City of Bennington
Community Development Agency Meeting Agenda
Monday, May 12, 2025; 6:00 P.M.
City Office, 15505 Warehouse Street
Bennington, NE
402-238-2375

1. Call to Order - Roll Call – Open Meetings Act

2. Proposed Redevelopment Project pursuant to the Nebraska Community Development Law which involves partial funding known as Tax Increment Financing, by Bennington Capital Growth, LLC/JEH Enterprises, LLC, on Lots 18, 19, and 20, Block 6, Town of Bennington, Douglas County, Nebraska, generally located between 15408 and 15416 South Second Street, Bennington, Nebraska
   A. Presentation, Staff and Applicant
   B. Public Hearing

3. Resolution No. CDA 2025-01 of the Community Development Agency Recommending Approval of the Redevelopment Plan for The Haven at Bennington Redevelopment Project to the Bennington City Council
   A. Motion

4. Adjourn

City of Bennington
City Council Meeting Agenda
Monday, May 12, 2025; 6:00 P.M.
City Office, 15505 Warehouse Street
Bennington, NE
402-238-2375

1. Call to Order - Roll Call – Open Meetings Act

2. Approval of Consent Agenda
   A. April 14, 2025 City Council Meeting Minutes
   B. April 2025 Bills Paid
   C. Keno Receipts: April 8.75%: $10,512.37
   D. JEO Consulting Invoices for:
      i. General Engineering Invoice No. 160181 for $12,208.75
      ii. Neumeyer Farm Invoice No. 160179,160187 and 160234 totaling $7,645.00
      iii. Public Works Building Invoice No. 160126 and 160180 totaling $13,060.00

3. Community Needs Response Plan September 2024-2029 – Library Board

4. Consideration of two Freestanding Monument Identification Signs in a Medium Density Residential (R-3) Zoning District both located west of 156th Street with one located south of Kempten Creek Drive and one located north of Bennington Boulevard
   A. Presentation
   B. Public Hearing
   C. Motion

5. Consideration of a Freestanding Monument Identification Sign in a Medium Density Residential (R-3) Zoning District located east of 168th Street and north of Abigail St. Lot 49 Water's Edge 168
   A. Presentation
   B. Public Hearing
   C. Motion

6. Proposed Redevelopment Project pursuant to the Nebraska Community Development Law which involves partial funding known as Tax Increment Financing, by Bennington Capital Growth, LLC/JEH Enterprises, LLC, on Lots 18, 19, and 20, Block 6, Town of

7. Bennington, Douglas County, Nebraska, generally located between 15408 and 15416 South Second Street, Bennington, Nebraska
    A. Presentation, Staff and Applicant
    B. Public Hearing
    C. Resolution No. 2025-01 Approving the Redevelopment Plan for The Haven at Bennington Redevelopment Project and Making findings and Approving Action Thereon
        i. Motion

8. Special Designated Liquor License and Street Closure Applications – Bennington Daze
    A. Bennington Jaycees, Pfeifler
       10 a.m. – Saturday, June 7 to 2 a.m. – Sunday, June 8
    B. JDUB's Hangout, West
       12 p.m. Saturday, June 7 to 12 a.m. - Sunday, June 8
    C. Stumble Inn, Neiman
       4 p.m. Saturday, June 7 to 12 a.m. – Sunday, June 8
    D. Monolithic Brewing Company, Hartung
       10 a.m. to 12 a.m. – Saturday June 7
    E. The Warehouse, Nelson
       11 a.m. to 6 p.m. – Saturday, June 7
        i. Motion to Approve

9. Street Closure and Event Applications –
    A. Bennington Chamber and Community Foundation Farmer's Market 2025, Thomsen
        i. Motion

10. Neumeyer Farm Park
    A. Phase II: US HUD Community Project Funding Grant Update
    B. Park and Splash Pad Concept Plan

11. Annual Report on the Bennington ASIP Program

12. Douglas County Library Interlocal Cooperation Agreement
    A. Motion to Approve

13. 2-Hour Parking Limits Located at 132 South Stark Street Discussion

14. Library Report
    A. Girl Scout Little Free Food Pantry

15. Police Report

16. Public Works Report

17. Office Report

18. Project Tracker
    A. Sewer Study Memo

19. Public Comments – This is the proper time for public comments on any topic or matter which is not on the agenda.

20. Executive Session for Strategy Discussions with City Attorney regarding Contract Negotiations

21. Adjourn

Anyone desiring to speak on an agenda item that involves a public hearing is invited to do so. All those who wish to address the Council during such a public hearing should stand, state your name and address and limit yourself to three minutes. Anyone desiring to speak for a longer period of time should make arrangements with the City Clerk prior to the meeting. This procedure will assure that everyone will be heard by the Council for those agenda items that involve a public hearing. Individuals requiring physical or sensory accommodations should contact the City Clerk at 402-238-2375. Thank you. Clint Adams, Mayor

Planning Commission
4-30-2025 Minutes

City of Bennington
Planning Commission Meeting Minutes
Wednesday, April 30, 2025; 6:00 P.M.
City Office, 15505 Warehouse St.
Bennington, NE
402-238-2375

Call to Order – Open Meeting Act – Roll Call
Planning Commission Chair James Bartles called the meeting to order at 6:00 p.m. The following members were present: James Bartles, Karen Hohman, Anita Ortiz and Bob Zaruba. Members Haime Dias, Jeff Ryan and Mike Valasek were absent. City Clerk Mindi Laaker identified the Open Meetings Act location that is available to the public.

Approval of March 26, 2025 Meeting Minutes
Motion by Hohman, second by Zaruba to approve the minutes as presented. All voted in favor and the motion carried.

Consideration of two Freestanding Monument Identification Signs in a Medium Density Residential (R-3) Zoning District both located west of 156th Street with one located south of Kempten Creek Drive and one located north of Bennington Boulevard
City Engineer Julie Ogden explained that the Landscaping Plan and the HOA Maintenance and Operation Plans carried over from the March public hearing had been submitted and were appropriate.

Motion by Bartles, second by Ortiz to recommend approval of the Conditional Use Permit. All voted in favor and the motion carried.

Consideration of a Freestanding Monument Identification Sign in a Medium Density Residential (R-3) Zoning District located east of 168th Street and north of Abigail St. Lot 49 Water's Edge 168
City Engineer Julie Ogden and Brad Huyck with Thompson, Dreessen and Dorner, Inc. presented the sign that meets standards.

Bartles opened a public hearing and there were no comments.

Motion by Hohman, second by Zaruba to recommend approval of the Conditional Use Permit. All voted in favor and the motion carried.

Proposed Redevelopment Project pursuant to the Nebraska Community Development Law which involves partial funding known as Tax Increment Financing, by Bennington Capital Growth, LLC/JEH Enterprises, LLC, on Lots 18, 19, and 20, Bennington, Douglas County, Nebraska, generally located between 15408 and 15416 South Second Street, Bennington, Nebraska
City Attorney Jeff Miller explained that the Redevelopment Plan must comply with the Community Development Law and in conformance with the general plan for the

development of the City as a whole. This includes conformance with the Comprehensive Plan, Zoning, Subdivision and Building Code regulations.

Bennington Capital Growth, LLC/JEH Enterprises, LLC Legal Counsel McKinley Wilson with Pansing Hogan Ernst & Buser LLP presented the Redevelopment Plan including parking, retail and residential spaces.

Bartles opened a public hearing and there were no comments.

Motion by Bartles, second by Ortiz to recommend approval of the Redevelopment Plan to the Community Development Agency as being in conformance with the general plan for the development of the City as a whole. All voted in favor and the motion carried.

Future Land Use Map Discussions

City Engineer presented discussions regarding a Commercial, Business or Mixed-Use development near 180th Street and Rainwood Road and the west side of 156th Street from the city limits to Military Road.

Adjourn

Motion by Zaruba, second by Hohman to adjourn the meeting at 6:52 p.m. All voted in favor and the motion carried.

Monthly Financials

CITY SALES TAX

2022		2023		2023		2024	
January	71102.69	January	38559.47	January	66544.01	January	84850.46
February	63585.23	February	60694.09	February	69818.54	February	83,733.87
March	72723.78	March	79899.35	March	67730.58	March	
April	80263.45	April	73451.63	April	84432.99	April	
May	103239.53	May	77923.05	May	77910.91	May	
June	95109.19	June	100974.01	June	121527.16	June	
July	91497.71	July	83181.54	July	141559.67	July	
August	80665.48	August	86204.38	August	144459.2	August	
September	86986.67	September	83218.61	September	137385.79	September	
October	64469.52	October	93961.52	October	96,934.16	October	
November	86831.2	November	88888.34	November	132312.38	November	
December	128873.97	December	97637.71	December	95394.49	December	
Total	**$1,025,348.42**	**Total**	**$964,593.70**	**Total**	**$1,236,009.88**	**Total**	**$168,584.33**

$38,853.81 Incorrect December 2022 Sales Tax Return Lowered January 2023 Sales Tax Return

KENO REVENUE

2022		2023		2024		2025	
January	7388.4	January	7504.77	January	8330.82	January	9959.5
February	6508.6	February	7231.56	February	10151.07	February	11157.55
March	7713.72	March	7118.53	March	10291.89	March	10592
April	6894.27	April	10201.82	April	8772.02	April	10512.37
May	6294.55	May	9398.13	May	7611.59	May	
June	6054.51	June	7250.44	June	8134.34	June	
July	9162.56	July	8171.59	July	7896.96	July	
August	10752.35	August	7072.7	August	9310.94	August	
September	9760.79	September	8122.81	September	8621.13	September	
October	7998.41	October	11522.25	October	8753.76	October	
November	8066.52	November	8740.68	November	11089.19	November	
December	7273.86	December	7614.9	December	10797.37	December	
Total	93868.54	**Total**	99950.18	**Total**	109761.08	**Total**	42221.42

City of Bennington, Nebraska

Profit Loss by Class

October 2024 - September 2025

	DEBT SERVICE FUND	GENERAL GOVERNMENT	KENO FUND	SEWER REPLACEMENT FUND	STREET FUND	TOTAL
Income						
5000 Taxes	0.00	0.00	0.00	0.00	0.00	$0.00
5002 Property Taxes	243,483.01	470,571.68	0.00	0.00	0.00	$714,054.69
5004 Homestead Allocation	5,865.22	11,328.66	0.00	0.00	0.00	$17,193.88
5008 Motor Vehicle Fees	0.00	0.00	0.00	0.00	49,832.05	$49,832.05
5010 Sales Tax-Local Option Receipts	0.00	735,800.49	0.00	0.00	0.00	$735,800.49
5012 In-Lieu-Of Tax	19.43	18,504.45	0.00	0.00	0.00	$18,523.88
Total 5000 Taxes	**249,367.66**	**1,236,205.28**	**0.00**	**0.00**	**49,832.05**	**$1,535,404.99**
5100 Intergovernmental	0.00	0.00	0.00	0.00	0.00	$0.00
5101 Property Tax Credit Allocation	13,564.65	26,200.15	0.00	0.00	0.00	$39,764.80
5106 Douglas Cnty Library User Fees	0.00	51,894.13	0.00	0.00	0.00	$51,894.13
5112 Library State Aid	0.00	2,532.00	0.00	0.00	0.00	$2,532.00
5120 Highway Allocation	0.00	0.00	0.00	0.00	165,675.77	$165,675.77
5121 Highway Allocation-Sales Tax	0.00	0.00	0.00	0.00	68,692.52	$68,692.52
Total 5100 Intergovernmental	**13,564.65**	**80,626.28**	**0.00**	**0.00**	**234,368.29**	**$328,559.22**
5200 Charges for Services	0.00	0.00	0.00	0.00	0.00	$0.00
5201 Library-Non DC Fees	0.00	180.00	0.00	0.00	0.00	$180.00
5202 Library Fines & Copy Fees	0.00	464.80	0.00	0.00	0.00	$464.80
5203 Library-Book Replacement Fees	0.00	362.89	0.00	0.00	0.00	$362.89
5204 Franchise Fee-Cable TV	0.00	16,951.25	0.00	0.00	0.00	$16,951.25
5205 Public Hearing Fees	0.00	16,868.75	0.00	0.00	0.00	$16,868.75
5206 Sewer Connection Permit Fee	0.00	0.00	0.00	129,986.00	0.00	$129,986.00
5207 ASIP Collection Fee	0.00	0.00	0.00	0.00	94,551.00	$94,551.00
5208 Sewer Receipts	0.00	0.00	0.00	413,046.42	0.00	$413,046.42
5210 Dog Licenses	0.00	1,838.00	0.00	0.00	0.00	$1,838.00
5212 Liquor Licenses	0.00	3,300.00	0.00	0.00	0.00	$3,300.00
5214 Tobacco Licenses	0.00	10.00	0.00	0.00	0.00	$10.00
5218 Peddler's Permits	0.00	50.00	0.00	0.00	0.00	$50.00
Total 5200 Charges for Services	**0.00**	**40,025.69**	**0.00**	**543,032.42**	**94,551.00**	**$677,809.11**
5300 Use of Money & Property	0.00	0.00	0.00	0.00	0.00	$0.00
5302 Interest	0.00	81,589.98	7,506.62	0.00	0.00	$89,096.60
5304 Community Room Revenue	0.00	2,802.50	0.00	0.00	0.00	$2,802.50
Total 5300 Use of Money & Property	**0.00**	**84,392.48**	**7,506.62**	**0.00**	**0.00**	**$91,899.10**
5400 Grants and Contributions	0.00	0.00	0.00	0.00	0.00	$0.00
5402 Donations	0.00	1,097.31	0.00	0.00	0.00	$1,097.31
5403 Contrib's/Donations-Libr	0.00	1,521.50	0.00	0.00	0.00	$1,521.50
5410 Grant - Library	0.00	3,535.68	0.00	0.00	0.00	$3,535.68
Total 5400 Grants and Contributions	**0.00**	**6,154.49**	**0.00**	**0.00**	**0.00**	**$6,154.49**
5500 Bond and Note Proceeds	0.00	0.00	0.00	0.00	0.00	$0.00
5502 Bond Proceeds	995,000.00	0.00	0.00	0.00	0.00	$995,000.00
Total 5500 Bond and Note Proceeds	**995,000.00**	**0.00**	**0.00**	**0.00**	**0.00**	**$995,000.00**
5600 Other Miscellaneous Income	0.00	2,179.00	0.00	3,055.00	0.00	$5,234.00
5601 Police Misc Income	0.00	5,790.00	0.00	0.00	0.00	$5,790.00
5602 Keno	0.00	0.00	72,861.74	0.00	0.00	$72,861.74
5605 Park/Streets Misc Income	0.00	127,764.22	0.00	0.00	0.00	$127,764.22
Total 5600 Other Miscellaneous Income	**0.00**	**135,733.22**	**72,861.74**	**3,055.00**	**0.00**	**$211,649.96**
Total Income	**$1,257,932.31**	**$1,583,137.44**	**$80,368.36**	**$546,087.42**	**$378,751.34**	**$3,846,276.87**
GROSS PROFIT	**$1,257,932.31**	**$1,583,137.44**	**$80,368.36**	**$546,087.42**	**$378,751.34**	**$3,846,276.87**
Expenses						
5209 Sewer Fee - MUD Billing Charge	0.00	0.00	0.00	14,261.55	0.00	$14,261.55
5211 Pet Licensing State Fee	0.00	121.48	0.00	0.00	0.00	$121.48
6010 Accounting	0.00	27,490.00	0.00	0.00	0.00	$27,490.00
6015 Consultant Fees	0.00	5,409.20	0.00	0.00	0.00	$5,409.20
6040 Collection Fees-Douglas County	2,434.84	4,705.73	0.00	0.00	0.00	$7,140.57
6041 Admin Fees - State of Ne	0.00	24,095.60	0.00	0.00	0.00	$24,095.60
6070 Dues and Subscriptions	0.00	7,151.94	0.00	0.00	0.00	$7,151.94
6080 Election Expense	0.00	282.56	0.00	0.00	0.00	$282.56

