of Budget Line Item.

The City Treasurer is hereby authorized to establish a new expenditure line item within the Police Department General Fund budget titled "**Police Facility Lease Payments**" to track all costs associated with the property at 401 2nd.

Section 2. Authorization of Fund Transfer for FY 2025-2026. For the remainder of the fiscal year ending **September 30, 2026**, the City Council authorizes the transfer of funds from the **Police Department Capital Outlay** budget to the newly created **Police Facility Lease Payments** line item. This transfer shall cover the monthly rent of **\$1,185.00** plus any shared operating expenses as defined in the lease agreement.

Section 3. Future Budget Appropriation.

The City Council directs that the full annual lease obligation for the **2026-2027 Fiscal Year** be formally included as a standard appropriation within the **Police Facility Lease Payments** line item during the next annual budget cycle.

Section 4. Disclosure and Recusal. The Council formally acknowledges that the Mayor has an ownership interest in Thompson & Sons, LLC, and has therefore **recused himself** from all discussions, negotiations, and voting regarding this matter to ensure compliance with ethical and transparency standards.

PASSED AND APPROVED THIS 19th DAY OF MAY, 2026.

ATTEST:

City Clerk

CITY OF YUTAN, NEBRASKA:

Council President (Presiding Officer)

Memo 5: Library Board Vacancy – Applicant Review

TO: Mayor and City Council Members

FROM: Brandy Bolter, City of Yutan

DATE: May 14th, 2026

RE: Review of Candidates for Library Board Appointment

Executive Summary The City has received two applications for the open position on the Library Board. Both candidates are residents of Yutan and have demonstrated a commitment to community involvement. Their backgrounds offer a choice between direct professional library experience and established municipal board experience.

Applicant Summaries

1. Maleah Johnson * **Residency:** Resident of Yutan for 7.5 years.

- **Professional Background:** Currently employed as a Librarian Assistant at Yutan Public Schools.
- **Education:** Holds a Bachelor's Degree.
- **Relevant Experience:** Ms. Johnson has three years of experience working in the high school library.
- **Statement of Interest:** She expresses a desire to utilize her professional experience to help make the public library a welcoming, easy-to-navigate space and is particularly interested in finding ways to engage youth in reading.

2. Justin Barney * **Residency:** Resident of Yutan for 6 years.

- **Professional Background:** Sales Manager at Baxter Subaru.
- **Relevant Experience:** Mr. Barney has prior experience in city governance, having previously held a seat on the Park Board.
- **Community Involvement:** He has been active in local volunteer efforts, including Yutan clean-up days and "Pumpkins in the Park".

Recommendation Both candidates meet the initial requirements for board service. Council may wish to consider whether the board currently has a greater need for professional library expertise or general municipal board experience. These applications are submitted for your formal review and appointment.



City of Yutan Board and Commission Expression of Interest Form

Instructions:

1. Please print legibly in black ink or type, if possible.
2. Please do not write on the back of this form; attach another sheet of paper if needed.
3. Return the completed form to the Yutan City Office by mail (P.O. Box 215, Yutan, NE 68073), by email (bbolter@cityofyutan.com), or in person (112 Vine Street).

Please note that all information provided by you on this form is subject to Nebraska Open Public Record Statutes, meaning it can be requested by members of the public and can be discussed in public meetings.

Please indicate which of the following boards and commissions meet your interest:

- | | |
|--|---|
| <input type="checkbox"/> Board of Adjustment | <input type="checkbox"/> Board of Health |
| <input type="checkbox"/> Parks and Recreation Committee | <input checked="" type="checkbox"/> Library Board |
| <input type="checkbox"/> Community Redevelopment Authority | <input type="checkbox"/> Planning Commission |

Name: Maleah Johnson

Home Address: 205 Itan Dr, Yutan

Email Address: mjohnsonmwf@gmail.com

Phone Number: (402)690-3878

Total Number of Years You Have Lived in Yutan: 7.5

Occupation: Librarian Assistant Employer: Yutan Public Schools

Highest Level of Education Completed: Bachelor's Degree

Prior Appointed or Elected Offices Held (if any): _____

Present/Past Community Volunteer Activities: _____

Reasons for Your Desire to Serve on this Board/Commission (specific interests, experience, and/or qualifications that would make you an effective board/commission member): I am an avid reader and have

worked at the High School library for 3 years. I enjoy finding fun ways to get kids engaged in reading and talking about books. I feel

as though I could be a good asset in helping make our public library an easy to navigate, welcoming place for all ages.

