

Yutan City Council
Tuesday, August 11th, 2026
6:00 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 11TH DAY OF AUGUST 2026, AT 6:00 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 6:00 p.m. by Council President Schimenti. Council members Mach, and Smith were present. Council members Lawton were absent. Council President Schimenti stated that Mayor Thompson will join the meeting once the Zoning Board of Adjustments has adjourned. Council President Schimenti 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) Zoning Board of Adjustment

- a. A motion to convene as the Zoning Board of Adjustment for the Consideration of Thompson and Sons Variance Request was made by Smith and seconded by Mach. Upon roll call vote was as follows: YEAH: Schimenti, Mach, Smith. NO: None. Motion Carried.
- b. Thompson & Sons Variance Request
 1. Staff Reporting-Community Planner Costa reported that the variance request remains unchanged from the previous meeting. He advised that should the Council wish to proceed with the variance, they must establish their findings of fact, noting that he is available to assist in drafting the appropriate language.
 2. Applicant Discussion-Josh Thompson stated that following discussions with adjacent property owners, he is formally withdrawing his variance request. He noted that he will instead proceed with a design that complies with the property's standard height regulations.
 3. Final Action
 - a. No action was taken due to the applicant withdrawing their request.
- c. Motion and vote to adjourn as the Zoning Board of Adjustment and continue to Council Agenda.
 - i. A motion to adjourn as the Zoning Board of Adjustment and continue to Council Agenda was made by Mach and seconded by Smith. Upon roll call vote was as follows: YEAH: Mach, Smith, Schimenti.. NO: None, Motion Carried.

- 2)** A motion to recess at 6:05 pm pending the arrival of Mayor Thompson was made by Schimenti

and seconded by Mach. Upon roll call vote was as follows: YEAH: Smith, Schimenti, Mach. NO: None, Motion Carried.

- 3) Mayor Thompson arrived at 6:08 pm and assumed the role as chair. At 6:09 pm Mayor Thompson called for a motion to return to session.

a. A motion was made by Mach and seconded by Smith to reconvene from recess. Upon roll call vote was as follows: YEAH: Schimenti, Mach, Smith. NO: None, Motion Carried.

4) **Action Items**

a. Sales Tax and Resolution

- i. Administrator Oliva reviewed the report included in the agenda, noting that the provided information was primarily based on the recent survey results. He reported feedback from the recent open house, stating that when the proposed sales tax was presented alongside the annexation, approximately half of the participants supported the annexation but opposed the sales tax. Administrator Oliva clarified that the purpose of the current agenda item is to authorize the City Attorney to draft a resolution placing the city sales tax on the ballot. Councilmember Schimenti expressed hesitation about making decisions based on the low survey response rate. A discussion ensued regarding the proposed sales tax revenue split of 70% for infrastructure and 30% for property tax relief. Councilmember Schimenti suggested potentially reversing those percentages and asked if the 30% could be allocated elsewhere. Mayor Thompson inquired if those funds could be directed into a sinking fund or capital outlay. Administrator Oliva confirmed that the funds would essentially function that way, provided they are dedicated to a specific, legal purpose. Councilmember Schimenti asked if the Council needed to finalize the percentage split before voting on the motion to draft the resolution. Mayor Thompson stated his preference for the 70/30 split as presented, noting that the Council retains the ability to amend the specific fund allocations in the future if necessary.
- ii. A motion to direct City Legal Counsel to draft a formal resolution for presentation and final adoption at the August 18, 2026, City Council meeting, to submit a 1.5% Local Option Sales Tax initiative to the voters on the November 3, 2026, general election ballot. I further move that the drafted resolution incorporate the feedback from our public forums by: (1) setting the revenue allocation to a 30/70 split between direct property tax relief and a dedicated infrastructure and public safety sinking fund; and (2) utilizing binding, guaranteed mathematical language to define the exact property tax levy reduction. Finally, counsel is directed to prepare the corresponding Highway 92 annexation ordinance so that its effective date is legally contingent upon the successful voter passage of this sales tax initiative was made by Schimenti and seconded by Smith. Upon roll call vote was as follows: YEAH: Smith, Schimenti, Mach. NO: None, Motion Carried.

5) **Discussion Items**

- a. Budget Workshop for the 2026-2027 Fiscal Year- On Income Items

- i. Administrator Oliva presented a breakdown of the City's projected revenue, comparing the current 2.26% property tax rate with a potential increase to 5.26%. He noted that the higher rate would only yield an additional \$9,000 in revenue, as the City receives a relatively small portion of overall property tax collections. He added that recent adjustments to the sewer and water rates are anticipated to help offset municipal costs. Administrator Oliva further clarified that public safety, encompassing the entire police department, is exempt from the proposed tax increase. Mayor Thompson expressed his opposition to increasing the property tax rate to the 5% threshold. Councilmember Smith then inquired about the mechanics of the 30% property tax relief. Administrator Oliva explained that it would be applied directly as a reduction to residents' property tax bills, estimating that this would provide between \$60,000 and \$100,000 in total property tax relief citywide. Mayor Thompson reiterated his desire to keep the tax rate flat and rely instead on current property valuations. Councilmember Schimenti concurred with this approach. Ultimately, the Council expressed a consensus to maintain the current tax levy and oppose raising it to the 2% limit.

Meeting Adjourned: A motion to adjourn at 6:46 pm was made by Smith and seconded by Mach. Upon roll call vote was as follows: YEAH: Schimenti, Mach, Smith. NO: None, Motion Carried.

NEXT MEETING DATES

Library Board Meeting - September 7th, 2026, 6:30 PM

Planning Commission - September 8th, 2026, 7:00 PM

City Council Meeting - August 18th, 2026, 7:00 PM

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