City of Bennington, Nebraska

Profit Loss by Class

October 2024 - September 2025

	DEBT SERVICE FUND	GENERAL GOVERNMENT	KENO FUND	SEWER REPLACEMENT FUND	STREET FUND	TOTAL
6090 Engineering	0.00	61,556.25	0.00	1,320.00	6,795.00	$69,671.25
6196 SPORTS COMPLEX ENG/ARCH	0.00	31,726.41	0.00	0.00	0.00	$31,726.41
6197 Engineering - PW Building	0.00	65,877.57	0.00	0.00	65,877.57	$131,755.14
Total 6090 Engineering	**0.00**	**159,160.23**	**0.00**	**1,320.00**	**72,672.57**	**$233,152.80**
6110 Repairs & Maintenance	0.00	246.72	0.00	0.00	18,204.41	$18,451.13
6120 Insurance	0.00	36,127.00	0.00	0.00	0.00	$36,127.00
6140 Legal	0.00	18,410.65	0.00	0.00	0.00	$18,410.65
6150 Miscellaneous	0.00	7,191.03	0.00	0.00	0.00	$7,191.03
6160 Occupation Tax	0.00	910.00	0.00	0.00	0.00	$910.00
6170 Office Cleaning	0.00	92.00	0.00	0.00	0.00	$92.00
6180 Office Supplies	0.00	1,097.87	0.00	0.00	0.00	$1,097.87
6190 Postage	0.00	485.00	0.00	0.00	0.00	$485.00
6200 Publication	0.00	3,674.87	0.00	0.00	0.00	$3,674.87
6210 Sewer Connections	0.00	0.00	0.00	192,916.42	0.00	$192,916.42
6215 Sewer - City of Omaha	0.00	0.00	0.00	222,032.56	0.00	$222,032.56
6220 People Service Contract	0.00	0.00	0.00	10,010.00	0.00	$10,010.00
6230 Equipment	0.00	1,307.68	0.00	0.00	0.00	$1,307.68
6255 Snow Removal	0.00	2,975.00	0.00	0.00	68,922.40	$71,897.40
6256 156th St Improvement	0.00	0.00	0.00	0.00	3,793.54	$3,793.54
6260 Telephone	0.00	745.03	0.00	0.00	0.00	$745.03
6270 Utilities	0.00	2,731.43	0.00	0.00	36,547.56	$39,278.99
6560 Payroll Expnses-Gen Govt/Street	0.00	787.57	0.00	0.00	0.00	$787.57
6562 Payroll Taxes-Genl Govt/Streets	0.00	5,152.56	0.00	0.00	0.00	$5,152.56
6570 Salary-City Clerk's Office	0.00	0.00	0.00	0.00	0.00	$0.00
6571 Full Time City Office	0.00	68,114.38	0.00	0.00	0.00	$68,114.38
Total 6570 Salary-City Clerk's Office	**0.00**	**68,114.38**	**0.00**	**0.00**	**0.00**	**$68,114.38**
Total 6560 Payroll Expnses-Gen Govt/Street	**0.00**	**74,054.51**	**0.00**	**0.00**	**0.00**	**$74,054.51**
6561 Meritorious Awards	0.00	1,500.00	0.00	0.00	0.00	$1,500.00
6580 Ret Plan Contrib-Gen Govt/Stree	0.00	5,446.68	0.00	0.00	0.00	$5,446.68
6581 Health Insurance	0.00	6,202.51	0.00	0.00	0.00	$6,202.51
7102 Bonds Retired	0.00	0.00	0.00	0.00	0.00	$0.00
7107 2017 BAN	450,000.00	0.00	0.00	0.00	0.00	$450,000.00
7134 4-15-21 Refunding Bond	150,000.00	0.00	0.00	0.00	0.00	$150,000.00
7135 2023 BAN	600,000.00	0.00	0.00	0.00	0.00	$600,000.00
Total 7102 Bonds Retired	**1,200,000.00**	**0.00**	**0.00**	**0.00**	**0.00**	**$1,200,000.00**
7200 Interest	0.00	0.00	0.00	0.00	0.00	$0.00
7211 INTEREST ON 2017 BAN	4,610.81	0.00	0.00	0.00	0.00	$4,610.81
7229 2-15-19 Refunding Bond Interest	3,948.76	0.00	0.00	0.00	0.00	$3,948.76
7230 4-15-20 Refunding Bond Interest	6,445.00	0.00	0.00	0.00	0.00	$6,445.00
7231 5-15-20 Refunding Bond Interest	16,178.75	0.00	0.00	0.00	0.00	$16,178.75
7232 4-15-21 Refunding Bond Interest	3,207.50	0.00	0.00	0.00	0.00	$3,207.50
7233 INTEREST ON 2023 BAN	27,681.67	0.00	0.00	0.00	0.00	$27,681.67
Total 7200 Interest	**62,072.49**	**0.00**	**0.00**	**0.00**	**0.00**	**$62,072.49**
7300 BOND ISSUANCE COST	16,915.00	0.00	0.00	0.00	0.00	$16,915.00
8900 Park and Recreation	0.00	11,068.78	4,800.00	0.00	3,977.02	$19,845.80
8918 Equipment	0.00	19,972.07	0.00	0.00	23,070.55	$43,042.62
8927 DUES, SUBSCRIPTIONS, PUBLICATIO	0.00	290.00	0.00	0.00	0.00	$290.00
8928 Gas and Oil	0.00	1,827.12	0.00	0.00	1,827.10	$3,654.22
8932 Health Insurance	0.00	6,601.33	0.00	0.00	5,851.27	$12,452.60
8950 Repairs and Maintenance	0.00	30,766.95	0.00	0.00	14,803.99	$45,570.94
8951 Rprs & Mntnce/City Bldgs	0.00	462.10	0.00	0.00	225.99	$688.09
8952 Training	0.00	1,515.44	0.00	0.00	485.44	$2,000.88
8954 Restroom Rental	0.00	450.00	0.00	0.00	0.00	$450.00
8962 Payroll Taxes	0.00	7,734.11	0.00	0.00	3,020.18	$10,754.29
8970 Salaries total	0.00	0.00	0.00	0.00	0.00	$0.00
8971 Full time salaries	0.00	92,004.69	0.00	0.00	34,577.98	$126,582.67
8972 Part time salaries	0.00	7,500.00	0.00	0.00	4,880.00	$12,380.00
Total 8970 Salaries total	**0.00**	**99,504.69**	**0.00**	**0.00**	**39,457.98**	**$138,962.67**

City of Bennington, Nebraska

Profit Loss by Class

October 2024 - September 2025

	DEBT SERVICE FUND	GENERAL GOVERNMENT	KENO FUND	SEWER REPLACEMENT FUND	STREET FUND	TOTAL
8978 Supplies	0.00	1,967.94	0.00	0.00	1,967.93	$3,935.87
8980 Telephone	0.00	440.11	0.00	0.00	440.24	$880.35
8981 Retirement Plan Contributions	0.00	7,356.36	0.00	0.00	2,766.24	$10,122.60
8982 Utilities	0.00	14,691.66	0.00	0.00	2,185.86	$16,877.52
8983 Employee Tuition Reimbursement	0.00	2,025.00	0.00	0.00	0.00	$2,025.00
8985 Ballfield Lights	0.00	1,418.59	0.00	0.00	0.00	$1,418.59
8986 *NEW* Public Works Bldg	0.00	20,400.00	0.00	0.00	589.00	$20,989.00
8987 Neumeyer Farm Park and Developments - Phase 1	0.00	117,373.09	0.00	0.00	0.00	$117,373.09
Total 8900 Park and Recreation	**0.00**	**345,865.34**	**4,800.00**	**0.00**	**100,668.79**	**$451,334.13**
9000 Police Department	0.00	0.00	0.00	0.00	0.00	$0.00
9015 Dues, Memberships & Publication	0.00	415.00	0.00	0.00	0.00	$415.00
9018 Equipment	0.00	40,413.76	0.00	0.00	0.00	$40,413.76
9028 Gas and Oil	0.00	8,900.56	0.00	0.00	0.00	$8,900.56
9032 Health Insurance	0.00	64,866.33	0.00	0.00	0.00	$64,866.33
9045 Miscellaneous	0.00	2,832.86	0.00	0.00	0.00	$2,832.86
9050 Repairs and Maintenance- Equip	0.00	1,914.59	0.00	0.00	0.00	$1,914.59
9051 Repairs & Maint - Vehicles	0.00	3,295.13	0.00	0.00	0.00	$3,295.13
9052 Repairs & Maintenance-Buildings	0.00	1,552.44	0.00	0.00	0.00	$1,552.44
9055 Computer Tech Support	0.00	5,763.72	0.00	0.00	0.00	$5,763.72
9062 Payroll Taxes	0.00	18,806.15	0.00	0.00	0.00	$18,806.15
9070 Salaries total	0.00	0.00	0.00	0.00	0.00	$0.00
9071 Full time Salaries	0.00	254,380.72	0.00	0.00	0.00	$254,380.72
9072 Part time salaries	0.00	11,808.14	0.00	0.00	0.00	$11,808.14
Total 9070 Salaries total	**0.00**	**266,188.86**	**0.00**	**0.00**	**0.00**	**$266,188.86**
9075 Lab Expenses	0.00	565.00	0.00	0.00	0.00	$565.00
9077 Supplies	0.00	504.90	0.00	0.00	0.00	$504.90
9078 Supplies & Ammunition	0.00	4,807.86	0.00	0.00	0.00	$4,807.86
9079 Postage	0.00	73.00	0.00	0.00	0.00	$73.00
9080 Telephone	0.00	3,660.57	0.00	0.00	0.00	$3,660.57
9081 Retirement Plan Contributions	0.00	16,068.15	0.00	0.00	0.00	$16,068.15
9082 Utilities	0.00	3,966.59	0.00	0.00	0.00	$3,966.59
9083 Training	0.00	3,880.80	0.00	0.00	0.00	$3,880.80
9084 Employee Tuition Reimbursement	0.00	5,000.00	0.00	0.00	0.00	$5,000.00
9085 Uniforms	0.00	2,113.12	0.00	0.00	0.00	$2,113.12
9090 K9 UNIT	0.00	2,603.34	0.00	0.00	0.00	$2,603.34
Total 9000 Police Department	**0.00**	**458,192.73**	**0.00**	**0.00**	**0.00**	**$458,192.73**
9100 Fire Department	0.00	113,069.56	0.00	0.00	0.00	$113,069.56
9200 Library	0.00	0.00	0.00	0.00	0.00	$0.00
9205 Print Materials	0.00	9,641.98	0.00	0.00	0.00	$9,641.98
9207 Special Collections	0.00	546.90	0.00	0.00	0.00	$546.90
9210 Dues	0.00	136.36	0.00	0.00	0.00	$136.36
9215 Equipment	0.00	2,112.92	0.00	0.00	0.00	$2,112.92
9220 Electronic Materials	0.00	1,681.19	0.00	0.00	0.00	$1,681.19
9225 Housekeeping	0.00	5,439.14	0.00	0.00	0.00	$5,439.14
9230 Office & Postage	0.00	2,241.40	0.00	0.00	0.00	$2,241.40
9235 Repairs & Maintenance	0.00	1,123.87	0.00	0.00	0.00	$1,123.87
9240 Salaries	0.00	0.00	0.00	0.00	0.00	$0.00
9241 Full time Salaries	0.00	92,100.68	0.00	0.00	0.00	$92,100.68
9242 Part time salaries	0.00	24,455.88	0.00	0.00	0.00	$24,455.88
Total 9240 Salaries	**0.00**	**116,556.56**	**0.00**	**0.00**	**0.00**	**$116,556.56**
9245 Reading Program	0.00	3,132.99	0.00	0.00	0.00	$3,132.99
9250 Supplies	0.00	992.21	0.00	0.00	0.00	$992.21
9255 Telephone	0.00	512.48	0.00	0.00	0.00	$512.48
9260 Utilities	0.00	2,892.64	0.00	0.00	0.00	$2,892.64
9262 Payroll Taxes	0.00	8,701.50	0.00	0.00	0.00	$8,701.50
9265 Travel/Mileage	0.00	122.08	0.00	0.00	0.00	$122.08
9270 Continuing Education	0.00	215.67	0.00	0.00	0.00	$215.67
9275 Electronic Access	0.00	2,235.04	0.00	0.00	0.00	$2,235.04

City of Bennington, Nebraska

Profit Loss by Class

October 2024 - September 2025

	DEBT SERVICE FUND	GENERAL GOVERNMENT	KENO FUND	SEWER REPLACEMENT FUND	STREET FUND	TOTAL
9281 Retirmement Plan Contributions	0.00	4,475.67	0.00	0.00	0.00	$4,475.67
9285 Health Ins	0.00	33,556.76	0.00	0.00	0.00	$33,556.76
Total 9200 Library	**0.00**	**196,317.36**	**0.00**	**0.00**	**0.00**	**$196,317.36**
Reimbursements	0.00	0.00	0.00	0.00	0.00	$0.00
Total Expenses	**$1,281,422.33**	**$1,505,059.71**	**$4,800.00**	**$440,540.53**	**$300,809.27**	**$3,532,631.84**
NET OPERATING INCOME	**$ -23,490.02**	**$78,077.73**	**$75,568.36**	**$105,546.89**	**$77,942.07**	**$313,645.03**
NET INCOME	**$ -23,490.02**	**$78,077.73**	**$75,568.36**	**$105,546.89**	**$77,942.07**	**$313,645.03**

CITY OF BENNINGTON

GENERAL EXPENSES - BUDGET VS ACTUAL

THRU

4/30/2025

(GOAL 58%)

	ACTUALS 4/30/2025	PLANNED BUDGET 9/30/2025	% OF BUDGET	COMMENTS/ UNPLANNED EXPENSE/COST SAVING
NON PROJECT GENERAL REVENUES (includes Bond Rev)				
PROPERTY TAXES (5002)	$714,055	$1,593,616	44.81%	
HOMESTEAD ALLOCATION (5004)	$17,194	$0	#DIV/0!	
LOCAL SALES TAX (5010)	$735,800	$900,000	81.76%	
IN LIEU OF TAX (5012)	$18,524	$49,000	37.80%	
PROPERTY TAX CREDIT (5101)	$39,765	$0	#DIV/0!	
COUNTY LIBRARY FUNDS (5106)	$51,894	$125,000	41.52%	
LIBRARY STATE AID (5112)	$2,532	$2,200	115.09%	
LIBRARY SALES & FINES & NON DC RESIDENT CHARGE			#DIV/0!	
(5201, 5202, 5203)	$1,008	$1,600	62.98%	
CABLE TELEVISION (5204)	$16,951	$15,000	113.01%	
PUBLIC HEARING FEES (5205)	$16,869	$25,000	67.48%	
LICENSES AND PERMITS (5210, 5212, 5214, 5216, 5218)	$5,198	$7,160	72.60%	
INTEREST INCOME (5302)	$81,590	$100,000	81.59%	
COMMUNITY ROOM RENTS (5304)	$2,803	$3,000	93.42%	
RENT (5308)	$0	$0	#DIV/0!	
DONATIONS (5401, 5402, 5403, 5410)	$6,154	$5,000	123.09%	
BOND PROCEEDS (5502)	$995,000	$600,000	165.83%	
OTHER INCOME (5600, 5601, 5605, 5609)	$135,733	$2,508,635	5.41%	
TOTAL NON PROJECT GENERAL REVENUES	$2,841,070	$5,935,211	47.87%	
NON PROJECT GENERAL EXPENSES				
ACCOUNTING/AUDIT (6010)	$27,490	$35,000	78.54%	
CONSULTANT FEES	$5,409	$0	#DIV/0!	
COLLECTION FEES (DOUGLAS COUNTY) (6040)	$7,141	$8,000	89.26%	
ADMIN FEES - STATE OF NE (6041)	$24,096	$29,000	83.09%	
DUES AND SUBSTRIPTIONS (6070)	$7,152	$20,000	35.76%	
ELECTION EXPENSE (6080)	$283	$500	56.51%	
ENGINEERING (6090; 6196; 6197)	$159,160	$367,500	43.31%	
REPAIRS/MAINTENANCE (6110)	$247	$2,000	12.34%	
INSURANCE/BONDS (6120)	$36,127	$80,000	45.16%	
LEGAL (6140)	$18,411	$35,000	52.60%	
TO SCHOOL DISTRICT-OCCUPATION TAX (6160)	$910	$1,500	60.67%	
MERITORIOUS AWARDS (6561)	$1,500	$2,500	60.00%	
CITY TOTAL	$287,924	$581,000	49.56%	
ADMIN OFFICE	$101,193	$228,052	44.37%	
POLICE	$439,522	$800,266	54.92%	
FIRE	$113,070	$226,139	50.00%	
PARKS	$337,332	$3,006,602	11.22%	
LIBRARY	$188,276	$363,443	51.80%	
BONDS	$1,278,987	$1,609,905	79.44%	
TOTAL NON PROJECT GENERAL EXPENDITURES	$2,746,304	$6,815,409	40.30%	
Gen'l Fund+ Bond Fund Revenues $2,841,070 minus GF Expenditures $2,746,304		$94,766		

City of Bennington, Nebraska

Budget vs. Actuals: Budget_FY25_P&L - FY25 P&L Classes

October 2024 - April 2025

	DEBT SERVICE FUND				GENERAL GOVERNMENT				TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income												
5000 Taxes									$0.00	$0.00	$0.00	0.00%
5002 Property Taxes	243,483.01	317,109.31	-73,626.30	76.78 %	470,571.68	612,500.00	-141,928.32	76.83 %	$714,054.69	$929,609.31	$ -215,554.62	76.81 %
5004 Homestead Allocation	5,865.22		5,865.22		11,328.66		11,328.66		$17,193.88	$0.00	$17,193.88	0.00%
5010 Sales Tax-Local Option Receipts					735,800.49	525,000.00	210,800.49	140.15 %	$735,800.49	$525,000.00	$210,800.49	140.15 %
5012 In-Lieu-Of Tax	19.43	5,250.00	-5,230.57	0.37 %	18,504.45	23,333.31	-4,828.86	79.30 %	$18,523.88	$28,583.31	$ -10,059.43	64.81 %
Total 5000 Taxes	**249,367.66**	**322,359.31**	**-72,991.65**	**77.36 %**	**1,236,205.28**	**1,160,833.31**	**75,371.97**	**106.49 %**	**$1,485,572.94**	**$1,483,192.62**	**$2,380.32**	**100.16 %**
5100 Intergovernmental									$0.00	$0.00	$0.00	0.00%
5101 Property Tax Credit Allocation	13,564.65		13,564.65		26,200.15		26,200.15		$39,764.80	$0.00	$39,764.80	0.00%
5106 Douglas Cnty Library User Fees					$1,894.13	72,916.69	-21,022.56	71.17 %	$51,894.13	$72,916.69	$ -21,022.56	71.17 %
5112 Library State Aid					2,532.00	1,283.31	1,248.69	197.30 %	$2,532.00	$1,283.31	$1,248.69	197.30 %
Total 5100 Intergovernmental	**13,564.65**		**13,564.65**		**80,626.28**	**74,200.00**	**6,426.28**	**108.66 %**	**$94,190.93**	**$74,200.00**	**$19,990.93**	**126.94 %**
5200 Charges for Services									$0.00	$0.00	$0.00	0.00%
5201 Library-Non DC Fees					180.00	175.00	5.00	102.86 %	$180.00	$175.00	$5.00	102.86 %
5202 Library Fines & Copy Fees					464.80	583.31	-118.51	79.68 %	$464.80	$583.31	$ -118.51	79.68 %
5203 Library-Book Replacement Fees					362.89	175.00	187.89	207.37 %	$362.89	$175.00	$187.89	207.37 %
5204 Franchise Fee-Cable TV					16,951.25	8,750.00	8,201.25	193.73 %	$16,951.25	$8,750.00	$8,201.25	193.73 %
5205 Public Hearing Fees					16,868.75	14,583.31	2,285.44	115.67 %	$16,868.75	$14,583.31	$2,285.44	115.67 %
5210 Dog Licenses					1,838.00	1,516.69	321.31	121.18 %	$1,838.00	$1,516.69	$321.31	121.18 %
5212 Liquor Licenses					3,300.00	2,362.50	937.50	139.68 %	$3,300.00	$2,362.50	$937.50	139.68 %
5214 Tobacco Licenses					10.00	5.81	4.19	172.12 %	$10.00	$5.81	$4.19	172.12 %
5216 Fireworks Permits						291.69	-291.69		$0.00	$291.69	$ -291.69	0.00%
5218 Peddler's Permits					50.00		50.00		$50.00	$0.00	$50.00	0.00%
Total 5200 Charges for Services					**40,025.69**	**28,443.31**	**11,582.38**	**140.72 %**	**$40,025.69**	**$28,443.31**	**$11,582.38**	**140.72 %**
5300 Use of Money & Property									$0.00	$0.00	$0.00	0.00%
5302 Interest					81,569.98	58,333.31	23,236.67	139.87 %	$81,569.98	$58,333.31	$23,236.67	139.87 %
5304 Community Room Revenue					2,802.50	1,750.00	1,052.50	160.14 %	$2,802.50	$1,750.00	$1,052.50	160.14 %
Total 5300 Use of Money & Property					**84,392.48**	**60,083.31**	**24,309.17**	**140.46 %**	**$84,392.48**	**$60,083.31**	**$24,309.17**	**140.46 %**
5400 Grants and Contributions									$0.00	$0.00	$0.00	0.00%
5402 Donations					1,097.31		1,097.31		$1,097.31	$0.00	$1,097.31	0.00%
5403 Contrib's/Donations-Libr					1,521.50	2,916.69	-1,395.19	52.17 %	$1,521.50	$2,916.69	$ -1,395.19	52.17 %
5410 Grant - Library					3,535.68		3,535.68		$3,535.68	$0.00	$3,535.68	0.00%
Total 5400 Grants and Contributions					**6,154.49**	**2,916.69**	**3,237.80**	**211.01 %**	**$6,154.49**	**$2,916.69**	**$3,237.80**	**211.01 %**
5500 Bond and Note Proceeds									$0.00	$0.00	$0.00	0.00%
5502 Bond Proceeds	995,000.00	350,000.00	645,000.00	284.29 %					$995,000.00	$350,000.00	$645,000.00	284.29 %
Total 5500 Bond and Note Proceeds	**995,000.00**	**350,000.00**	**645,000.00**	**284.29 %**					**$995,000.00**	**$350,000.00**	**$645,000.00**	**284.29 %**
5600 Other Miscellaneous Income					2,179.00		2,179.00		$2,179.00	$0.00	$2,179.00	0.00%
5601 Police Misc Income					5,790.00		5,790.00		$5,790.00	$0.00	$5,790.00	0.00%
5605 Park/Streets Misc Income					127,764.22	1,463,370.44	-1,335,606.22	8.73 %	$127,764.22	$1,463,370.44	$ -1,335,606.22	8.73 %
Total 5600 Other Miscellaneous Income					**135,733.22**	**1,463,370.44**	**-1,327,637.22**	**9.28 %**	**$135,733.22**	**$1,463,370.44**	**$ -1,327,637.22**	**9.28 %**
Total Income	**$1,257,932.31**	**$672,359.31**	**$585,573.00**	**187.09 %**	**$1,583,137.44**	**$2,789,847.06**	**$ -1,206,709.62**	**56.75 %**	**$2,841,069.75**	**$3,462,206.37**	**$ -621,136.62**	**82.06 %**
GROSS PROFIT	**$1,257,932.31**	**$672,359.31**	**$585,573.00**	**187.09 %**	**$1,583,137.44**	**$2,789,847.06**	**$ -1,206,709.62**	**56.75 %**	**$2,841,069.75**	**$3,462,206.37**	**$ -621,136.62**	**82.06 %**
Expenses												
5211 Pet Licensing State Fee					121.48	87.50	33.98	138.83 %	$121.48	$87.50	$33.98	138.83 %
6010 Accounting					27,490.00	20,416.69	7,073.31	134.64 %	$27,490.00	$20,416.69	$7,073.31	134.64 %
6015 Consultant Fees					5,409.20		5,409.20		$5,409.20	$0.00	$5,409.20	0.00%
6040 Collection Fees-Douglas County	2,434.84		2,434.84		4,705.73	4,666.69	39.04	100.84 %	$7,140.57	$4,666.69	$2,473.88	153.01 %
6041 Admin Fees - State of Ne					24,095.80	16,916.89	7,178.91	142.44 %	$24,095.80	$16,916.89	$7,178.91	142.44 %
6070 Dues and Subscriptions					7,151.94	11,666.69	-4,514.75	61.30 %	$7,151.94	$11,666.69	$ -4,514.75	61.30 %
6080 Election Expense					282.56	291.69	-9.13	96.87 %	$282.56	$291.69	$ -9.13	96.87 %
6090 Engineering					61,556.25	70,000.00	-8,443.75	87.94 %	$61,556.25	$70,000.00	$ -8,443.75	87.94 %
6196 SPORTS COMPLEX ENG/ARCH					31,726.41	122,500.00	-90,773.59	25.90 %	$31,726.41	$122,500.00	$ -90,773.59	25.90 %
6197 Engineering - PW Building					65,677.57	21,875.00	44,002.57	301.15 %	$65,677.57	$21,875.00	$44,002.57	301.15 %
Total 6090 Engineering					**159,160.23**	**214,375.00**	**-55,214.77**	**74.24 %**	**$159,160.23**	**$214,375.00**	**$ -55,214.77**	**74.24 %**
6110 Repairs & Maintenance					246.72	1,166.69	-919.97	21.15 %	$246.72	$1,166.69	$ -919.97	21.15 %