For City Use Only:

Appointed to: _____ Date: _____



City of Yutan Board and Commission Expression of Interest Form

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2. Please do not write on the back of this form; attach another sheet of paper if needed.
3. Return the completed form to the Yutan City Office by mail (P.O. Box 215, Yutan, NE 68073), by email (bbolter@cityofyutan.com), or in person (112 Vine Street).

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Please indicate which of the following boards and commissions meet your interest:

- | | |
|--|---|
| <input type="checkbox"/> Board of Adjustment | <input type="checkbox"/> Board of Health |
| <input type="checkbox"/> Parks and Recreation Committee | <input checked="" type="checkbox"/> Library Board |
| <input type="checkbox"/> Community Redevelopment Authority | <input type="checkbox"/> Planning Commission |

Name: Justin Barney

Home Address: 510 E Vine St

Email Address: _____

Phone Number: 402-779-1221

Total Number of Years You Have Lived in Yutan: 6

Occupation: Sales Manager Employer: Baxter Subaru

Highest Level of Education Completed: _____

Prior Appointed or Elected Offices Held (if any): Held a seat on the Park Board

Present/Past Community Volunteer Activities: Yutan clean up days. Pumpkins in the Park.

Reasons for Your Desire to Serve on this Board/Commission (specific interests, experience, and/or qualifications that would make you an effective board/commission member): _____

For City Use Only:

Appointed to: _____ Date: _____

MEMO

TO: Mayor and City Council

FROM: Brandy Bolter, City Clerk

DATE: May 15, 2026

RE: Appointment of New Community Redevelopment Agency (CRA) Board Member

Summary

This memorandum seeks formal approval for the appointment of a new member to the Community Redevelopment Agency (CRA) Board of Commissioners. Following a review of current vacancies and applicant qualifications.

Justification

The appointment of a new member will ensure:

- **Quorum Stability:** Maintains a full board to prevent delays in approving pending redevelopment projects.
- **Diverse Perspective:** Adds valuable insight into [specific neighborhood or industry].
- **Statutory Compliance:** Meets the requirements set forth in [State/Local Statute] regarding board composition.

Recommendation

It is recommended that the City Council approve the appointment of a new CRA member.

MEMO

TO: Mayor and City Council

FROM: Brandy Bolter

DATE: May 15, 2026

RE: Update on Procurement for Police Department Office Furniture (401 2nd Facility)

Summary

In conjunction with the relocation to the new facility at 401 2nd, the Police Chief is currently managing the procurement process for necessary office furniture. This memo provides an update on that progress and the proposed budgetary framework for these purchases.

Current Status of Procurement

The Police Chief is actively identifying the department's specific needs for the new space, including workstations and interview room furniture. The following steps are underway:

- **Bid Solicitation:** The Chief is currently in the process of obtaining competitive bids from multiple vendors to ensure the city receives the best value.
- **Operational Alignment:** Furniture selection is being prioritized based on the critical need for privacy during interviews and efficient use of the new 401 2nd location.

Request for Expenditure Limit

To expedite the setup of the new office, the Police Chief may request that the Council establish a **fixed expenditure limit** for the total furniture package.

- This "not-to-exceed" amount would allow the Chief to finalize orders immediately once the lowest qualified bid is identified.
- Setting a limit ensures the department can meet its move-in timeline while maintaining strict fiscal oversight.

Financial Impact

As established in Resolution No. 2026-11, while recurring lease payments of \$1,185.00 are being moved to a new line item, these one-time furniture costs are expected to be drawn from the **Police Department Capital Outlay** budget.

Action Requested: Discussion regarding the Police Chief's progress on bids and consideration of a set expenditure limit to facilitate the timely furnishing of the 401 2nd facility.

MEMORANDUM

FROM: Robert Costa, Community Planner
TO: City Council & Mayor of Yutan, Nebraska
DATE: May 13, 2026
SUBJECT: **2026 Comprehensive Plan Update**

In April and May of this year, the Planning Commission held public meetings to review the City's Comprehensive Plan, which was originally drafted and presented for public review in early 2023. Subsequently, the Planning Commission has discussed updating the document to make it more user-friendly (i.e. readable/usable) and better align it with current municipal priorities.

I am attaching to this memo the entirety of the Planning Commission's staff report for their discussion of this item during May 2026's Planning Commission meeting.

The owners of agricultural land within a specific distance of city limits were invited to attend the May meeting or reach out to me with comments. While no public was in attendance at the May meeting, I was approached individually by some ETJ landowners who responded positively to updating the comprehensive plan in general and the future land use map specifically.

My intention of including this as a City Council agenda item is to:

1. Pass on the feedback received from the Planning Commission,
2. Confirm your agreement with the overall update priorities, and
3. Establish whether we move forward with the updates discussed (including the general timeline), or if the City Council would like us to take another direction.

MEMORANDUM

FROM: Robert Costa, Community Planner
TO: Planning Commission of Yutan, Nebraska
DATE: May 6, 2026
SUBJECT: **Informal Review of the Yutan Comprehensive Plan**

Quick Summary: The primary purpose of this month's meeting is to take public comment on the future land use map (see "ETJ Future Land Use Map," below). Once the public comment period has concluded, we then need to discuss the ideas, additions, and edits to be considered for the updated Comprehensive Plan.

ETJ Future Land Use Map: As you are aware, a letter was sent to the owners of land primarily used for agriculture (i.e., not developed) and located approximately a quarter-mile from the city's boundary. The letter, included as ATTACHMENT 1 w/map, extends an invitation to attend the Planning Commission's May 2026 meeting and provide public comment on future land use and discuss specific concerns they may have.

Summary of Goals: As information to the public and a reminder to you, staff's list of the Comprehensive Plan's identified goals is included as ATTACHMENT 2.

Potential Modifications: A quick summary of potential additions, changes, and actions – based upon our discussion from last month and other known priorities – has been included as ATTACHMENT 3. Please review this list and consider if something is missing or doesn't feel like a true priority. Be prepared to discuss the list at our meeting.

What's Next? After this month's meeting, staff will work on an updated draft of the Comprehensive Plan. The updates will focus on generally agreed-upon changes (City Council will be consulted; edits could occur at their request), in addition to modifying word choices and tightening up the language.

Subject to change, the timeline for this project is likely to follow this basic schedule:

- **June 2026:** Staff working on an updated draft; Planning Commission discussion only if necessary.
- **Summer (July or August) 2026:** Initial Review – Commission reviews draft and offers initial comments/edits. Additional meetings can be held, if needed.
- **Early Autumn (September or October) 2026:** Commission's public hearing, review, and recommendation, then to Council for final action/adoption.

CITY *of* YUTAN

April 24, 2026

To: Landowners & Residents within Proximity of Yutan's City Boundaries
Re: Opportunity for input regarding Yutan's potential growth.

The City of Yutan is in the early stages of updating its Comprehensive Plan, a document that identifies community priorities and objectives as we plan for the future. One specific aspect that Yutan's Planning Commission will review is the Future Land Use Map, which identifies and guides the potential uses of land immediately outside city limits. The existing map has been included with this letter.

Growth and change impact all communities differently; Yutan's leadership is committed to growing in a way that recognizes our small-town heritage and respects the rural community, including the agricultural operations occurring outside of town.

As a landowner outside city limits but within Yutan's potential growth area (immediately a quarter-mile from our boundary), your perspectives and opinions matter. The Planning Commission and city staff want to work collaboratively with you to consider your input and properly identify how your property is shown on the map. To be clear, your property is ***not*** currently proposed for rezoning or annexation. Instead, we seek the community's perspective so that existing agricultural operations that wish to continue can be reflected as such on the Future Land Use Map.

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

We want to hear from you! An opportunity to comment will occur during the meeting noted below. If you are unable to attend the meeting, 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 Planning Commission for their consideration.