City of Bennington, Nebraska

Budget vs. Actuals: Budget_FY25_P&L - FY25 P&L Classes

October 2024 - April 2025

	DEBT SERVICE FUND				GENERAL GOVERNMENT				TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6120 Insurance					38,127.00	46,666.69	-10,539.69	77.41 %	$36,127.00	$46,666.69	$ -10,539.69	77.41 %
6140 Legal					18,410.65	20,416.69	-2,006.04	90.17 %	$18,410.65	$20,416.69	$ -2,006.04	90.17 %
6150 Miscellaneous					7,139.93	4,083.31	3,056.62	174.86 %	$7,139.93	$4,083.31	$3,056.62	174.88 %
6160 Occupation Tax					910.00	875.00	35.00	104.00 %	$910.00	$875.00	$35.00	104.00 %
6170 Office Cleaning					92.00	175.00	-83.00	52.57 %	$92.00	$175.00	$ -83.00	52.57 %
6180 Office Supplies					1,097.87	1,750.00	-652.13	62.74 %	$1,097.87	$1,750.00	$ -652.13	62.74 %
6190 Postage					485.00	583.31	-98.31	83.15 %	$485.00	$583.31	$ -98.31	83.15 %
6200 Publication					3,674.87	2,916.69	758.18	125.99 %	$3,674.87	$2,916.69	$758.18	125.99 %
6210 Signs						291.69	-291.69		$0.00	$291.69	$ -291.69	0.00%
6230 Equipment					1,307.68	1,458.31	-150.63	89.67 %	$1,307.68	$1,458.31	$ -150.63	89.67 %
6255 Snow Removal					2,975.00		2,975.00		$2,975.00	$0.00	$2,975.00	0.00%
6260 Telephone					745.03	1,458.31	-713.28	51.09 %	$745.03	$1,458.31	$ -713.28	51.09 %
6270 Utilities					2,731.43	3,500.00	-768.57	78.04 %	$2,731.43	$3,500.00	$ -768.57	78.04 %
6560 Payroll Expnses-Gen Govt/Street					787.57	1,166.69	-379.12	67.50 %	$787.57	$1,166.69	$ -379.12	67.50 %
6562 Payroll Taxes-Genl Govt/Streets					4,850.39	7,734.44	-2,884.05	62.71 %	$4,850.39	$7,734.44	$ -2,884.05	62.71 %
6570 Salary-City Clerk's Office									$0.00	$0.00	$0.00	0.00%
6571 Full Time City Office					63,874.37	64,594.81	-720.44	98.88 %	$63,874.37	$64,594.81	$ -720.44	98.88 %
6573 SALARY - Administrator						32,083.31	-32,083.31		$0.00	$32,083.31	$ -32,083.31	0.00%
Total 6570 Salary-City Clerk's Office					**63,874.37**	**96,678.12**	**-32,803.75**	**66.07 %**	**$63,874.37**	**$96,678.12**	**$ -32,803.75**	**66.07 %**
Total 6560 Payroll Expnses-Gen Govt/Street					**69,512.33**	**105,579.25**	**-36,066.92**	**65.84 %**	**$69,512.33**	**$105,579.25**	**$ -36,066.92**	**65.84 %**
6561 Meritorious Awards					1,500.00	1,458.31	41.69	102.86 %	$1,500.00	$1,458.31	$41.69	102.86 %
6580 Ret Plan Contrib-Gen Govt/Stree					5,107.48	5,167.75	-60.27	98.83 %	$5,107.48	$5,167.75	$ -60.27	98.83 %
6581 Health Insurance					6,202.51	5,979.19	223.32	103.73 %	$6,202.51	$5,979.19	$223.32	103.73 %
7102 Bonds Retired									$0.00	$0.00	$0.00	0.00%
7107 2017 BAN	450,000.00	262,500.00	187,500.00	171.43 %					$450,000.00	$262,500.00	$187,500.00	171.43 %
7131 2-15-19 Refunding Bond		14,583.31	-14,583.31						$0.00	$14,583.31	$ -14,583.31	0.00%
7132 4-15-20 Refunding Bond		122,500.00	-122,500.00						$0.00	$122,500.00	$ -122,500.00	0.00%
7133 5-15-20 Hwy Allcc Fund PI Bond		43,750.00	-43,750.00						$0.00	$43,750.00	$ -43,750.00	0.00%
7134 4-15-21 Refunding Bond	150,000.00	87,500.00	62,500.00	171.43 %					$150,000.00	$87,500.00	$62,500.00	171.43 %
7135 2023 BAN	600,000.00	350,000.00	250,000.00	171.43 %					$600,000.00	$350,000.00	$250,000.00	171.43 %
Total 7102 Bonds Retired	**1,200,000.00**	**680,833.31**	**519,166.69**	**176.23 %**					**$1,200,000.00**	**$680,833.31**	**$519,166.69**	**176.23 %**
7200 Interest									$0.00	$0.00	$0.00	0.00%
7211 INTEREST ON 2017 BAN	4,610.81	8,069.25	-3,458.44	57.14 %					$4,610.81	$8,069.25	$ -3,458.44	57.14 %
7229 2-15-19 Refunding Bond Interest	3,948.76	4,607.19	-658.43	85.71 %					$3,948.76	$4,607.19	$ -658.43	85.71 %
7230 4-15-20 Refunding Bond Interest	6,445.00	7,519.19	-1,074.19	85.71 %					$6,445.00	$7,519.19	$ -1,074.19	85.71 %
7231 5-15-20 Refunding Bond Interest	16,178.75	18,874.94	-2,696.19	85.72 %					$16,178.75	$18,874.94	$ -2,696.19	85.72 %
7232 4-15-21 Refunding Bond Interest	3,207.50	3,457.44	-249.94	92.77 %					$3,207.50	$3,457.44	$ -249.94	92.77 %
7233 INTEREST ON 2023 BAN	27,681.67	7,000.00	20,681.67	395.45 %					$27,681.67	$7,000.00	$20,681.67	395.45 %
Total 7200 Interest	**62,072.49**	**49,528.01**	**12,544.48**	**125.33 %**					**$62,072.49**	**$49,528.01**	**$12,544.48**	**125.33 %**
7300 BOND ISSUANCE COST	16,915.00	8,750.00	8,165.00	193.31 %					$16,915.00	$8,750.00	$8,165.00	193.31 %
8900 Park and Recreation					11,068.78	37,916.69	-26,847.91	29.19 %	$11,068.78	$37,916.69	$ -26,847.91	29.19 %
8918 Equipment					19,972.07	25,083.31	-5,111.24	79.62 %	$19,972.07	$25,083.31	$ -5,111.24	79.62 %
8927 DUES, SUBSCRIPTIONS, PUBLICATIO					290.00	583.31	-293.31	49.72 %	$290.00	$583.31	$ -293.31	49.72 %
8928 Gas and Oil					1,827.12	2,625.00	-797.88	69.60 %	$1,827.12	$2,625.00	$ -797.88	69.60 %
8932 Health Insurance					5,601.33	6,125.00	476.33	107.78 %	$6,601.33	$6,125.00	$476.33	107.78 %
8935 Mileage						145.81	-145.81		$0.00	$145.81	$ -145.81	0.00%
8950 Repairs and Maintenance					30,766.95	40,833.31	-10,066.36	75.35 %	$30,768.95	$40,833.31	$ -10,066.36	75.35 %
8951 Rprs & Mntnce/City Bldgs					462.10	437.50	24.60	105.62 %	$462.10	$437.50	$24.60	105.62 %
8952 Training					1,515.44	2,041.69	-526.25	74.22 %	$1,515.44	$2,041.69	$ -526.25	74.22 %
8954 Restroom Rental					450.00	875.00	-425.00	51.43 %	$450.00	$875.00	$ -425.00	51.43 %
8962 Payroll Taxes					7,162.48	6,060.81	1,101.67	118.18 %	$7,162.48	$6,060.81	$1,101.67	118.18 %
8970 Salaries total									$0.00	$0.00	$0.00	0.00%
8971 Full time salaries					85,684.67	68,530.00	17,154.67	125.03 %	$85,684.67	$68,530.00	$17,154.67	125.03 %
8972 Part time salaries					6,364.00	7,233.31	-869.31	87.98 %	$6,364.00	$7,233.31	$ -869.31	87.98 %
Total 8970 Salaries total					**92,048.67**	**75,763.31**	**16,285.36**	**121.50 %**	**$92,048.67**	**$75,763.31**	**$16,285.36**	**121.50 %**
8978 Supplies					1,967.94	5,541.69	-3,573.75	35.51 %	$1,967.94	$5,541.69	$ -3,573.75	35.51 %

City of Bennington, Nebraska

Budget vs. Actuals: Budget_FY25_P&L - FY25 P&L Classes

October 2024 - April 2025

	DEBT SERVICE FUND				GENERAL GOVERNMENT				TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
8980 Telephone					440.11	875.00	-434.89	50.30 %	$440.11	$875.00	$ -434.89	50.30 %
8981 Retirement Plan Contributions					6,850.75	4,568.69	2,282.06	149.95 %	$6,850.75	$4,568.69	$2,282.06	149.95 %
8982 Utilities					14,691.66	17,500.00	-2,808.34	83.95 %	$14,691.66	$17,500.00	$ -2,808.34	83.95 %
8983 Employee Tuition Reimbursement					2,025.00	4,375.00	-2,350.00	46.29 %	$2,025.00	$4,375.00	$ -2,350.00	46.29 %
8985 Ballfield Lights					1,418.59	5,833.31	-4,414.72	24.32 %	$1,418.59	$5,833.31	$ -4,414.72	24.32 %
8986 "NEW" Public Works Bldg					20,400.00	291,666.69	-271,266.69	6.99 %	$20,400.00	$291,666.69	$ -271,266.69	6.99 %
8987 Neumeyer Farm Park and Developments - Phase 1					117,373.09		117,373.09		$117,373.09	$0.00	$117,373.09	0.00%
8988 Neumeyer Farm Park and Developments - Phase 2						1,225,000.00	-1,225,000.00		$0.00	$1,225,000.00	$ -1,225,000.00	0.00%
Total 8900 Park and Recreation					**337,332.08**	**1,753,851.12**	**-1,416,519.04**	**19.23 %**	**$337,332.08**	**$1,753,851.12**	**$ -1,416,519.04**	**19.23 %**
9000 Police Department									$0.00	$0.00	$0.00	0.00%
9015 Dues, Memberships & Publication					415.00	233.31	181.69	177.87 %	$415.00	$233.31	$181.69	177.87 %
9018 Equipment					40,413.76	36,750.00	3,663.76	109.97 %	$40,413.76	$36,750.00	$3,663.76	109.97 %
9028 Gas and Oil					8,900.56	8,750.00	150.56	101.72 %	$8,900.56	$8,750.00	$150.56	101.72 %
9032 Health Insurance					64,866.33	84,557.06	-19,690.73	76.71 %	$64,866.33	$84,557.06	$ -19,690.73	76.71 %
9045 Miscellaneous					2,832.86	5,833.31	-3,000.45	48.56 %	$2,832.86	$5,833.31	$ -3,000.45	48.56 %
9050 Repairs and Maintenance- Equip					1,914.59	5,833.31	-3,918.72	32.82 %	$1,914.59	$5,833.31	$ -3,918.72	32.82 %
9051 Repairs & Maint - Vehicles					3,295.13	5,833.31	-2,538.18	56.49 %	$3,295.13	$5,833.31	$ -2,538.18	56.49 %
9052 Repairs & Maintenance-Buildings					1,552.44	2,916.69	-1,364.25	53.23 %	$1,552.44	$2,916.69	$ -1,364.25	53.23 %
9055 Computer Tech Support					5,763.72	4,666.69	1,097.03	123.51 %	$5,763.72	$4,666.69	$1,097.03	123.51 %
9062 Payroll Taxes					17,668.09	19,594.19	-1,926.10	90.17 %	$17,668.09	$19,594.19	$ -1,926.10	90.17 %
9070 Salaries total									$0.00	$0.00	$0.00	0.00%
9071 Full time Salaries					238,778.04	232,966.44	5,811.60	102.49 %	$238,778.04	$232,966.44	$5,811.60	102.49 %
9072 Part time salaries					10,909.60	11,959.50	-1,049.90	91.22 %	$10,909.60	$11,959.50	$ -1,049.90	91.22 %
Total 9070 Salaries total					**249,687.64**	**244,925.94**	**4,761.70**	**101.94 %**	**$249,687.64**	**$244,925.94**	**$4,761.70**	**101.94 %**
9075 Lab Expenses					585.00		585.00		$585.00	$0.00	$585.00	0.00%
9077 Supplies					504.90	2,041.69	-1,536.79	24.73 %	$504.90	$2,041.69	$ -1,536.79	24.73 %
9078 Supplies & Ammunition					4,807.86	2,916.69	1,891.17	164.84 %	$4,807.86	$2,916.69	$1,891.17	164.84 %
9079 Postage					73.00	291.69	-218.69	25.03 %	$73.00	$291.69	$ -218.69	25.03 %
9080 Telephone					3,660.57	3,791.69	-131.12	96.54 %	$3,660.57	$3,791.69	$ -131.12	96.54 %
9081 Retirement Plan Contributions					15,036.38	18,637.50	-3,601.12	80.68 %	$15,036.38	$18,637.50	$ -3,601.12	80.68 %
9082 Utilities					3,966.59	5,250.00	-1,283.41	75.55 %	$3,966.59	$5,250.00	$ -1,283.41	75.55 %
9083 Training					3,880.80	5,833.31	-1,952.51	66.53 %	$3,880.80	$5,833.31	$ -1,952.51	66.53 %
9084 Employee Tuition Reimbursement					5,000.00	2,916.69	2,083.31	171.43 %	$5,000.00	$2,916.69	$2,083.31	171.43 %
9085 Uniforms					2,113.12	5,250.00	-3,136.88	40.25 %	$2,113.12	$5,250.00	$ -3,136.88	40.25 %
9090 K9 UNIT					2,603.34		2,603.34		$2,603.34	$0.00	$2,603.34	0.00%
Total 9000 Police Department					**439,521.68**	**466,823.07**	**-27,301.39**	**94.15 %**	**$439,521.68**	**$466,823.07**	**$ -27,301.39**	**94.15 %**
9100 Fire Department					113,069.56	131,914.44	-18,844.88	85.71 %	$113,069.56	$131,914.44	$ -18,844.88	85.71 %
9200 Library									$0.00	$0.00	$0.00	0.00%
9205 Print Materials					9,841.98	16,333.31	-6,491.33	59.03 %	$9,841.98	$16,333.31	$ -6,491.33	59.03 %
9207 Special Collections					546.90	1,750.00	-1,203.10	31.25 %	$546.90	$1,750.00	$ -1,203.10	31.25 %
9210 Dues					136.36	700.00	-563.64	19.48 %	$136.36	$700.00	$ -563.64	19.48 %
9215 Equipment					2,112.92	5,833.31	-3,720.39	36.22 %	$2,112.92	$5,833.31	$ -3,720.39	36.22 %
9220 Electronic Materials					1,681.19	2,916.69	-1,235.50	57.64 %	$1,681.19	$2,916.69	$ -1,235.50	57.64 %
9225 Housekeeping					5,439.14	6,416.69	-977.55	84.77 %	$5,439.14	$6,416.69	$ -977.55	84.77 %
9230 Office & Postage					2,241.40	1,633.31	608.09	137.23 %	$2,241.40	$1,633.31	$608.09	137.23 %
9235 Repairs & Maintenance					1,123.87	3,791.69	-2,667.82	29.64 %	$1,123.87	$3,791.69	$ -2,667.82	29.64 %
9240 Salaries									$0.00	$0.00	$0.00	0.00%
9241 Full time Salaries					86,254.19	88,244.94	-1,990.75	97.74 %	$86,254.19	$88,244.94	$ -1,990.75	97.74 %
9242 Part time salaries					23,181.58	24,609.06	-1,427.48	94.20 %	$23,181.58	$24,609.06	$ -1,427.48	94.20 %
Total 9240 Salaries					**109,435.77**	**112,854.00**	**-3,418.23**	**96.97 %**	**$109,435.77**	**$112,854.00**	**$ -3,418.23**	**96.97 %**
9245 Reading Program					3,132.99	7,583.31	-4,450.32	41.31 %	$3,132.99	$7,583.31	$ -4,450.32	41.31 %
9250 Supplies					992.21	2,625.00	-1,632.79	37.80 %	$992.21	$2,625.00	$ -1,632.79	37.80 %
9255 Telephone					512.48	525.00	-12.52	97.62 %	$512.48	$525.00	$ -12.52	97.62 %
9260 Utilities					2,892.64	4,083.31	-1,190.67	70.84 %	$2,892.64	$4,083.31	$ -1,190.67	70.84 %
9262 Payroll Taxes					8,194.97	9,028.25	-833.28	90.77 %	$8,194.97	$9,028.25	$ -833.28	90.77 %
9265 Travel/Mileage					122.08	583.31	-461.23	20.93 %	$122.08	$583.31	$ -461.23	20.93 %