PLANNING COMMISSION:
TUES, MAY 12, 2026, at 7:00 PM
CITY HALL: 112 VINE STREET IN YUTAN

Sincerely,

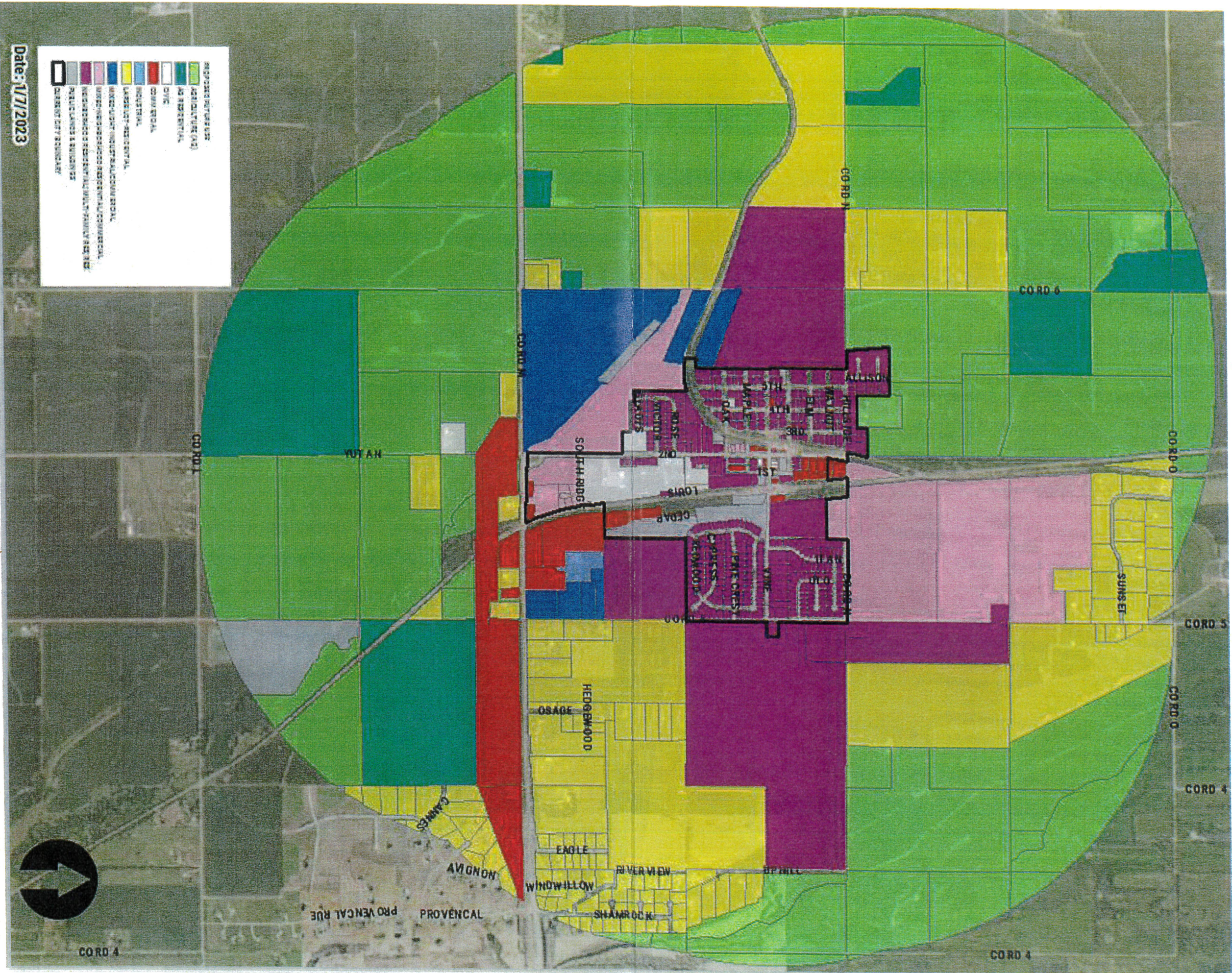


Joe Vandenaek,
Planning Commission Chairperson



Matt Thompson,
City Mayor

MAP 3.6 ETJ Future Land Use Map



Date: 1/7/2023



SUBSTANTIVE GOALS

The goals outlined in the Yutan Community's Comprehensive Plan focus on accommodating regional population growth while preserving the city's unique identity.

These include:

Overall Vision and Identity

- **Maintain a Small-Town Atmosphere:** The consistent message received from public input, and thus the over-arching goal of this plan, is to actively create a thriving, healthy community that preserves its safe, small-town atmosphere and historical legacy for current and future residents, even as the nearby Omaha and Lincoln metropolitan areas experience significant population growth (pg. 30).