City of Bennington, Nebraska

Budget vs. Actuals: Budget_FY25_P&L - FY25 P&L Classes

October 2024 - April 2025

	DEBT SERVICE FUND				GENERAL GOVERNMENT				TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
9270 Continuing Education					215.67	2,916.69	-2,701.02	7.39 %	$215.67	$2,916.69	$ -2,701.02	7.39 %
9271 Employee Tuition Reimbursement						2,916.69	-2,916.69		$0.00	$2,916.69	$ -2,916.69	0.00%
9275 Electronic Access					2,235.04	4,958.31	-2,723.27	45.08 %	$2,235.04	$4,958.31	$ -2,723.27	45.08 %
9281 Retirement Plan Contributions					4,061.81	7,059.50	-2,997.69	57.54 %	$4,061.81	$7,059.50	$ -2,997.69	57.54 %
9285 Health Ins					33,556.76	17,500.00	16,056.76	191.75 %	$33,556.76	$17,500.00	$16,056.76	191.75 %
Total 9200 Library					**188,276.18**	**212,008.37**	**-23,732.19**	**88.81 %**	**$188,276.18**	**$212,008.37**	**$ -23,732.19**	**88.81 %**
Reimbursements					0.00		0.00		$0.00	$0.00	$0.00	0.00%
Total Expenses	**$1,281,422.33**	**$939,111.32**	**$342,311.01**	**136.45 %**	**$1,464,681.74**	**$3,036,544.14**	**$ -1,571,862.40**	**48.24 %**	**$2,746,304.07**	**$3,975,655.46**	**$ -1,229,351.39**	**69.08 %**
NET OPERATING INCOME	**$ -23,490.02**	**$ -266,752.01**	**$243,261.99**	**8.81 %**	**$118,255.70**	**$ -246,897.08**	**$364,952.78**	**-47.94 %**	**$94,765.68**	**$ -513,449.09**	**$608,214.77**	**-18.46 %**
Other Expenses												
9900 Transfers In						175,000.00	-175,000.00		$0.00	$175,000.00	$ -175,000.00	0.00%
Total Other Expenses	**$0.00**	**$0.00**	**$0.00**	**0.00%**	**$0.00**	**$175,000.00**	**$ -175,000.00**	**0.00%**	**$0.00**	**$175,000.00**	**$ -175,000.00**	**0.00%**
NET OTHER INCOME	**$0.00**	**$0.00**	**$0.00**	**0.00%**	**$0.00**	**$ -175,000.00**	**$175,000.00**	**0.00 %**	**$0.00**	**$ -175,000.00**	**$175,000.00**	**0.00 %**
NET INCOME	**$ -23,490.02**	**$ -266,752.01**	**$243,261.99**	**8.81 %**	**$118,255.70**	**$ -421,897.08**	**$539,952.78**	**-28.04 %**	**$94,765.68**	**$ -688,449.09**	**$783,214.77**	**-13.77 %**

CITY OF BENNINGTON
STREETS - BUDGET VS ACTUAL
THRU
4/30/2025
(GOAL 58%)

STREET REVENUES	ACTUALS 4/30/2025	PLANNED BUDGET 9/30/2025	% OF BUDGET	COMMENTS/ UNPLANNED EXPENSE/COST SAVING
MOTOR VEHICLE FEES (5008)	$49,832	$60,000	83.05%	
HIGHWAY ALLOC (5120)	$165,676	$276,720	59.87%	
HIGHWAY ALLOC SALES TAX (5121)	$68,693	$90,000	76.33%	
INCENTIVE ALLOCATION (5122)	$0	$0	#DIV/0!	
ASIP COLLECTION FEES (5207)	$94,551	$150,000	63.03%	
BOND PROCEEDS (5502)	$0	$375,000	0.00%	
MISC STREETS INCOME (5605)	$0	$0	#DIV/0!	
TOTAL STREET REVENUES	$378,751	$951,720	39.80%	
STREET EXPENSES				
ENGINEERING (6090;6197)	$72,673	$77,500	93.77%	
DUES AND SUBSCRIPTIONS (6927)	$0	$500	0.00%	
STREET REPAIR & MAINTENANCE (6110)	$18,204	$270,000	6.74%	
LEGAL MISC & 156TH STREET IMPROVEMENT (6140)	$0	$5,000	0.00%	
SIGN (6218)	$0	$2,500	0.00%	
SNOW REMOVAL (6255)	$68,922	$95,000	72.55%	
156th ST IMPROVEMENT (6256)	$3,794	$15,000	25.29%	
STREET LIGHTING (6270)	$36,548	$65,000	56.23%	
PARK AND RECREATION OTHER (8900)	$3,977	$7,000	56.81%	
EQUIPMENT (8918)	$23,071	$40,000	57.68%	
GAS & OIL (8928)	$1,827	$4,500	40.60%	
GENERAL REPAIRS & MAINTENANCE (8950; 8951)	$15,030	$35,750	42.04%	
TRAINING (8952)	$485	$3,000	16.18%	
SUPPLIES (8978)	$1,968	$12,000	16.40%	
TELEPHONE (8980)	$440	$1,000	44.02%	
UTILITIES (8982)	$2,186	$8,500	25.72%	
PUBLIC WORKS BUILDING (8986)	$589	$500,000	0.12%	
SALARIES (8971 8972)	$39,456	$88,320	44.68%	
PAYROLL TAXES - GEN GOV/STREETS (8962)	$3,020	$7,066	42.74%	
RETIREMENT PLAN CONTRIBUTIONS (8981)	$2,766	$7,832	35.32%	
HEALTH INS (8932)	$5,851	$10,500	55.73%	
TOTAL STREET EXPENDITURES	$300,809	$1,256,968	23.95%	
Street Fund Revenues $378,751 minus Street Expenditures $300,089		$77,942		

City of Bennington, Nebraska

Budget vs. Actuals: Budget_FY25_P&L - FY25 P&L Classes

October 2024 - April 2025

	STREET FUND				TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income								
5000 Taxes					$0.00	$0.00	$0.00	0.00%
5008 Motor Vehicle Fees	49,832.05	35,000.00	14,832.05	142.38 %	$49,832.05	$35,000.00	$14,832.05	142.38 %
Total 5000 Taxes	**49,832.05**	**35,000.00**	**14,832.05**	**142.38 %**	**$49,832.05**	**$35,000.00**	**$14,832.05**	**142.38 %**
5100 Intergovernmental					$0.00	$0.00	$0.00	0.00%
5120 Highway Allocation	165,675.77	161,420.00	4,255.77	102.64 %	$165,675.77	$161,420.00	$4,255.77	102.64 %
5121 Highway Allocation-Sales Tax	68,692.52	52,500.00	16,192.52	130.84 %	$68,692.52	$52,500.00	$16,192.52	130.84 %
Total 5100 Intergovernmental	**234,368.29**	**213,920.00**	**20,448.29**	**109.56 %**	**$234,368.29**	**$213,920.00**	**$20,448.29**	**109.56 %**
5200 Charges for Services					$0.00	$0.00	$0.00	0.00%
5207 ASIP Collection Fee	94,551.00	87,500.00	7,051.00	108.06 %	$94,551.00	$87,500.00	$7,051.00	108.06 %
Total 5200 Charges for Services	**94,551.00**	**87,500.00**	**7,051.00**	**108.06 %**	**$94,551.00**	**$87,500.00**	**$7,051.00**	**108.06 %**
5500 Bond and Note Proceeds					$0.00	$0.00	$0.00	0.00%
5502 Bond Proceeds		218,750.00	-218,750.00		$0.00	$218,750.00	$ -218,750.00	0.00%
Total 5500 Bond and Note Proceeds		**218,750.00**	**-218,750.00**		**$0.00**	**$218,750.00**	**$ -218,750.00**	**0.00%**
Total Income	**$378,751.34**	**$555,170.00**	**$ -176,418.66**	**68.22 %**	**$378,751.34**	**$555,170.00**	**$ -176,418.66**	**68.22 %**
GROSS PROFIT	**$378,751.34**	**$555,170.00**	**$ -176,418.66**	**68.22 %**	**$378,751.34**	**$555,170.00**	**$ -176,418.66**	**68.22 %**
Expenses								
6090 Engineering	6,795.00	23,333.31	-16,538.31	29.12 %	$6,795.00	$23,333.31	$ -16,538.31	29.12 %
6197 Engineering - PW Building	65,877.57	21,875.00	44,002.57	301.15 %	$65,877.57	$21,875.00	$44,002.57	301.15 %
Total 6090 Engineering	**72,672.57**	**45,208.31**	**27,464.26**	**160.75 %**	**$72,672.57**	**$45,208.31**	**$27,464.26**	**160.75 %**
6110 Repairs & Maintenance	18,204.41	157,500.00	-139,295.59	11.56 %	$18,204.41	$157,500.00	$ -139,295.59	11.56 %
6140 Legal		2,916.69	-2,916.69		$0.00	$2,916.69	$ -2,916.69	0.00%
6218 Signs		1,458.31	-1,458.31		$0.00	$1,458.31	$ -1,458.31	0.00%
6255 Snow Removal	68,922.40	55,416.69	13,505.71	124.37 %	$68,922.40	$55,416.69	$13,505.71	124.37 %
6256 156th St Improvement	3,793.54	8,750.00	-4,956.46	43.35 %	$3,793.54	$8,750.00	$ -4,956.46	43.35 %
6270 Utilities	36,547.56	37,916.69	-1,369.13	96.39 %	$36,547.56	$37,916.69	$ -1,369.13	96.39 %
8900 Park and Recreation	3,977.02	4,083.31	-106.29	97.40 %	$3,977.02	$4,083.31	$ -106.29	97.40 %
8918 Equipment	23,070.55	23,333.31	-262.76	98.87 %	$23,070.55	$23,333.31	$ -262.76	98.87 %
8927 DUES, SUBSCRIPTIONS, PUBLICATIO		291.69	-291.69		$0.00	$291.69	$ -291.69	0.00%
8928 Gas and Oil	1,827.10	2,625.00	-797.90	69.60 %	$1,827.10	$2,625.00	$ -797.90	69.60 %
8932 Health Insurance	5,851.27	6,125.00	-273.73	95.53 %	$5,851.27	$6,125.00	$ -273.73	95.53 %
8950 Repairs and Maintenance	14,803.99	20,416.69	-5,612.70	72.51 %	$14,803.99	$20,416.69	$ -5,612.70	72.51 %
8951 Rprs & Mntnce/City Bldgs	225.99	437.50	-211.51	51.65 %	$225.99	$437.50	$ -211.51	51.65 %

City of Bennington, Nebraska

Budget vs. Actuals: Budget_FY25_P&L - FY25 P&L Classes

October 2024 - April 2025

	STREET FUND				TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
8952 Training	485.44	1,750.00	-1,264.56	27.74 %	$485.44	$1,750.00	$ -1,264.56	27.74 %
8962 Payroll Taxes	2,826.70	4,121.81	-1,295.11	68.58 %	$2,826.70	$4,121.81	$ -1,295.11	68.58 %
8970 Salaries total					$0.00	$0.00	$0.00	0.00%
8971 Full time salaries	32,935.51	45,686.69	-12,751.18	72.09 %	$32,935.51	$45,686.69	$ -12,751.18	72.09 %
8972 Part time salaries	4,088.00	5,833.31	-1,745.31	70.08 %	$4,088.00	$5,833.31	$ -1,745.31	70.08 %
Total 8970 Salaries total	**37,023.51**	**51,520.00**	**-14,496.49**	**71.86 %**	**$37,023.51**	**$51,520.00**	**$ -14,496.49**	**71.86 %**
8978 Supplies	1,967.93	7,000.00	-5,032.07	28.11 %	$1,967.93	$7,000.00	$ -5,032.07	28.11 %
8980 Telephone	440.24	583.31	-143.07	75.47 %	$440.24	$583.31	$ -143.07	75.47 %
8981 Retirement Plan Contributions	2,634.85	4,568.69	-1,933.84	57.67 %	$2,634.85	$4,568.69	$ -1,933.84	57.67 %
8982 Utilities	2,185.86	4,958.31	-2,772.45	44.08 %	$2,185.86	$4,958.31	$ -2,772.45	44.08 %
8986 *NEW* Public Works Bldg	589.00	291,666.69	-291,077.69	0.20 %	$589.00	$291,666.69	$ -291,077.69	0.20 %
Total 8900 Park and Recreation	**97,909.45**	**423,481.31**	**-325,571.86**	**23.12 %**	**$97,909.45**	**$423,481.31**	**$ -325,571.86**	**23.12 %**
Total Expenses	**$298,049.93**	**$732,648.00**	**$ -434,598.07**	**40.68 %**	**$298,049.93**	**$732,648.00**	**$ -434,598.07**	**40.68 %**
NET OPERATING INCOME	**$80,701.41**	**$ -177,478.00**	**$258,179.41**	**-45.47 %**	**$80,701.41**	**$ -177,478.00**	**$258,179.41**	**-45.47 %**
NET INCOME	**$80,701.41**	**$ -177,478.00**	**$258,179.41**	**-45.47 %**	**$80,701.41**	**$ -177,478.00**	**$258,179.41**	**-45.47 %**

CITY OF BENNINGTON
SEWER REPLACEMENT FUND - BUDGET VS ACTUAL
THRU
4/30/2025
(GOAL 58%)

	ACTUALS 4/30/2025	PLANNED BUDGET 9/30/2025	% OF BUDGET	COMMENTS/ UNPLANNED EXPENSE/COST SAVING
SEWER REVENUES				
SEWER CONNECT PERMIT FEES (5206)	$129,986	$150,000	86.66%	
SEWER RECEIPTS (5208)	$413,046	$600,000	68.84%	
SEWER OTHER MISC REVENUE	$3,055	$0	#DIV/0!	
TOTAL SEWER REVENUES	$546,087	$750,000	72.81%	
SEWER EXPENSES				
SEWER FEE - MUD BILLING CHARGE (5209)	$14,262	$25,000	57.05%	
ENGINEERING/LEGAL (6090&6140)	$1,320	$5,000	26.40%	
REPAIRS & MAINTENANCE (6110)	$0	$35,000	0.00%	
SEWER CONNECTIONS (6210)	$192,916	$120,000	160.76%	
SEWER CITY OF OMAHA (6215)	$222,033	$300,000	74.01%	
PEOPLE SERVICES (6220)	$10,010	$17,160	58.33%	
LOCATES (6250)	$0	$500	0.00%	
SEWER REPAIRS & MAINTENANCE (8950)	$0	$0	#DIV/0!	
REPAIRS & MAINTENANCE (8950)	$0	$0	#DIV/0!	
Transfer from Sewer to General	$0	$0	#DIV/0!	
TOTAL SEWER EXPENDITURES	$440,541	$502,660	87.64%	

Sewer Rev $546,087 minus Sewer Exp $440,541 = **$105,547**

City of Bennington, Nebraska

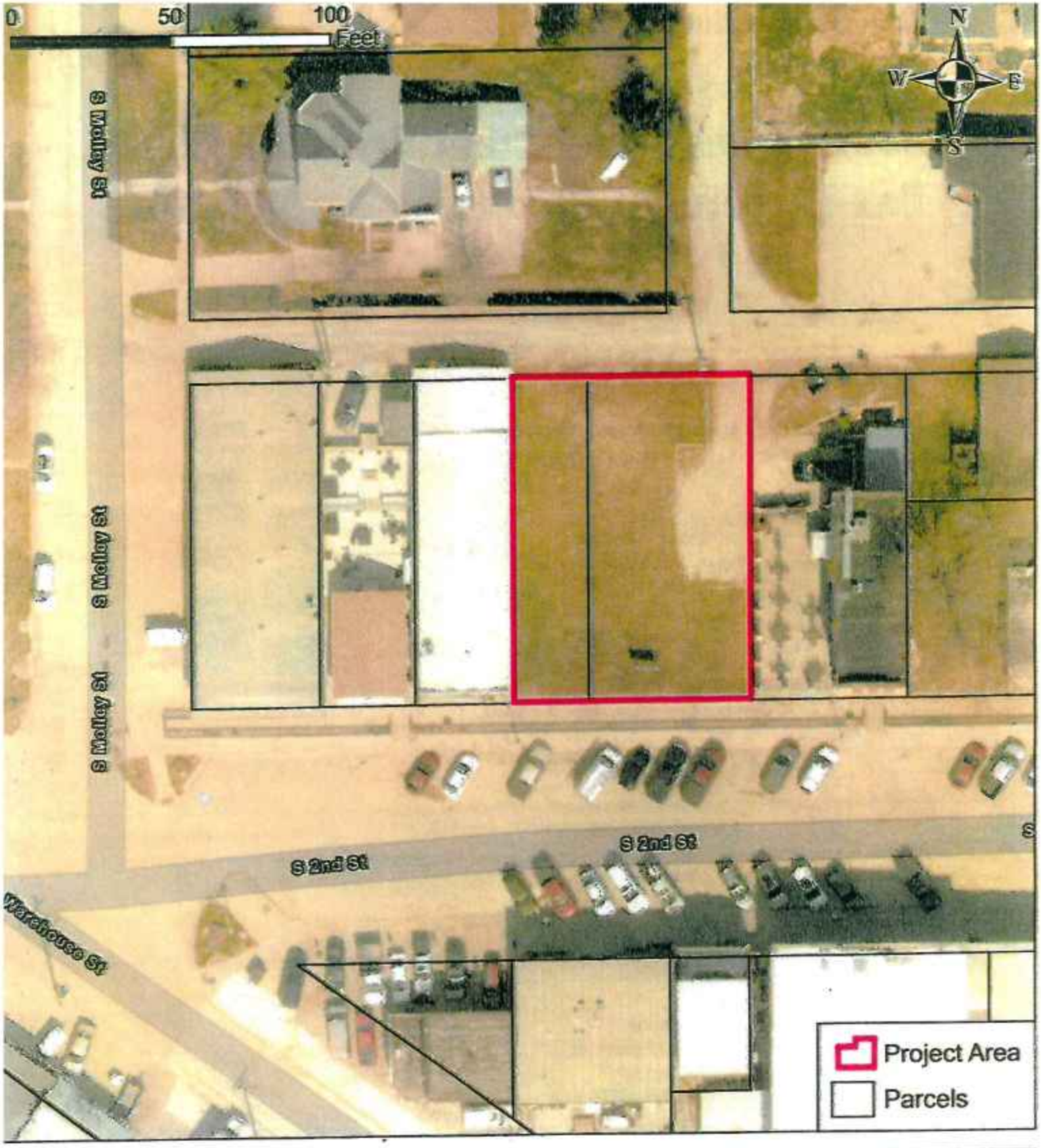
Budget vs. Actuals: Budget_FY25_P&L - FY25 P&L Classes