Housing and Land Use

- **Expand Housing:** Anticipating population growth, Yutan aims to construct between 94 and 340 new housing units by 2050 (pg. 27).
- **Support Affordable Housing and Accommodate Household Changes:** To accommodate a trend of shrinking household sizes, the city intends to support diverse housing choices, including smaller lots, duplexes, townhomes, and accessory dwelling units or ADUs (pgs. 30 & 43). Through streets without natural hazards (flooding, etc.) will promote community safety and impact the type and amount of affordable housing that can be constructed (pg 52).
- **Connected Annexation:** A major goal is to ensure that future developments on adjacent lands are annexed into the city and fully connected to Yutan's street and utility networks (pgs. 34 & 43).
- **Prevent Landlocking:** The city intends to limit large-lot residential developments near its current corporate boundaries to preserve space for future growth and avoid becoming landlocked (pg. 43).

Economic and Commercial Development

- **Increase Local Services:** Residents highly prioritize bringing more retail businesses, restaurants, and daycare providers to the community (pgs. 30 & 43).
- **Focus Commercial Development and Enhance Commercial Corridors:** Yutan aims to focus commercial development along Highway 92, 2nd Street, and Vine Street (pg. 43). The city plans to enforce design guidelines and setbacks along these main thoroughfares to maintain an attractive "front porch" that will draw in future residents and businesses (pgs. 45 & 52).

Transportation and Pedestrian Access

- **Preserve Rights of Way:** The city plans to preserve current and proposed street rights-of-way (avoiding cul-de-sacs) to ensure that future affordable housing and business districts are connected and easily accessible (pgs. 45 & 52).
- **Improve Sidewalks and Trails:** To address an inconsistent sidewalk network, Yutan intends to improve pedestrian access and safety, particularly along busy routes like 2nd

and Vine Streets that lead to the school, downtown, and parks (pgs. 51 & 52). Adding a hike/bike trail system is also a priority for public survey respondents (pg. 60).

Public Projects

- **Upgrade Water and Sewer Systems:** With residents expressing dissatisfaction with water quality and pressure, the city plans to improve these utilities and extend water and sanitary infrastructure to the western edge of town to support new neighborhoods (pgs. 53 & 60).
- **Develop a Community Center:** The city is exploring the creation of a shared community facility that could house a new city office, a community center, and a daycare option, which would also free up existing downtown space for retail (pg. 60).
- **Expand Recreation:** As property division and/or annexation occurs, Yutan intends to add more parkland to meet recommended acreage standards (pg. 59). Survey respondents indicated preference for the addition of a community swimming pool (pg. 60).

Energy

- **Promote Energy Efficiency:** The city wants to help residents access efficiency and rebate programs offered by OPPD and Black Hills Energy (pgs. 63-65).
- **Regulate Renewable Energy:** As renewable energy becomes more popular, Yutan aims to establish and maintain policies that regulate residential solar and wind power generation within its zoning jurisdiction (pg. 65).

COMP PLAN UPDATE PRIORITIES

Potential ideas, additions, and edits:

- Begin with a summary of the plan's main goals/objectives.
 - If possible, re-organize content, as follows:
 1. Goals & Objectives
 2. Quick description of Yutan community without statistics.
 3. Identify circumstances/problems/patterns/values and then offer solutions or methods to address them.
 4. Create appendix for survey methodology and data.
- Protect agricultural operations: specifically state that Yutan's small-town heritage is founded on respect for farming.
 - Acknowledge that growth is dependent upon market conditions and the preferences of individual landowners, giving Yutan the opportunity to carefully plan for its future and prepare necessary capital improvements and infrastructure (water supply, wastewater capacity, streets, parks, etc.).
- Protect existing parkland; ensure that new parks are added as growth occurs, particularly in the old town neighborhoods or greater western ward.
- Recognize flooding as a hazard to the public and individual property owners; include Yutan's history with the National Flood Insurance Program.
- Require development to occur without detriment to the natural environment. Protect natural waterways from development and prevent sinking/leeching by prohibiting development over those waterways [see Section 4.14 of old zoning regarding drainage].
- Incentivize protection from natural hazards (primarily floodplain); create density bonuses for reducing development in floodplain areas and for land conservation (waterways, wildlife habitat, parkland, etc.). **SOME MENTION OF THIS NEEDS TO GO INTO THE "DIVISION" SECTION OF ZONING.**
- Maps:
 - Fix imagery resolution.
 - Update the Zoning Map on Page 6.
 - Adapt the future land use map to create greater flexibility and reflect realistic expectations of potential development.
 - Add additional through streets to Map 4.2 (pg 47)?
- Survey results suggest displeasure with city water. Explain "the smell" as an area-wide condition (from well water) that could be treated, but most residents may wish to leave the water untreated. Water pressure issues likely stem from older pipes within homes; residents are encouraged to contact the City to have individual pressure issues examined.
- Secure additional well, protect water supply, and update wellhead protection zones.
- Promote connected trails, when possible. Identify possible locations...?

CITY OF YUTAN COUNCIL MEETING DISCUSSION GUIDE

Agenda Item: Preliminary Discussion Regarding Potential E-Bike and Lightweight E-Scooter Regulations

1. Opening Statement by the Mayor (Setting the Stage)

*"Before we open the floor, I want to clarify for everyone present that **no ordinance has been written, drafted, or introduced tonight**. We are strictly in the information-gathering and discussion phase. Our goal tonight is to listen to residents, address rumors, and figure out if a local policy makes sense for Yutan. We've seen an increase in these electric devices, and we want to ensure our kids are safe, our downtown is walkable, and our police department has clear boundaries."*

2. Briefing from the City Attorney or Police Chief (Addressing the Legal Realities)

To ensure everyone is on the same page, the Council should address the three core legal issues raised during preliminary discussions:

- **The "Legal Vacuum" & Harassment Risk:** * *The Issue:* Under Nebraska state law, e-scooters are legally permitted on all sidewalks and streets by default. Right now, if an officer stops a kid just for riding on a downtown sidewalk, that stop can be viewed as an "unreasonable seizure" under the 4th Amendment. Without a local ordinance, repeated stops could be deemed police harassment because no local law is actually being broken.
 - *The Fix:* An ordinance provides a legal shield. It gives officers a clear, published rule to enforce, turning a potentially controversial stop into a routine, lawful interaction.
- **Parental Responsibility (Local vs. State Law):**
 - *The Issue:* State law technically allows for citing parents who let kids break bike laws, but it requires a criminal misdemeanor charge in County Court.
 - *The Fix:* A Yutan ordinance would make this a **Municipal Infraction** (like a parking ticket). It keeps the issue out of the criminal courts, allowing City Hall to issue a simple administrative notice directly to the parents to correct the behavior locally.
- **The Minden vs. Kearney Models:**
 - *The Issue:* Why look at Kearney (pop. 33,000) when Yutan is small?
 - *The Fix:* Minden gives us a great blueprint for a town our size (speed limits, business district bans). Kearney's model was introduced by legal counsel because it is "stress-tested." Kearney has the budget to ensure their safety definitions and liability language are completely bulletproof against lawsuits. We are looking at Kearney for its *legal strength*, but we will scale the geography down to fit Yutan.

3. Structured Public Comment Period (Guiding the Feedback)

To prevent the meeting from turning into an unorganized "mess," the Mayor should ask the public to focus their comments on three specific questions:

1. **Where do we draw the line downtown?** *Is banning e-scooters strictly on the B-CBD (Central Business District) sidewalks fair, or should it extend further?*
 2. **What is the right age limit?** *Should we align with the state moped/school permit age of 14 for operating these on city streets, or do parents feel younger children can handle them safely?*
 3. **How should we handle the "Education Period"?** *If the Council eventually passes a law, would a 60-day or 90-day "Warning Only" period give parents and kids enough time to learn the rules before any fines are issued?*
-

4. Council Discussion & Directed Next Steps

Following public input, the Council should deliberate on the core elements they want to see in a first draft:

- **Consensus on Rules of the Road:** Agree that any future draft *must* state that e-bikes/scooters on the street must obey all standard traffic laws (stopping at stop signs, signaling turns).
- **Consensus on Highway 92:** Confirm that the "25 MPH Rule" will apply, effectively keeping these lightweight scooters off the highway corridors for rider safety.
- **Consensus on Parent Notification:** Direct that the first step of enforcement for a minor must always be a direct courtesy call or letter to the parent, rather than an immediate financial penalty.

5. Closing and Timeline

"Thank you to everyone who spoke tonight. Based on this feedback, we are directing the City Attorney to take the best parts of the Minden and Kearney models and draft a 'Yutan-Specific' ordinance. That first draft will be presented at a future meeting for its First Reading, and the public will have several more opportunities to review it and comment before any final vote is taken."