October 2024 - April 2025

	SEWER REPLACEMENT FUND				TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income								
5200 Charges for Services					$0.00	$0.00	$0.00	0.00%
5206 Sewer Connection Permit Fee	129,986.00	87,500.00	42,486.00	148.56 %	$129,986.00	$87,500.00	$42,486.00	148.56 %
5208 Sewer Receipts	413,046.42	350,000.00	63,046.42	118.01 %	$413,046.42	$350,000.00	$63,046.42	118.01 %
Total 5200 Charges for Services	**543,032.42**	**437,500.00**	**105,532.42**	**124.12 %**	**$543,032.42**	**$437,500.00**	**$105,532.42**	**124.12 %**
5600 Other Miscellaneous Income	3,055.00		3,055.00		$3,055.00	$0.00	$3,055.00	0.00%
Total Income	**$546,087.42**	**$437,500.00**	**$108,587.42**	**124.82 %**	**$546,087.42**	**$437,500.00**	**$108,587.42**	**124.82 %**
GROSS PROFIT	**$546,087.42**	**$437,500.00**	**$108,587.42**	**124.82 %**	**$546,087.42**	**$437,500.00**	**$108,587.42**	**124.82 %**
Expenses								
5209 Sewer Fee - MUD Billing Charge	14,261.55	14,583.31	-321.76	97.79 %	$14,261.55	$14,583.31	$ -321.76	97.79 %
6090 Engineering	1,320.00	2,916.69	-1,596.69	45.26 %	$1,320.00	$2,916.69	$ -1,596.69	45.26 %
6110 Repairs & Maintenance		20,416.69	-20,416.69		$0.00	$20,416.69	$ -20,416.69	0.00%
6210 Sewer Connections	192,916.42	70,000.00	122,916.42	275.59 %	$192,916.42	$70,000.00	$122,916.42	275.59 %
6215 Sewer - City of Omaha	222,032.56	175,000.00	47,032.56	126.88 %	$222,032.56	$175,000.00	$47,032.56	126.88 %
6220 People Service Contract	10,010.00	10,010.00	0.00	100.00 %	$10,010.00	$10,010.00	$0.00	100.00 %
6250 Locates		291.69	-291.69		$0.00	$291.69	$ -291.69	0.00%
Total Expenses	**$440,540.53**	**$293,218.38**	**$147,322.15**	**150.24 %**	**$440,540.53**	**$293,218.38**	**$147,322.15**	**150.24 %**
NET OPERATING INCOME	**$105,546.89**	**$144,281.62**	**$ -38,734.73**	**73.15 %**	**$105,546.89**	**$144,281.62**	**$ -38,734.73**	**73.15 %**
NET INCOME	**$105,546.89**	**$144,281.62**	**$ -38,734.73**	**73.15 %**	**$105,546.89**	**$144,281.62**	**$ -38,734.73**	**73.15 %**

ITEM #2

Redevelopment Project



City of Bennington, NE

~~JaRu~~ The Haven Redevelopment Project

Created By: M. Woodrum
Date: March 2025.

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

The Haven at Bennington
(submitted as JaRu)
Redevelopment Project Plan, Tax Increment Financing Application, and Cost Benefit Analysis

March 31, 2025

Project Legal Description: Lot 18, 19, and 20, Block 6, Town of Bennington, a Subdivision, as surveyed, plated and recorded in Douglas County, Nebraska.

Developer/Project Lead/Property Owner:

- **Name:** Joshuwa Hannum
- **Developer:** Bennington Capital Growth, LLC
  1410 N Saddle Creek Road
  Omaha, NE 68132
  402-672-0177

Legal Counsel:

- **Name:** Jessica Thomas and McKinley Wilson
- **Firm:** Pansing Hogan Ernst & Buser LLP
  10250 Regency Circle, Ste. 300
  Omaha, Nebraska 68114
  402-397-5500
  jthomas@pheblaw.com
  mwilson@pheblaw.com

Architect:

- **Name:** Andrew Conzett
- **Firm:** Conzett Architecture
  15522 Pine Street
  Omaha, Nebraska 68114
  402-676-8355

Engineer:

- **Name:** Justin Insinger
- **Firm:** Insinger Engineering
  16934 Browne ST
  Omaha, NE 68116
  402-332-8222
  jinsinger@insingerengineering.com

THE HAVEN AT BENNINGTON

REDEVELOPMENT PLAN

(Submitted as the JaRu Redevelopment Plan)

I. **Part I of the TIF Application (Non-Confidential Section).**

a. Project Summary Page.
b. Project Development Team.
c. Project Narrative Section.
d. Development Financing Plan (Sources and Uses Table).
e. Final Valuation – Estimation and Justification.
f. Construction Budget, Itemized Public Improvement Costs, and TIF Eligible Costs
    i. Itemized Construction Budget;
    ii. Itemized Public Improvements Costs; and
    iii. TIF Eligible Costs.
g. Development Timeline.
h. Three-Year Proforma.
i. Statement of Need – ROI Analysis.
j. Evaluation Criteria -- Mandatory Criteria.
k. Cost-Benefit Analysis (Community Development Law §18-2113(2)).
l. Site Plan(s) and Elevations.
m. ALTA Survey or Topographical Survey with the Legal Description.

II. **Part II of the TIF Application (Confidential Section).**

a. Preliminary Bank Commitment Letter.
b. Documentation of Ownership or Site Control.
c. Organization Documentation.
    i. Certificate of Good Standing for Bennington Capital Growth, LLC dated February 21, 2025;
    ii. Certificate of Organization Limited Liability Company for Bennington Capital Growth, LLC filed September 6, 2024; and
    iii. Operating Agreement of Bennington Capital Growth, LLC dated July 5, 2024.

I. **Part 1 of the TIF Application (Non-Confidential Section).**

a. **Project Summary Page**

- **Project Title**: The Haven at Bennington
- **Project Legal Description:** Lot 18, 19, and 20, Block 6, Town of Bennington, a Subdivision, as surveyed, plated and recorded in Douglas County, Nebraska.
- **Property and Project Owner**: Bennington Capital Growth, LLC
- **Owner Address**: 1410 N Saddle Creek Road, Omaha, Nebraska 68132
- **Estimated Total Project Cost**: $5,579,395
- **Requested TIF Incentive**: $620,000
- **New Construction**: Yes
- **Rehabilitation**: No
- **Zoning- Current/Proposed**: C-3 Downtown Commercial District

Current Annual Real Estate Taxes (Year): 2024
Current Assessed Tax Valuation (Year): 2024

Land: $ 71,500
Improvements: $ 0
Total: $ 71,500

Are Real Estate Taxes Current? Yes
Requested Base Year: 2026
Requested Division Year: 2027

- **Does the applicant entity or do the members comprising the applicant entity have any delinquent taxes due and owing?** No
- **Is the project within an extremely blighted area?** No
- **Does the project need 20 years?** No
- **Project Description**: The project is located on vacant land in the Bennington Downtown district. We propose to build a 4-story mixed use building with 7,775 square feet of retail space split between the bottom and top floor and 12 apartment units in the middle. This project proposes to kick off a new era of building for the downtown area that is attempting to modernize the district but maintain the culture. It will bring retail usage as a destination to the area while also creating density for urban living.
- **Project Goals and Benefits**: The project goal is to construct a mixed-use building in 18 or less months. This will fill an empty void in the district and bring destination businesses and modern urban living to the area. Positive impacts from the project will include: (1) increased economic activity through the new retail space; (2) job creation; (3) improved aesthetics to downtown Bennington; (4) expanded tax base; (5) enhanced quality of life for those residents of the project; and (6) additional housing options.
- **Project Feasibility**: The project will not be economically feasible without the use of Tax Increment Financing due to the limited cash flow/debt service ratio and increased additional expenses for the construction of the building. It would result in a negative or reduced cash flow situation that would otherwise not allow for the project to happen. Please see the Developer's ROI Analysis in Section I(i) of this application.

b. Project Development Team

1. Developer/Project Lead/Property Owner:

- **Name:** Joshuwa Hannum
- **Developer:** Bennington Capital Growth, LLC
  1410 N Saddle Creek Road
  Omaha, NE 68132
  402-672-0177
- **Experience:** I have been in the construction field for over 25 years and have been a part of 100's of projects in one capacity or another. As a developer I have recently completed the Hazelnut Grove at 8001 N 157th Street and I am working at The Grove at Pine Creek to the north. In terms of TIF projects, I have a TIF project under construction at 1215 Fort Street and the Skylark Project on 38th Avenue and Dodge in the Blackstone District.

2. Legal Counsel:

- **Name:** Jessica Thomas and McKinley Wilson
- **Firm:** Pansing Hogan Ernst & Buser LLP
  10250 Regency Circle, Ste. 300
  Omaha, Nebraska 68114
  402-397-5500
  jthomas@pheblaw.com
  mwilson@pheblaw.com

3. Architect:

- **Name:** Andrew Conzett
- **Firm:** Conzett Architecture
  15522 Pine Street
  Omaha, Nebraska 68114
  402-676-8355

4. Engineer:

- **Name:** Justin Insinger
- **Firm:** Insinger Engineering
  16934 Browne ST
  Omaha, NE 68116
  402-332-8222
  jinsinger@insingerengineering.com

c. Project Narrative Section

- **Existing Land Use and Conditions:** The project site is currently a vacant parcel of land located at Lot 18, 19, 20 of Block 6 in the Downtown District of Bennington. The site is rectangle 75 feet by 100 feet. It is currently undeveloped and covered with grass and some gravel. The site is zoned C-3 Downtown Commercial District, with a conditional use permit for multifamily over principal use, and all other necessary zoning changes for the proposed project have been approved. The vacant nature of the site presents an opportunity for redevelopment that will contribute to the vibrancy and economic vitality of downtown Bennington.

- **Proposed Use and Project Details:** This project proposes the construction of a new 24,000 square-foot mixed-use building on the vacant site. The building will consist of four stories and will be designed to complement the existing architectural character of the downtown district. The proposed uses are as follows:

    - **First Floor:** 1,775 square feet of retail space suitable for retail [suggest potential retail types - e.g., shops, restaurants, or offices], designed to activate the street frontage and enhance pedestrian activity. The rent for the commercial space will be approximately $1,775 per month. The first floor will also include 12 covered parking stalls for residents of the building.
    - **Second and Third Floors:** A total of 12 apartments (6 per floor) offering high-end finishes and modern amenities. There will be 10 studio apartment units with rents ranging from $1,500 to $1,725 per month, and there will be 2-bedroom apartment units (total of 2 units) with the rent being approximately $2,050 per month. These residential units will provide much-needed housing options in the downtown core and attract residents who desire a walkable lifestyle.
    - **Top (Fourth) Floor:** 6,000 square feet of retail space with potential for a high-end lounge and/or event space. The rent for the top floor commercial space will be approximately $6,000 per month. This unique space will capitalize on the building's prominent location and offer attractive amenities to tenants.

    The proposed mixed-use development will bring new life to the vacant site and contribute to a more dynamic and thriving downtown Bennington.

- **Parking Plan:** The project will provide 12 covered parking spaces on the first floor for residents of the apartments. Retail patrons will utilize the existing public parking available throughout the downtown district. The City of Bennington has ample on-street parking and public parking lots within easy walking distance of the project site. This strategy is consistent with the City's goal of promoting walkability and reducing reliance on private vehicles in the downtown core.

- **Market Demand:** There is strong market demand for both the residential and retail components of this project. The vacancy rate for apartments in downtown Bennington is currently very low, indicating a need for additional housing options. Similarly, the demand for retail space in the downtown area remains high, with limited vacancies available. The project's prime location and high-quality design will attract both residents and businesses seeking to be part of a vibrant downtown community.

- **Residential Information:** The project will create 12 apartments featuring high-end finishes and amenities typically found in single-family homes, such as in-unit laundry, stainless steel appliances, granite countertops, and private balconies. Residents will also enjoy attractive common areas and stunning views of the surrounding downtown area. These apartments will cater to professionals, empty nesters, and others seeking a luxurious and convenient lifestyle in the heart of Bennington.

- **Employment Information:** The proposed retail spaces are expected to generate approximately 8 to 15 new jobs, depending on the specific businesses that occupy the space. These jobs will contribute to the local economy and provide employment opportunities for Bennington residents.

- **Zoning Changes:** All necessary zoning changes for the proposed project have been reviewed and approved by the City of Bennington. The project is in compliance with all applicable zoning regulations.

- **Public Improvements:** The project will include several public improvements that will benefit the downtown district:

  - **Alley Improvements:** The alley adjacent to the project site will be improved to allow better traffic flow and to enhance accessibility and aesthetics.
  - **Trash Receptacles:** New trash receptacles will be installed along Second Street to encourage pedestrian use and maintain cleanliness.
  - **Sidewalks:** Replace damaged and uneven sidewalks in front of the proposed building.
  - **Sewer Connection:** New storm water and sewer connection in the right of way.

  The project is not expected to generate significant traffic impacts. The increase in traffic associated with the new development will be minimal and easily accommodated by the existing street network. Furthermore, the project's emphasis on walkability and the availability of public parking will mitigate any potential traffic concerns.

- **Historical Status:** The project site has no historical designations.

d. Development Financing Plan – (Sources and Uses Table)

Sources and Uses of Funds			
Use of Funds		Amount	
	Land Acquisition	$ 242,000.00	
	Public Improvements	$ 44,000.00	
	Grading and Site Preparation	$ 327,000.00	
	Hard Costs (less Public Improvements & Grading/Site Preparations)	$ 3,901,995.00	
	Architecture & Engineering	$ 173,500.00	
	Soft Costs (less A&E)	$ 584,900.00	
	Financing Cost	$ 306,000.00	
	Total Uses of Funds	$ 5,579,395.00	
Sources of Equity			
	Owner Equity	$ 1,050,568.00	
	TIF Funds	$ 620,000.00	
	Constructions Loan	$ 3,908,827.00	
	Total Sources of Funds	$ 5,579,395.00	

e. Final Valuation – Estimation and Justification

Currently the property has an assessed value of $71,500. After construction of the project, the property will be valued at $4,538,710. Final valuation is based on a comparable and project cost analysis for the residential and commercial units. Based on a market analysis, we believe that the valuation is a fair and reasonable assessment.

f. Construction Budget, Itemized Public Improvement Costs, and TIF Eligible Costs

Itemized Construction Budget

Construction Budget Item	Estimate
General Requirements	$262,714
Site Work	$159,097
Concrete	$652,887
Masonry	$203,070
Metals	$182,225
Wood & Plastics	$465,184
Thermal and Moisture	$384,507
Doors and Windows	$288,690
Finishes	$366,000
Specialties	$18,011
Equipment	$53,691
Furnishings	$51,987
Conveying Systems	$122,000
Mechanical	$478,500
Electrical	$419,605
TOTAL	**$4,108,168**

Itemized Public Improvement Costs

Public Improvement Type	Estimate
Paving and Sidewalk Improvements (within ROW)	$21,500
Extensions – Water, Sanitary Sewer, Storm Sewer (within ROW)	$5,000
Row Grading (outside of the "Site Prep and Grading")	$10,000
Landscaping	$5,000
Lighting	$2,500
TOTAL	**$44,000**

TIF Eligible Costs

TIF Eligible Costs	Cost
Land Acquisition	$242,000
Architecture and Engineering (including environmental reports and studies)	$173,500
Site Preparation (including Environmental and Demo)	$15,000
Grading	$30,000
Storm Drainage	$54,275
Concrete Reinforcement	$69,030
Public Improvements	$44,000
Erosion Control	$23,545
Contingency for TIF Eligible Improvements (3-5, 7-8)	$6,891
Studies	$6,000
Appraisal	$6,000
TIF Fees	$15,000
TOTAL	**$685,241**

g. Development Timeline

Project Timeline	
Task	**Period**
City Approvals/ Building Permits/ Preconstruction	05/01/2025-07/01/2025
Site Prep/ Construction Prep	06/01/2025/-7/15/2025
Certificate of Occupancy	7/15/2026

h. Three Year Proforma

Revenue	**Year 1**	**Year 2**	**Year 3**
Effective Rent	$237,015.00	$244,126.00	$251,450.00
Other Income	$272,489.00	$276,216.00	$280,001.00
Total Revenues	**$509,504.00**	**$520,342.00**	**$531,451.00**
Expenses			
Repairs and Maintenance	$10,302.00	$10,508.00	$10,718.00
General and Administrative	$18,433.00	$18,682.00	$18,935.00
Utilities and Trash	$7,109.00	$7,252.00	$7,397.00
Labor	$16,072.00	$16,394.00	$16,722.00
Insurance	$15,267.00	$15,573.00	$15,884.00
Real Estate Taxes (Increment)	$76,908.00	$76,908.00	$76,908.00
Real Estate Taxes (Base)	$1,518.66	$1,518.66	$1,518.66
Marketing	$2,500.00	$2,500.00	$2,500.00
Miscellaneous Expenses (1%)	$762.00	$774.00	$786.00
Replacement Reserve	$2,963.00	$3,052.00	$3,143.00
Expenses	**$151,834.66**	**$153,161.66**	**$154,511.66**
Net Operating Income	$357,669.34	$367,180.34	$376,939.34
Other Income -- TIF Rebate	$76,908	$76,908.00	$76,908.00
Total Income Available	**$434,577.34**	**$444,088.34**	**$453,847.34**
Debt Service			
Debt Service (TIF)	$76,908.00	$76,908.00	$76,908.00
Debt Service (Perm)	$287,774.40	$287,774.40	$287,774.40
Total Debt Service	**$364,682.40**	**$364,682.40**	**$364,682.40**
NET CASH FLOW	**$69,894.94**	**$79,405.94**	**$89,164.94**

i. Statement of Need – ROI Analysis

	With TIF	**Without TIF**
Owners' Equity	$1,050,568.00	$1,670,568.00
Revenue	$531,451.00	$531,451.00
Expenses	$154,511.66	$154,511.66
NOI	**$376,939.34**	**$376,939.34**
TIF Rebate	$76,908.00	0

NOI + TIF Rebate	**$453,847.34**	**$376,939.34**
Debt Services	$364,682.40	$287,774.40
NCF (net cash flow)	$89,164.94	$89164.94
Return on Owner Investment (ROI) %	**8.49%**	**5.34%**

j. Evaluation Criteria – Mandatory Criteria

1. **The project must be located within a community redevelopment area or an area eligible for the designation of community redevelopment area as required and set forth by State Statute. The project must be located within a community redevelopment area prior to the preparation of a Redevelopment Plan.**

   The project is located within a community redevelopment area. On October 9, 2023, the project area was designated as substandard and blighted pursuant to the City Council's motion to approve the 2023 City of Bennington Downtown Blight Study and Declaration of the Blight Study Area within the Bennington Corporate Limits as Substandard and Blighted pursuant to the Nebraska Community Development Law.