Yutan Public Library Board Minutes

Sunday May 4th, 2026, at 6:30 PM

Location: Yutan City Office

Notice of meeting was posted at the Post Office, City Office, and the Library by Kelsey Chittenden.

1. Call to Order

The meeting was called to order by President Michelle Dahlhauser at 6:30 PM. Dahlhauser advised the location of the Open Meeting Act posted on the wall.

2. Roll Call: Elizabeth Casey, Kelsey Chittenden, Michelle Dahlhauser and Dawn Ford were present.

Absent: none

3. Consent Agenda

- a. Dahlhauser asked for a motion to approve March 2, April 6, April 16, and April 26 agendas. Casey motioned, seconded by Chittenden. Yeas- Chittenden, Casey, Ford, Dahlhauser. No- None. Motion carried.
- b. Approval of Financial claims motioned by Chittenden, seconded by Casey. Yeas- Chittenden, Casey, Ford, Dahlhauser. No-None. Motion carried.

4. Open Discussion from the Public

- a. Justin Barney expressed the importance of maintaining library accessibility.

5. Action Items

- a. Approval of the Library Director Role job description and posting with a pay range of \$24-\$28/ hour motioned by Casey, seconded by Chittenden. Yeas- Chittenden, Casey, Ford, Dahlhauser. No-None. Motion carried.
- b. The update of library hours beginning June 1, 2026, motioned by Ford, seconded by Chittenden. The hours will be Monday and Tuesday 10am-6pm, Wednesday and Thursday 10am-8pm, Friday closed, and Saturday 9am-noon. Yeas- Chittenden, Casey, Ford, Dahlhauser. No-None. Motion carried.
- c. Temporary pay increase for current staff at the rate of \$17/ hour until the hiring of Interim or Permanent Director motioned by Casey, seconded by Chittenden. Yeas- Chittenden, Casey, Ford, Dahlhauser. No-None. Motion carried.

6. Discussion Items

- a. The board discussed hiring for sub positions at \$15-\$17/hour allowing the next Director to finalize staffing.

- b. Interview questions submitted with the packet were read over, no corrections needed.

7. Adjournment

- a. Meeting adjourned at 7:07 PM with a motion from Chittenden, seconded by Casey. Yeas- Chittenden, Casey, Ford, Dahlhauser. No: None, Motion carried.

The next regular Library Board Meeting will be June 1, 2026, at 6:30 PM.

Submitted by Dawn Ford

MEMORANDUM

FROM: Robert Costa, Community Planner
TO: City Council & Mayor of Yutan, Nebraska
DATE: May 13, 2026
SUBJECT: **Community Planner's May 2026 Report**

After your meeting last month, I attended a two-day conference hosted by the Nebraska Floodplain Management Division, which I found useful. A lot of information was presented that helped me frame my responsibilities not just as the floodplain administrator, but also in how we actively plan for the future and consider mitigating danger from flooding, primarily related to community outreach and early education. A number of opportunities are possible to ensure that we protect our residents, businesses, and infrastructure that I will be considering and planning. I believe that meeting with our local emergency service providers and agencies to discuss flood preparedness may be useful, but I also think we have an opportunity to hold an open house or “town hall” to provide information to those who have FEMA-recognized floodplain impacting their property. More information about those possibilities will be forthcoming once I complete the tasks that I am currently working on this year and begin discussing my next projects with our mayor and city administrator.

Earlier this month, I met with representatives from our Natural Resource District to discuss their agency's priorities and any potential to partner together on project funding. Primarily, they can assist us with funding for trails, floodplain protection/mitigation, and expanding municipal water supply. More information is likely to be forthcoming as I continue communicating with the State's Wellhead Protection Coordinator on our specific goals related to water supply.

Review of the Comprehensive Plan continues. Your specific update on this project has been included in a separate report. While I initially anticipated the timeline for this project to be somewhat quick, updating and enhancing the plan appears to have an opportunity to assist with longer-range projects and the final product of the project remains open-ended.

Our conversations with the Nebraska Department of Transportation have been well timed as I work with the Planning Commission and you on our long-term goals. Ideally, NDOT will be a partner with us on a number of projects that could be forthcoming. In the least, having contacts within the agency willing to answer the phone and listen is helpful to pursuing the City's goals for orderly growth.

City Clerk & Treasurer's Monthly Report

To: Mayor and Yutan City Council

From: Brandy Bolter, City Clerk & Treasurer

Date: May 19, 2026

Subject: Monthly Departmental Activity & Administrative Update

1. Utility & Fiscal Administration

The office has prioritized the transition to the new utility rate structure and ensuring billing accuracy for the upcoming fiscal year.

- **Rate & Discount Implementation:** The new utility rate structure is now fully operational within our system. We have also successfully applied the Senior Citizen Discount to the 79 currently enrolled.
- **Billing Quality Control:** During the initial rollout of the new rates, our office identified a few software calculation errors. These were caught during our internal audit and have been corrected. All necessary adjustments are in place to ensure the June billing cycle is 100% accurate.
- **April Collection Activity:**
 - **Late Letters Mailed:** 40
 - **Door Hangers Delivered:** 15
- **Current Delinquencies:** While the majority of accounts were brought current following these notices, we currently have three accounts that remain two months behind. We are following standard City Code procedures regarding final notifications for these properties.

2. Elections & Professional Development

- **May 12 Primary Election:** Our office assisted in the successful administration of the Primary Election last week. We are currently awaiting official certification from the Saunders County Clerk's office to update our municipal records.
- **2026–2027 Budget Preparation:** I will begin working closely with the City Administrator and each department to begin developing the 2026–2027 budget. This collaborative process ensures that each department's needs are evaluated alongside the city's long-term fiscal goals.

3. Licensing & Summer Planning

- **UTV/Golf Cart Registration:** Registration remains steady. Residents are reminded that **2025 tags are now officially expired**. Operating a vehicle without a 2026 tag may result in a citation.
- **City-Wide Garage Sales (June 4–6):** The registration list for the community map is open at City Hall. Maps will be finalized for distribution during the first week of June.
- **Spring Clean-Up Day (June 13):** All logistics for the clean-up are confirmed. Prohibited items lists have been posted on the city website to assist residents with their sorting and preparations.

4. Looking Ahead: June Administrative Goals

In addition to our summer events, our office is preparing the following items for Council consideration next month:

1. **ACH Withdrawal Date Resolution:** We are drafting a resolution to move the municipal ACH withdrawal date from the **5th of the month to the 18th**. This change is intended to provide better flexibility for residents and reduce insufficient fund occurrences.
2. **Late Fee Ordinance Research:** I am currently researching and drafting a proposed ordinance regarding **Utility Late Fees**. The goal is to establish a consistent and fair structure that encourages timely payments while maintaining the city's fiscal responsibility.
3. **Budget Workshops:** We will begin formal workshops with the Council following the initial reviews with the City Administrator and Department Heads.

Respectfully Submitted,

Brandy Bolter

City Clerk & Treasurer, City of Yutan

Administrator's Report

TO: Mayor and City Council Members

FROM: Bob Oliva, City Administrator

DATE: May 15, 2026

SUBJECT: Monthly Administrative Update – May 2026

1. Infrastructure & Utilities

- **Kinetic:** We are still awaiting a response from Kinetic regarding the technical questions previously submitted. Once these are received, we will proceed with coordinating the public forum.
- **Water Tower Equipment (Verizon):** The contract has been executed on the city's side, but Verizon is still performing site review and planning. No timeline has been established.
- **Utilities Department:** A new utilities department employee began work on May 14, 2026.

2. Parks and Recreation

- **Concession Stand:** The splash pad concession stand will reopen shortly after school is out. The splash pad was opened on May 12th.
- **BNSF Railroad & Open Space:** The city was granted wildflower plants, enough to cover 144 square feet. Jake Koenig has partnered with Reese Bullington to plant the flowers in an area that incorporates them into his Eagle Scout project relocating the historical marker located on Highway 92.

3. Economic Development & Planning

- **CRA Update:** The board approved the sidewalk project on County Road 5. It will be advertised and let at the beginning of June, with the bid opening scheduled for June 30th. Notice will be posted in the Wahoo newspaper, and we will also solicit bids from our previously used contractors. The project completion date is set for no later than November 15, 2026.

4. Public Safety

- **Police Department:** The police department is interviewing for an additional officer.
- **E-Bike Ordinance:** The E-Bike ordinance has received some pushback from Mr. Justin Barney, and the city was asked to clarify its position on why the ordinance would be needed. Additionally, the police department was asked for input and has returned a written response on the matter.