2. **The use of TIF for the project will not result in a loss of pre-existing tax revenues to the City and other taxing jurisdictions.**

   This use of Tax Increment Financing will not result in tax shifts. The project is intended to increase the tax base of the surrounding area.

3. **The developer is able to demonstrate that the project would not be economically feasible without the use of TIF. In addition, when the project has site alternatives, the proposal must demonstrate that it would not occur in the area without TIF. Return on investment assists in determining the economic feasibility of the project.**

   The project will not be economically feasible without the use of Tax Increment Financing due to the limited cash flow/ debt service ratio and increased additional expenses of the construction of the building. It would result in a negative or reduced cash flow situation that would otherwise not allow for the project to happen. See Developer's ROI Analysis included under Section I(i) of this application.

4. **The project must further the objectives of the City's Comprehensive Plan. This may include job creation, application/implementation of Urban Design elements of the project and related/adjacent public areas, preservation of historic sites and structures, revitalization of older neighborhood communities, business start-ups, business growth and expansion, and the densification of the urban core.**

   This project furthers the objectives of the Comprehensive Plan by:

   (a) Supporting the City's goals by creating a development that facilitates walkability and reducing reliance on private vehicles in the

downtown core;

(b) Allowing more residents to live in downtown Bennington along with easy access to work and life amenities in the downtown district and within the development itself;

(c) Creating several employment opportunities by redeveloping the property into a mixed-use development with commercial space in addition to the residential space; and

(d) Building an urban infill project, which will include a number of upgrades to the site.

k. Cost Benefit Analysis (Community Development Law §18-2113(2))

1. Tax shifts resulting from the division of taxes as provided in section 18-2147:

This use of Tax Increment Financing will not result in tax shifts. The current level of taxes will continue to flow to taxing entities and only add value revenues resulting from the improvements.

2. Public infrastructure and community public service need impacts and local tax impacts arising from the approval of the redevelopment project:

The public improvements within this project will include sidewalk improvements, landscaping, additional lighting, alley improvements, and trash receptacles. The proposed TIF will be used to offset site acquisition, site development, and public improvement costs, all of which are eligible expenses. The building is adequately serviced with streets and utilities.

3. Impacts on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project:

This project will generate several non-existent jobs before this redevelopment as well as support many construction jobs during the redevelopment phase. The success of this development will have a positive impact on the surrounding retail and business community. The employees and residents of the building will patronize nearby establishments and increase sales for such businesses.

4. Impacts on other employers and employees within the city or village and the immediate area that are located outside of the boundaries of the area of the redevelopment project:

The project will provide additional downtown Bennington housing or employers throughout Bennington and assist in the growing trend and demand of people wanting to live within communities that have live, work, and play options. This project will offer its residents access to the amenities of downtown Bennington and offer walkable access to businesses within the immediate area.

5. Impacts on the student populations of school districts within the city or village; and the immediate area that are located outside of the boundaries of the area of the redevelopment project:

The development will have minimal to no impact on student populations. It is anticipated

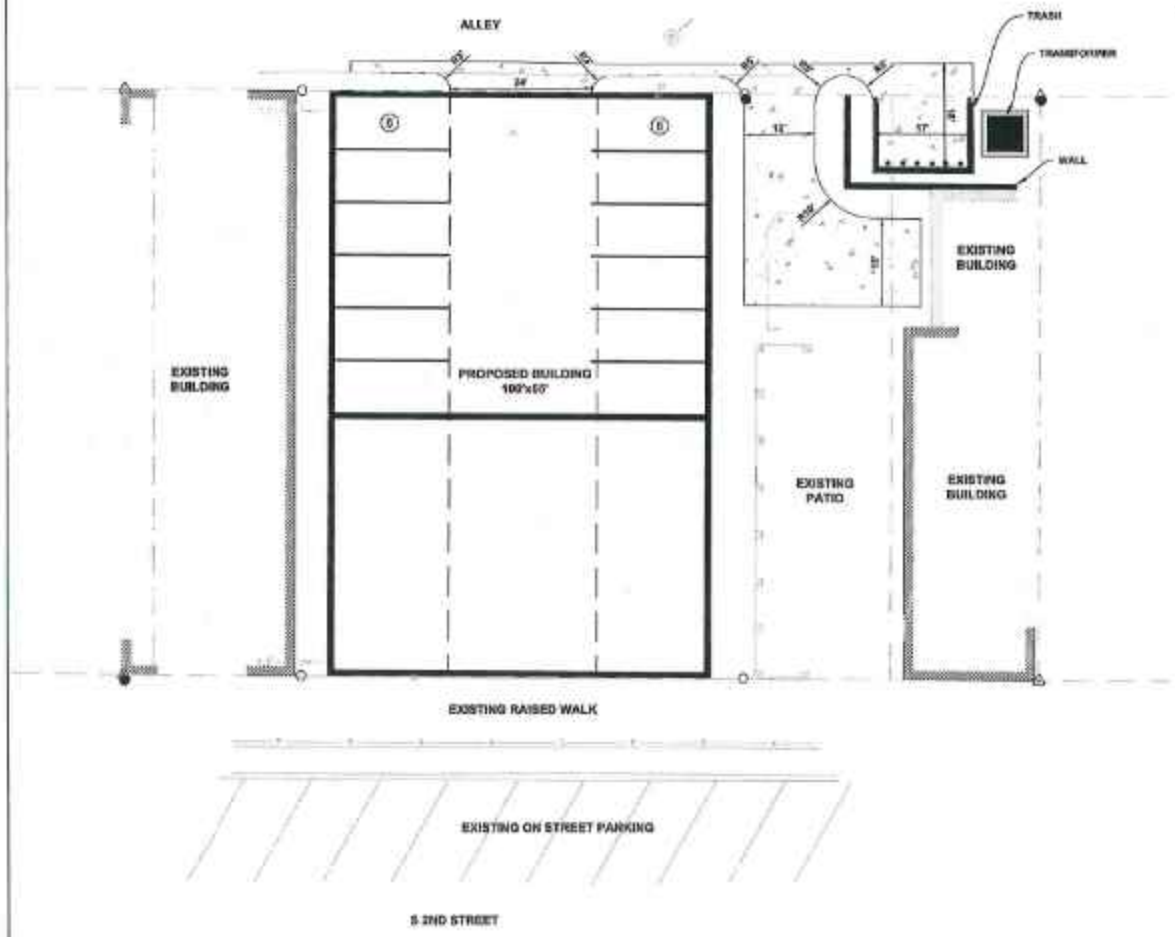
that many of the residents of this development will consist of young professionals, empty nesters, and others seeking a luxurious and convenient lifestyle in the heart of Bennington.

6. **Any other impacts determined by the authority to be relevant to the consideration of costs and burdens arising from the redevelopment project:**

   This project assists in providing housing units in a market that is in high demand and has a great need for housing. Also, this project assists in providing more commercial space which increases the number of opportunities available to businesses to come to the downtown area of Bennington. The project continues the desired growth and development in the downtown area of Bennington.

l. **Site Plan(s) and Elevations (*Attached*)**

m. **ALTA Survey or Topographical Survey with the Legal Description (*Attached*)**



SITE PLAN LEGEND

PROPOSED 7" CONCRETE (DPW 4000)

PROPOSED 5" SIDEWALK (DPW 4000)

CONCRETE INTEGRAL CURB (TYPE "A")

BUILDING SETBACKS:

PARKING REQUIREMENTS:

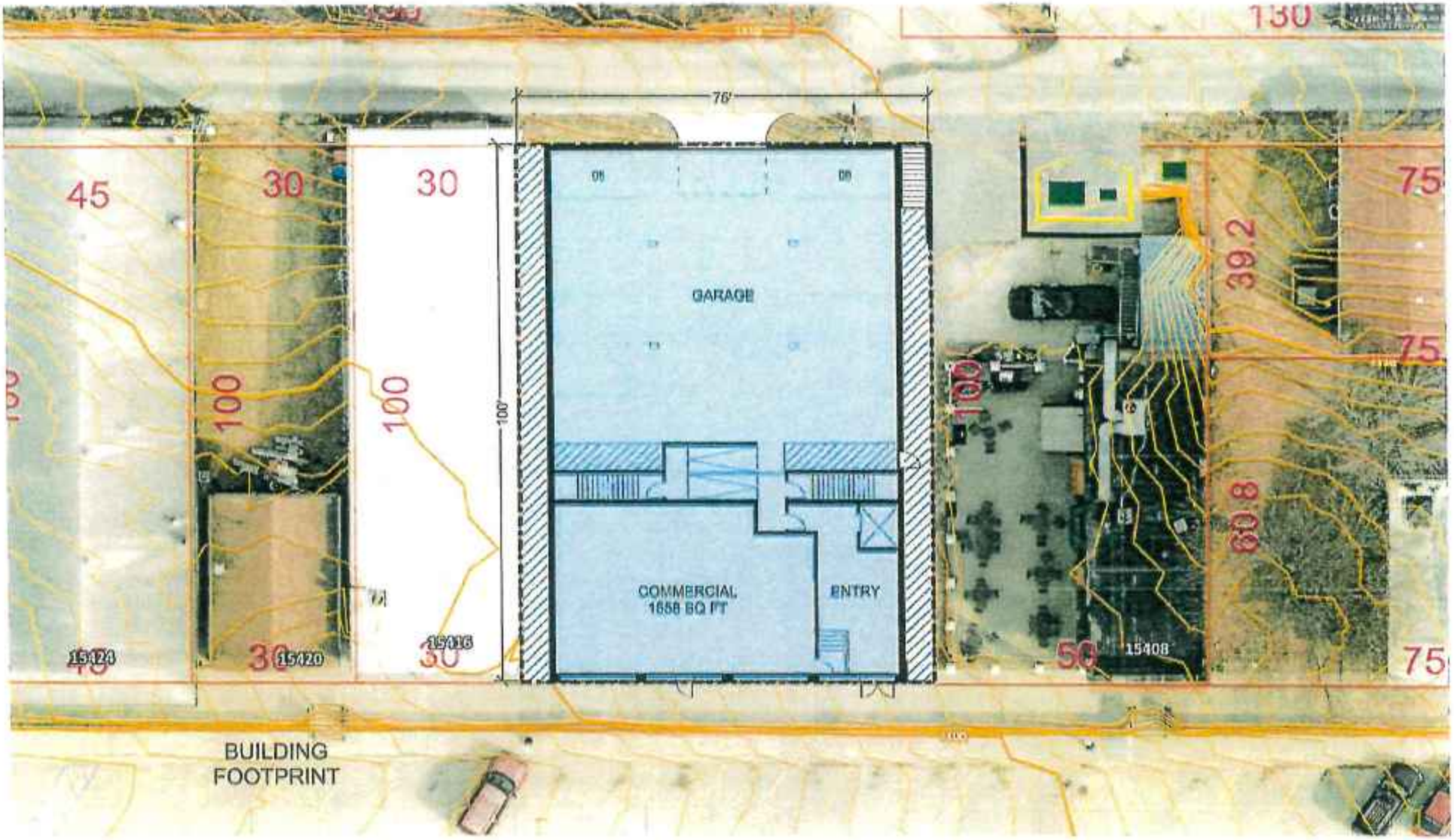
INSINGER ENGINEERING

INSINGER ENGINEERING, LLC
OMAHA, NE 68116
PHONE: (402) 553-8333
JIM@INSINGERENGINEERING.COM
NSEA COA - CA4751

No.	Description	Date

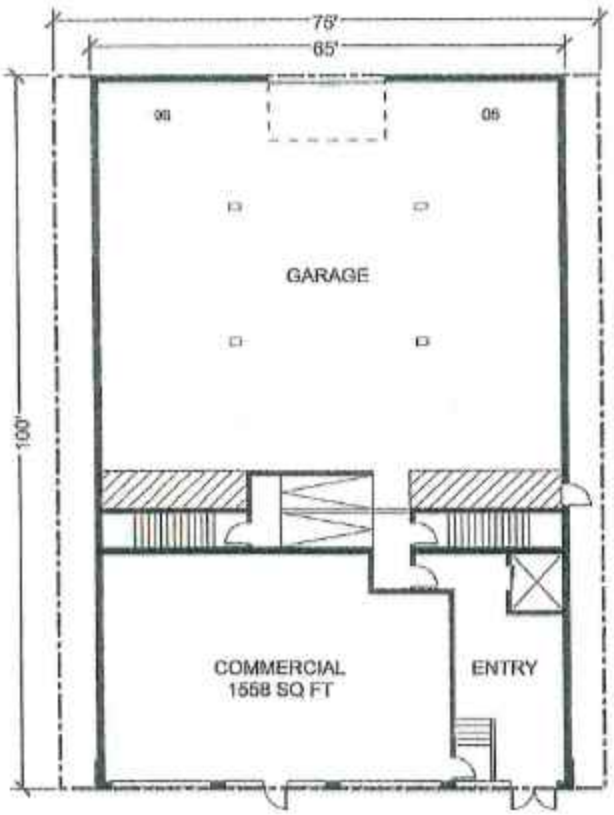
JARU DEVELOPMENT
HAMMUN DEVELOPMENT
BEMMINGTON, NEBRASKA

SITE PLAN	C200
09/18/2024	
1" = 10'	



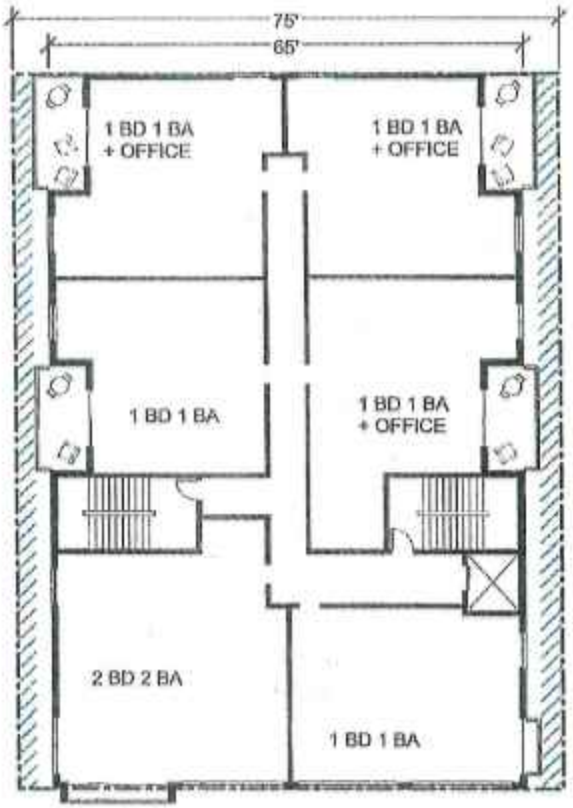
TOWN OF BENNINGTON LOT 19 & LOT 20

MIXED USE REDEVELOPMENT | CONCEPTUAL SITE PLAN



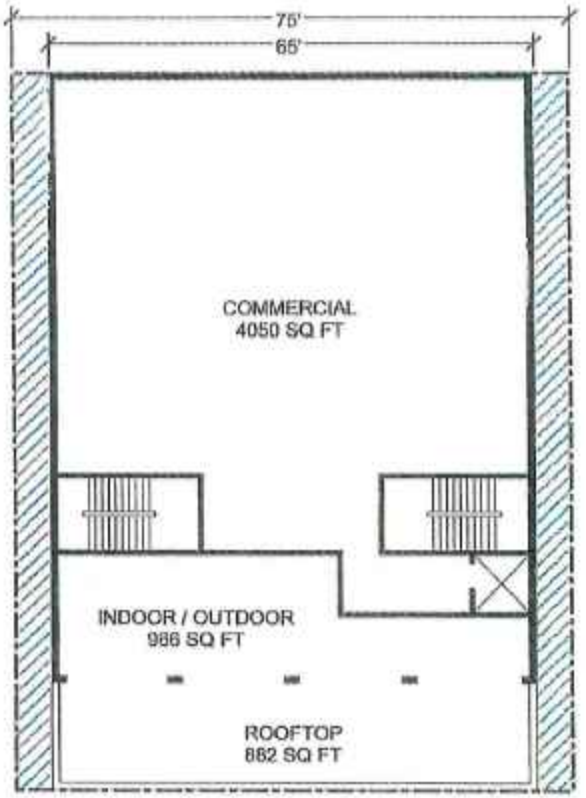
GROUND FLOOR PLAN

6500 SQ FT
TYPE I-A CONSTRUCTION
NFPA 13 SPRINKLER



SECOND AND THIRD FLOOR PLANS

6500 SQ FT
TYPE V-A CONSTRUCTION
NFPA 13 SPRINKLER



FOURTH FLOOR PLAN

6500 SQ FT
TYPE V-A CONSTRUCTION
NFPA 13 SPRINKLER

TOWN OF BENNINGTON LOT 19 & LOT 20

MIXED USE REDEVELOPMENT | CONCEPTUAL FLOOR PLANS



TOWN OF BENNINGTON LOT 19 & LOT 20

MIXED USE REDEVELOPMENT | CONCEPTUAL RENDERING AERIAL VIEW



TOWN OF BENNINGTON LOT 19 & LOT 20

MIXED USE REDEVELOPMENT | CONCEPTUAL RENDERING



TOWN OF BENNINGTON LOT 19 & LOT 20

MIXED USE REDEVELOPMENT | CONCEPTUAL RENDERING

ALTA/NSPS LAND TITLE SURVEY

LOT 18, LOT 19 & LOT 20,
BLOCK 6, TOWN OF BENNINGTON,
DOUGLAS COUNTY, NEBRASKA

SURVEYOR'S NOTE

LEGAL DESCRIPTION

PARCEL 1: LOTS 18 AND 19, BLOCK 6, TOWN OF BENNINGTON, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.

PARCEL 2: LOT 20, BLOCK 6, TOWN OF BENNINGTON, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.

– CONTAINS A TOTAL OF 7,810 SQUARE FEET MORE OR LESS, 0.172 ACRES +/-

SPECIAL EXCEPTIONS – SCHEDULE B-II

ALTA/NSPS LAND TITLE CERTIFICATE

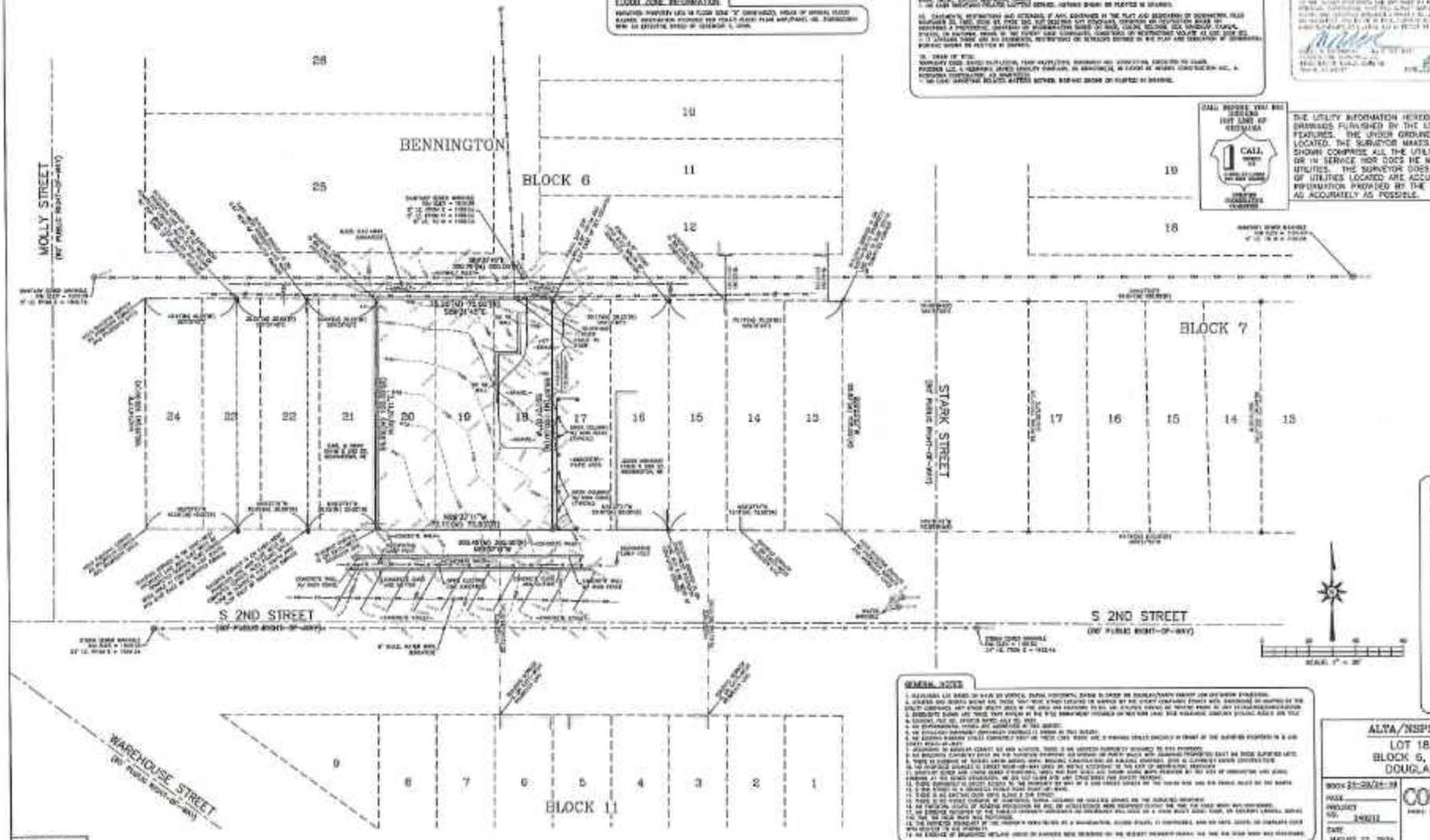
LAND SURVEYOR'S CERTIFICATE

VICINITY MAP

FLOOD ZONE INFORMATION

CALL BEFORE YOU DIG
1-800-331-5666
NOT LIVE OR NEBRASKA

THE UTILITY INFORMATION HEREON WAS LOCATED FROM EXISTING DRAWINGS FURNISHED BY THE UTILITY COMPANIES AND FROM VISIBLE FEATURES. THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED. THE SURVEYOR MAKES NO WARRANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER ABANDONED OR IN SERVICE NOR DOES HE WARRANTEE THE LOCATION OF SAID UTILITIES. THE SURVEYOR DOES STATE THAT THE PHYSICAL EVIDENCE OF UTILITIES LOCATED ARE ACCURATELY SHOWN AND THAT THE INFORMATION PROVIDED BY THE UTILITY COMPANIES IS PLACED HEREON AS ACCURATELY AS POSSIBLE.



LEGEND

GENERAL NOTES

ALTA/NSPS LAND TITLE SURVEY
LOT 18, LOT 19 & LOT 20,
BLOCK 6, TOWN OF BENNINGTON,
DOUGLAS COUNTY, NEBRASKA

BOOK 21-09/24-19
PAGE
PROJECT NO. 240212
DATE AUGUST 22, 2024

CORNER STONE SURVEYING, LLC

PAGE 1 OF 1

ITEM #2 Consent Agenda

City of Bennington
City Council Meeting Minutes
Monday, April 14, 2025; 6:00 P.M.
City Office, 15505 Warehouse Street
Bennington, NE
402-238-2375

Call to Order - Roll Call – Open Meetings Act

Mayor Clint Adams called the regular monthly meeting to order at 6:00 p.m. on Monday, April 14, 2025. In attendance were City Council Members Kaye Bridgeford, Rob Hamilton, Adam Lee and Shane Pekny. City Clerk Mindi Laaker identified the Open Meetings Act location that is available to the public.

Approval of Consent Agenda

A. March 10, 2025 City Council Meeting Minutes
B. March 2025 Bills Paid
C. Keno Receipts: March 8.75%: $10,592.00
D. JEO Consulting Invoices for:
    i. General Engineering Invoice No. 159365 for $9,220.00
    ii. Neumeyer Farm Invoice No. 159363, 159364 and 159376 totaling $6,545.00
    iii. Public Works Building Invoice No. 159209 for $9,197.64
E. Dark Sky Week Proclamation April 21-28, 2025
F. Arbor Day Proclamation April 25, 2025

BILLS PAID IN FEBRUARY	
CITY	
ALL MAKES OFFICE EQUIPMENT CO	105.42
BERGANKDV, LLC	2,250.00
BLUE CROSS BLUE SHIELD OF NEBRASKA	850.36
L.C. SERVICES	35.00
MUTUAL OF OMAHA	130.68
MUTUAL OF OMAHA	162.56
RATINA CRAWFORD	1,157.91
MINDI LAAKER	981.23
NATIONWIDE	2,322.83
NATIONWIDE	4,435.43
INTUIT	662.00
COX BUSINESS SERVICES	106.32
MUD	52.95
OFFICE DEPOT, INC	18.99
U.S. POSTAL SERVICE	120.00
I3 BANK HSA	157.50
IRS	8,528.14
RATINA CRAWFORD	1,139.36

MINDI LAAKER	981.22
I3 BANK BOND PAYMENT	153,207.50
NATIONWIDE	2,279.55
NATIONWIDE	4,392.11
I3 BANK HSA	157.50
CREATIVE PLANNING	240.00
THE DAILY RECORD	32.00
FILTER SHOP	9.55
JEO CONSULTING, INC	23,821.25
OPPD	300.96
WM COPRORATE SERVICES, INC	62.50
I3 BANK HSA	157.50
ALL MAKES OFFICE EQUIPMENT CO.	25.72
THE DAILY RECORD	240.50
TAX PAYMENT	8,172.53
I3 BANK HSA	157.50
CITY TOTAL	**217,454.57**
SEWER	
ONE CALL CONCEPTS	42.21
PEOPLE SERVICE	1,430.00
SEWER TOTAL	**1,472.21**
LIBRARY	
MRS. NATALIE HARTLEY	31.91
BLUE CROSS BLUE SHIELD OF NEBRASKA	4,685.19
INGRAM	267.10
JESSICA ROSE DESILVA	341.00
L.C. SERVICES	92.00
MUTUAL OF OMAHA	175.23
MUTUAL OF OMAHA	263.44
NEBRASKA LIBRARY COMMISSION	1,212.75
SAM'S CLUB MC/SYNCB	1,836.88
LYNN BARNA	50.43
JOHNNA BIERMAN	1,346.52
LISA FLAXBEARD	1,538.84
NATALIE HARTLEY	710.83
HEATHER LUTH	1,202.29
LYDIA PILE	225.84

TARYN STERN	192.06
BAKER & TAYLOR BOOKS	134.66
COLLABORATIVE SUMMER LIBRARY PROGRAM	762.72
COX BUSINESS SERVICES	136.13
DEMCO	210.05
MUD	247.10
JOHNNA BIERMAN	1,349.16
LISA FLAXBEARD	1,538.83
NATALIE HARTLEY	903.61
HEATHER LUTH	1,202.29
LYDIA PILE	302.74
TARYN STERN	198.82
JESSICA ROSE DESILVA	341.00
FILTER SHOP	27.85
GREAT AMERICA FINANCIAL SERVICE	437.53
INGRAM	374.39
OPPD	138.60
THREE RIVERS LIBRARY SYSTEM	5.00
WM COPRORATE SERVICES, INC	120.65
ALL MAKES OFFICE EQUIPMENT CO.	138.93
LIBRARY TOTAL	**22,742.37**
POLICE	
DAN STOCKER	369.15
2 MEN AND A SHOP	36.19
BEN TYSOR	60.00
BLUE CROSS BLUE SHIELD OF NEBRASKA	10,275.38
COX BUSINESS SERVICES	202.21
MUTUAL OF OMAHA	469.93
MUTUAL OF OMAHA	459.15
DEVIN CRINKLAW	175.76
ANDREW HILSCHER	2,614.53
JAYME IVERSEN	1,768.95
DONALD MCGUIRE	263.64
STACIA NELSON	1,925.62
MARK NOONAN	124.34
JONATHAN STARKE	2,257.11
DANIEL STOCKER	2,042.10
FORENSIC EDUCATION	450.00

ALL CREATURES VETERINARY CLINIC	33.00
BENNINGTON AUTO SALE	110.02
GALLS INC	127.06
GREAT PLAINS UNIFORMS	123.99
MUD	150.00
ANDREW HILSCHER	2,614.55
JAYME IVERSEN	1,585.49
DONALD MCGUIRE	175.76
STACIA NELSON	1,742.17
PAUL SMOOT	194.70
JONATHAN STARKE	2,081.09
DANIEL STOCKER	2,042.08
ABIGAIL WARREN	32.30
DAN STOCKER	63.53
ANDREW HILSCHER	39.60
CUBBY'S	1,722.94
FILTER SHOP	8.96
GALLS, INC	55.90
IDEAL PURE WATER	3.49
OPPD	354.18
WM COPRORATE SERVICES, INC	56.50
AT&T MOBILITY	346.94
OFFICE DEPOT	82.58
ALL MAKES OFFICE EQUIPMENT CO.	59.05
HOLIDAY INN	330.00
POLICE TOTAL	**37,629.94**
PARKS	
BLUE CROSS BLUE SHIELD OF NEBRASKA	916.83
COX BUSINESS SERVICES	46.39
HOME DEPOT CREDIT SERVICES	374.70
MUTUAL OF OMAHA	239.81
MUTUAL OF OMAHA	50.05
JOHN BOHRER	994.05
DEREK BRECHBILL	1,583.05
JACOB CONLEY	2,347.21
ZACHARY RAUSCHER	157.84
NATHAN STIER	297.63
CUBBY'S	131.61

MENARDS - ELKHORN	16.46
MUD	368.13
TY'S OUTDOOR POWER & SERVICE	6,999.12
JOHN BOHRER	994.04
DEREK BRECHBILL	1,583.03
JACOB CONLEY	2,347.21
ZACHARY RAUSCHER	183.06
NATHAN STIER	311.87
JACOB CONLEY	30.44
ELKHORN FENCE CO.	3,590.00
OPPD	533.67
WM COPRORATE SERVICES, INC	444.54
BLADEMASTERS	84,667.57
AMAZON	514.79
AMAZON	200.50
AT&T MOBILITY	23.11
PARKS TOTAL	**109,946.71**
STREETS	
BLUE CROSS BLUE SHIELD OF NEBRASKA	916.82
CITY OF OMAHA CASHIER	851.00
COX BUSINESS SERVICES	46.40
HOME DEPOT CREDIT SERVICES	374.71
MUTUAL OF OMAHA	50.05
NEBRASKA DEPOARTMENT OF TRANSPORTATION	3,298.40
HARSIN BUILT CONSTRUCTION	8,720.00
CUBBY'S	131.61
MENARDS - ELKHORN	16.45
MUD	171.78
TY'S OUTDOOR POWER & SERVICE	2,333.07
JACOB CONLEY	30.44
DOUGLAS COUNTY TREASURER	3,781.01
JEO CONSULTING, INC	17,125.00
OPPD	5,631.81
AMAZON	514.78
AMAZON	200.51
AT&T MOBILITY	23.12
STREETS TOTAL	**44,216.96**

CITY	**217,454.57**
SEWER	**1,472.21**
LIBRARY	**22,742.37**
POLICE	**37,629.94**
PARKS	**109,946.71**
STREETS	**44,216.96**
TOTAL OF ALL BILLS	**433,462.76**

Motion by Bridgeford, second by Pekny to approve the Consent Agenda. All voted in favor and the motion carried.

Audit Report – Tim Lens, Creative Planning
City Accountant Tim Lens presented the 2023-2024 Audit Report and September 30, 2024 Financial Statements. The audit report is on file in the City Office.

Consideration of a Church in a Downtown Commercial (C-3) Zoning District located at 15416 South Second Street
City Engineer Julie Ogden presented the application that includes worship, youth activities, rehearsals, bible study and worship teams. Calculated on-street parking requirements are suitable.

The applicant Jeff Ryan addressed the Council on the Church's history in the community.

Adams opened a public hearing and concerns were raised regarding taxes and parking.

The Mayor and Council discussed concerns for impacts on parking, on existing businesses in the downtown area, and on the continued development of the downtown area for additional and future businesses.

Motion by Bridgeford, second by Hamilton to approve the Conditional Use Permit as presented subject to compliance with the City Engineer's letter requirements. Roll call vote: Bridgeford – no, Hamilton – yes, Lee – no, Pekny – yes, Adams - no. Motion denied.

Metronet Fiber Internet Service Presentation
Metronet Representatives Greg Sorgenfrei and Brian James explained the fiber internet service and their interest in installation in the City of Bennington.

Street Closure and Event Application
Bennington Daze, Saturday June 7 from 6 a.m. to Sunday June 8 at 1 a.m. Nicki Byars Discussed street closings for:

Bennington Road from 168th east to 156th Streets, 156th and Warehouse Street east through Molley and Stark to Allen Streets for the Parade and

South Second and Molley Streets east to Stark Street for the Beer Garden and Street Dance.

Motion by Pekny, second by Bridgeford to approve the closures as presented. All voted in favor and the motion carried.

Application for Chickens located at 12307 N. 161 St. – Evan Johnson
Motion by Bridgeford, second by Pekny to approve the application as presented. All voted in favor and the motion carried.

Public Works Building
City Engineer Julie Ogden reviewed bids received and Architects Recommendation of Award.

Motion by Pekny, second by Bridgeford to Award and Authorize Notice of Award and Notice to Proceed to Darland Construction Company totaling $1,731,875.00. All voted in favor and the motion carried.

Ogden also reviewed Amendment No. 1 to the Architectural Contract to add Construction Phase Services for the building totaling $92,400.00.

Motion by Bridgeford, second by Pekny to approve Amendment No. 1. All voted in favor and the motion carried.

Street Patching Project
Public Works Manager Jake Conley reviewed bids received and Recommendation of Award.

Motion by Pekny, second by Bridgeford to award the bid to Armodos, LLC for street patching totaling $57,912.00. All voted in favor and the motion carried.

Neumeyer Farm Park
City Engineer Julie Ogden explained that a meeting was recently held to discuss the Phase II: US HUD Community Project Funding Grant and the park's layout.

Splash Pad equipment is being priced through Sourcewell, a cooperative purchasing agency.

Motion by Bridgeford, second by Pekny to approve JEO Invoice No. 160107 totaling $4,000.00. All voted in favor and the motion carried.

Bennington Public School Agreement for a 3-Year School Resource Office Program
Motion by Pekny, second by Bridgeford to approve the agreement as presented. All voted in favor and the motion carried.

Review and Discussion of Current Future Land Use Map
City Engineer Julie Ogden discussed areas for possible designation for commercial uses in the City's Future Land Use Map.

Library, Police, Public Works, Office and Project Tracker Reports
All monthly reports are on file in the City Office.

Office Report
Motion by Bridgeford, second by Pekny to approve the closure of the 156th Street Insured Cash Sweep (ICS) Account transferring $101,407.07 into the General Fund Checking Account. All voted in favor and the motion carried.

The 2025/2026 Budget Meetings and Milestone Dates are available.

Executive Session for Personnel and Strategy Discussions with City Attorney regarding Contract Negotiations
Motion by Bridgeford, second by Pekny to go into Executive Session for Personnel and strategy discussions with City Attorney regarding Contract Negotiations at 7:48 p.m. All voted in favor and the motion carried.

Motion by Bridgeford, second by Hamilton to come out of Executive Session for Personnel and strategy discussions with City Attorney regarding Contract Negotiations at 8:15 p.m. All voted in favor and the motion carried.

Adjourn
Motion by Bridgeford, second by Pekny to adjourn the meeting at 8:15 p.m. All voted in favor and the motion carried.

BILLS PAID IN JANUARY

CITY

AUTO	IRS TAXES	497.77
22107	BERGANKDV, LLC	25,000.00
22114	L.C. SERVICES	19.00
22115	SOUTH SIOUX CITY MARRIOTT RIVERFRONT	660.00
CC	ID CREATOR	45.99
22097	MUD	52.95
22098	OLD REPUBLIC SURETY GROUP	100.00
22100	PRESTO-X	38.00
DD	RATINA CRAWFORD	1,602.01
DD	MINDI LAAKER	1,003.38
AUTO	NATIONWIDE	4,425.65
AUTO	NATIONWIDE	2,313.09
AUTO	IRS TAXES	7,343.79
AUTO	I3 BANK HSA	163.50
22117	BENNINGTON SUBURBAN FIRE DISTRICT #7	56,534.78
22120	WM CORPORATE SERVICES, INC	62.50
22121	YOUNG AND WHITE LAW OFFICES	2,572.50
22130	COX BUSINESS SERVICES	109.03
22132	THE DAILY RECORD	378.42
22133	EMC INSURANCE COMPANIES	34,317.00
22134	INGRAM	327.78
22141	OLD REPUBLIC SURETY GROUP	800.00
22142	OPPD	296.89
DD	RATINA CRAWFORD	1,139.36
DD	MINDI LAAKER	868.28
AUTO	NATIONWIDE	4,392.11
AUTO	NATIONWIDE	2,279.55
AUTO	INTUIT	2,319.94
AUTO	INTUIT	460.00
AUTO	I3 BANK HSA	163.50
22145	ALL MAKES	33.03
22154	JEO CONSULTING, INC	23,613.82
22156	OFFICE DEPOT, INC	61.41
CC	U.S. POSTAL OFFICE	73.00
AUTO	I3 BANK HSA	163.50
CC	OFFICE BAR HOOPER	29.47
AUTO	IRS TAXES	2,850.81
AUTO	I3 BANK HSA	163.50
22166	THE DAILY RECORD	607.32
22170	JOHN ROKES	430.00
	CITY TOTAL	**178,312.63**

SEWER

22108	CITY OF OMAHA CASHIER	32,917.28
22099	ONE CALL CONCEPTS	22.10
22122	MARQUE	1,040.00
22123	CITY OF OMAHA	43,413.42
22157	PEOPLE SERVICE	1,430.00
	SEWER TOTAL	**78,822.80**

LIBRARY

22104	BAKER & TAYLOR BOOKS	131.10
22102	COX BUSINESS SERVICES	136.13
22111	THE DURHAM MUSEUM	350.00
22114	L.C. SERVICES	51.00
DD	LYNN BARNA	81.95
DD	JOHNNA BIERMAN	1,346.50
DD	LISA FLAXBEARD	1,628.44
DD	NATALIE HARTLEY	859.48
DD	HEATHER LUTH	1,202.29
DD	LYDIA PILE	225.84
DD	TARYN STERN	212.34
22097	MUD	247.10
22100	PRESTO-X	28.19
22101	SAM'S CLUB MC/SYNCB	619.29
22120	WM CORPORATE SERVICES, INC	120.65
22125	LISA FLAXBEARD	10.50
22127	JOE PATTERSON	5,409.20
22129	BIG O BOUNCE	677.06

22135	JESSICA ROWE-DESILVA	341.00
22142	OPPD	138.60
22143	SOUTHEAST LIBRARY SYSTEM	25.00
DD	LYNN BARNA	40.97
DD	JOHNNA BIERMAN	1,346.50
DD	LISA FLAXBEARD	1,538.85
DD	NATALIE HARTLEY	655.22
DD	HEATHER LUTH	1,202.30
DD	LYDIA PILE	392.99
DD	TARYN STERN	154.90
AUTO	I3 BANK - BOND INTEREST PAYMENT	19,215.02
22144	LISA FLAXBEARD	37.00
22147	BAKER & TAYLOR BOOKS	206.94
22148	BIG BIRGE PLUMBING CO	259.50
22150	DESIGN 4	82.80
22151	GREAT AMERICA FINANCIAL SERVICE	214.52
22158	THREE RIVERS LIBRARY SYSTEM	5.00
22161	PETTY CASH	100.00
22163	ALL MAKES OFFICE EQUIPMENT CO.	135.69
22165	COX BUSINESS SERVICES	75.66
22168	INGRAM	283.07
22169	JESSICA ROWE-DESILVA	341.00
	LIBRARY TOTAL	**40,129.79**
	POLICE	
22105	BENCHMARK GOVERNMENT SOLUTIONS LLC	45.80
22106	BENNINGTON AUTO SALE	356.95
22102	COX BUSINESS SERVICES	202.05
DD	JORDAN BRADLEY	175.76
DD	DEVIN CRINKLAW	175.76
DD	ANDREW HILSCHER	2,614.53
DD	JAYME IVERSEN	1,585.50
DD	DONALD MCGUIRE	241.68
DD	STACIA NELSON	1,742.18
DD	PAUL SMOOT	128.78
DD	JONATHAN STARKE	2,081.10
DD	DANIEL STOCKER	2,042.09
22097	MUD	236.29
22100	PRESTO-X	41.81
22102	SIRCHIE ACQUISITION COMPANY, LLC	125.65
22119	UNMC	49.00
22120	WM CORPORATE SERVICES, INC	56.50
22124	ANDREW HILSCHER	89.88
22126	JORDAN BRADLEY	235.31
22128	JONATHAN STARKE	80.24
22131	CUBBY'S	1,272.30
22138	MID-STATES ORGANIZED CRIME INFO CENTER	100.00
22140	FBI NATIONAL COMMAND COURSE ASSOCIATION	50.00
22142	OPPD	290.06
CC	MENARDS	183.94
DD	ANDREW HILSCHER	2,614.55
DD	JAYME IVERSEN	1,585.49
DD	NICOLE MARTIN	92.35
DD	DONALD MCGUIRE	175.76
DD	STACIA NELSON	1,742.17
DD	MARK NOONAN	202.13
DD	JONATHAN STARKE	2,081.09
DD	DANIEL STOCKER	2,042.08
DD	ABIGAIL WARREN	32.30
DD	ERIC WHITE	124.34
CC	GRANT WRITING USA	445.00
22146	AXON ENTERPRISE, INC	895.00
22153	IDEAL PURE WATER	18.74
22155	NEBRASKA LAW ENFORCEMENT TRAINING CENTER	290.00
CC	U.S. POSTAL SERVICE	73.00
CC	GHOST PATCH CUSTOM	462.20
22162	2 MEN AND A SHOP	298.00
22163	ALL MAKES OFFICE EQUIPMENT CO.	50.75
22164	AT&T MOBILITY	346.94
	POLICE TOTAL	**27,775.05**
	PARKS	
22110	CUBBY'S	252.79

22113	GRANT WRITING USA	247.50	
22116	MONSTER TREE SERVICE OF OMAHA	3,640.00	
22097	MUD	369.97	
22100	PRESTO-X	30.25	
22118	TY'S OUTDOOR POWER & SERVICE	80.00	
22120	WM CORPORATE SERVICES, INC	444.54	
22136	MENARDS - ELKHORN	348.44	
22137	MENARDS	160.78	
22139	NAPA AUTO PARTS	87.61	
22142	OPPD	754.44	
DD	JOHN BOHRER	994.04	PARKS 2317.03
			STREETS 222.18
DD	DEREK BRECHBILL	1,583.03	PARKS 1622.33
			STREETS 695.28
DD	JACOB CONLEY	2,347.21	PARKS 2173.97
			STREETS 931.70
DD	ZACHARY RAUSCHER	465.18	PARKS 160.00
			STREETS 196.00
DD	NATHAN STIER	493.71	PARKS 384.00
			STREETS 124.00
22149	BOBCAT OF OMAHA	3,150.00	
22152	GREAT PLAINS NURSERY	3,014.95	
22159	TY'S OUTDOOR POWER & SERVICE	137.25	
22160	VERMEER HIGH PLAINS	101.99	
DD	JOHN BOHRER	994.04	PARKS 2317.03
			STREETS 222.18
DD	DEREK BRECHBILL	1,583.05	PARKS 1622.33
			STREETS 695.28
DD	JACOB CONLEY	2,419.41	PARKS 2173.97
			STREETS 931.70
DD	ZACHARY RAUSCHER	322.58	PARKS 160.00
			STREETS 196.00
DD	NATHAN STIER	458.04	PARKS 384.00
			STREETS 124.00
22164	AT&T MOBILITY	23.11	
22167	HOME DEPOT CREDIT SERVICES	23.88	
	PARKS TOTAL	**24,527.79**	

STREETS

22097	MUD	237.00
22100	PRESTO-X	30.25
22103	SN CONTRACTING	1,700.00
22110	CUBBY'S	252.78
22112	HARSIN BUILT CONSTRUCTION	17,102.50
22113	GRANT WRITING USA	247.50
22116	MONSTER TREE SERVICE OF OMAHA	3,640.00
22118	TY'S OUTDOOR POWER & SERVICE	80.00
22139	NAPA AUTO PARTS	87.61
22142	OPPD	5,587.40
22149	BOBCAT OF OMAHA	3,150.00
22154	JEO CONSULTING, INC	5,348.82
22159	TY'S OUTDOOR POWER & SERVICE	137.25
22160	VERMEER HIGH PLAINS	102.00
22164	AT&T MOBILITY	23.12
	STREETS TOTAL	**37,726.23**

CITY	**178,312.63**
SEWER	**78,822.80**
LIBRARY	**40,129.79**
POLICE	**27,775.05**
PARKS	**24,527.79**
STREETS	**37,726.23**
TOTAL OF ALL BILLS	**387,294.29**

GENERAL DEPOSITS

4-Apr	OFFICE DEPOSIT	4,592.00
4-Apr	OFFICE DEPOSIT - LIBRARY	703.14
9-Apr	STATE OF NEBRASKA - HIGHWAY ALLOCATION	25,471.16
11-Apr	OFFICE DEPOSIT	22,720.00
14-Apr	DOUGLAS COUNTY GENERAL	379,896.00
14-Apr	DOUGLAS COUNTY BOND	193,220.79
16-Apr	OFFICE DEPOSIT	94,477.00
22-Apr	STATE OF NEBRASKA - SALES TAX	83,733.87
25-Apr	MUD/OFFICE DEPOSIT	68,418.36
28-Apr	QUICKBOOKS REFUND	84.00
30-Apr	INTEREST	11,135.00
	DEPOSITS TOTAL	**884,451.32**
	DIFFERENCE	**497,157.03**
3-Apr	*KENO DEPOSIT*	*5,533.59*
18-Apr	*KENO DEPOSIT*	*4,978.78*
30-Apr	*INTEREST*	*1,149.35*
		11,661.72

Engineering | Architecture | Surveying | Planning

Invoice

April 11, 2025
Project No: R090034.13
Invoice No: 160181
Invoice Amount: 12,208.75

Mindi Laaker
City of Bennington
15505 Warehouse Street
PO Box 221
Bennington, NE 68007

Project Manager Julie Ogden

Project R090034.13 Bennington General Engineering

Professional Services through April 4, 2025

	Contract Amount	Percent Complete	Billed-to-Date	Previous Billing	Current Billing
Hourly Phase(s)					
2025 General Engineering			$30,431.25	$18,222.50	$12,208.75
Total			**$30,431.25**	**$18,222.50**	**$12,208.75**

Total Amount Due Upon Receipt : $12,208.75

Outstanding Invoices

Number	Date	Balance
159365	3/13/2025	9,220.00
Total		**9,220.00**

Email invoice to: Mindi Laaker, Clerk, clerk@benningtonne.com

Billing Backup

Friday, April 11, 2025
10:55:51 AM

JEO Consulting Group, Inc. Invoice 160181 Dated 4/11/2025

Project R090034.13 Bennington General Engineering

Phase 2025 2025 General Engineering

Task 001 General Assistance/Meetings

Hours this Invoice

		Hours		Amount	
63 - Borchers, Julie	3/9/2025	.25	250.00	62.50	
63 - Borchers, Julie	3/10/2025	1.25	250.00	312.50	
63 - Borchers, Julie	3/24/2025	.25	250.00	62.50	
63 - Borchers, Julie	3/27/2025	.25	250.00	62.50	
63 - Borchers, Julie	4/3/2025	2.75	250.00	687.50	
Totals		4.75		1,187.50	
Total Labor					**1,187.50**

Total this Task **$1,187.50**

Task 002 Planning & Building Assistance

Hours this Invoice

		Hours		Amount	
63 - Borchers, Julie	3/10/2025	3.00	250.00	750.00	
63 - Borchers, Julie	3/11/2025	.50	250.00	125.00	
63 - Borchers, Julie	3/12/2025	.50	250.00	125.00	
40 - Ray, Jeffrey	3/14/2025	1.00	240.00	240.00	
63 - Borchers, Julie	3/17/2025	.50	250.00	125.00	
63 - Borchers, Julie	3/18/2025	3.00	250.00	750.00	
40 - Ray, Jeffrey	3/18/2025	2.50	240.00	600.00	
63 - Borchers, Julie	3/19/2025	1.50	250.00	375.00	
63 - Borchers, Julie	3/20/2025	.50	250.00	125.00	
63 - Borchers, Julie	3/24/2025	1.25	250.00	312.50	
63 - Borchers, Julie	3/25/2025	.50	250.00	125.00	
63 - Borchers, Julie	3/26/2025	3.75	250.00	937.50	
63 - Borchers, Julie	3/27/2025	1.50	250.00	375.00	
63 - Borchers, Julie	3/28/2025	1.25	250.00	312.50	
29 - Woodrum, Madison	3/28/2025	2.00	115.00	230.00	
63 - Borchers, Julie	3/31/2025	3.00	250.00	750.00	
Totals		26.25		6,257.50	
Total Labor					**6,257.50**

Total this Task **$6,257.50**

Task 004 Sewer System Assistance

Hours this Invoice

		Hours		Amount
63 - Borchers, Julie	3/20/2025	.50	250.00	125.00
45 - Beauclair, Aaron	3/21/2025	1.50	230.00	345.00
63 - Borchers, Julie	3/21/2025	1.00	250.00	250.00
45 - Beauclair, Aaron	3/24/2025	1.00	230.00	230.00
63 - Borchers, Julie	3/24/2025	.75	250.00	187.50
45 - Beauclair, Aaron	3/25/2025	.50	230.00	115.00

39 - Boudreau, Leah		3/25/2025	2.00	135.00	270.00	
39 - Boudreau, Leah		3/26/2025	1.00	135.00	135.00	
45 - Beauclair, Aaron		3/31/2025	.75	230.00	172.50	
63 - Borchers, Julie		3/31/2025	.50	250.00	125.00	
39 - Boudreau, Leah		3/31/2025	2.25	135.00	303.75	
45 - Beauclair, Aaron		4/1/2025	.25	230.00	57.50	
39 - Boudreau, Leah		4/1/2025	.25	135.00	33.75	
39 - Boudreau, Leah		4/2/2025	.75	135.00	101.25	
	Totals		13.00		2,451.25	
	Total Labor					**2,451.25**
				Total this Task		**$2,451.25**

Task 005 Drainage/Storm Sewer Assistance

Hours this Invoice

			Hours		**Amount**	
63 - Borchers, Julie		3/26/2025	.50	250.00	125.00	
	Totals		.50		125.00	
	Total Labor					**125.00**
				Total this Task		**$125.00**

Task 006 Street/Bridge Assistance

Hours this Invoice

			Hours		**Amount**	
63 - Borchers, Julie		3/11/2025	.50	250.00	125.00	
63 - Borchers, Julie		3/13/2025	1.50	250.00	375.00	
63 - Borchers, Julie		3/17/2025	.25	250.00	62.50	
63 - Borchers, Julie		4/3/2025	1.00	250.00	250.00	
	Totals		3.25		812.50	
	Total Labor					**812.50**
				Total this Task		**$812.50**

Task 007 Neumeyer Recreational Complex

Hours this Invoice

			Hours		**Amount**	
63 - Borchers, Julie		3/10/2025	.25	250.00	62.50	
	Totals		.25		62.50	
	Total Labor					**62.50**
				Total this Task		**$62.50**

Task 009 Kempton

Hours this Invoice

			Hours		**Amount**	
63 - Borchers, Julie		3/12/2025	.25	250.00	62.50	
	Totals		.25		62.50	
	Total Labor					**62.50**

Total this Task **$62.50**

Task 012 Morgan Ridge

Hours this Invoice

			Hours		Amount	
63 - Borchers, Julie		3/12/2025	.25	250.00	62.50	
63 - Borchers, Julie		3/17/2025	.50	250.00	125.00	
63 - Borchers, Julie		3/21/2025	1.00	250.00	250.00	
63 - Borchers, Julie		3/24/2025	1.00	250.00	250.00	
	Totals		2.75		687.50	
	Total Labor					**687.50**

Total this Task **$687.50**

Task 013 Waters Edge @ 168th Subdivision

Hours this Invoice

			Hours		Amount	
63 - Borchers, Julie		4/2/2025	1.00	250.00	250.00	
	Totals		1.00		250.00	
	Total Labor					**250.00**

Total this Task **$250.00**

Task 014 Hagen Hills

Hours this Invoice

			Hours		Amount	
63 - Borchers, Julie		3/13/2025	.50	250.00	125.00	
	Totals		.50		125.00	
	Total Labor					**125.00**

Total this Task **$125.00**

Task 015 MAPA 2025 Call for Projects Assistance

Hours this Invoice

			Hours		Amount	
63 - Borchers, Julie		3/25/2025	.75	250.00	187.50	
	Totals		.75		187.50	
	Total Labor					**187.50**

Total this Task **$187.50**

Total this Phase **$12,208.75**

Total this Project **$12,208.75**

Total this Report **$12,208.75**

Engineering | Architecture | Surveying | Planning

Invoice

April 11, 2025
Project No: R090034.09
Invoice No: 160179
Invoice Amount: 1,178.75

Mindi Laaker
City of Bennington
15505 Warehouse Street
PO Box 221
Bennington, NE 68007

Project Manager Julie Ogden

Project R090034.09 Bennington Nuemeyer Farms Phase 1 - Project Management

Professional Services through April 4, 2025

	Contract Amount	Percent Complete	Billed-to-Date	Previous Billing	Current Billing
Hourly Phase(s)					
Project Coordination-Managment			$12,230.00	$11,901.25	$328.75
Grant Administration			$7,900.00	$7,050.00	$850.00
Meetings			$4,223.75	$4,223.75	0.00
Construction Assistance			$15,868.75	$15,868.75	0.00
Total			**$40,222.50**	**$39,043.75**	**$1,178.75**
		Total Amount Due Upon Receipt :			**$1,178.75**

Outstanding Invoices

Number	Date	Balance
159363	3/13/2025	428.75
Total		**428.75**

Email invoice to: clerk@benningtonne.com

Engineering | Architecture | Surveying | Planning

Invoice

April 11, 2025
Project No: R231502.02
Invoice No: 160187
Invoice Amount: 1,386.25

City of Bennington
15505 Warehouse Street
PO Box 221
Bennington, NE 68007

Project Manager Julie Ogden

Project R231502.02 Bennington Neumeyer Farm Park - Phase 2 Topographic Survey

Professional Services through April 4, 2025

	Contract Amount	Percent Complete	Billed-to-Date	Previous Billing	Current Billing
Hourly Phase(s)					
Topographic Survey			$6,433.75	$5,047.50	$1,386.25
Total			**$6,433.75**	**$5,047.50**	**$1,386.25**

Total Amount Due Upon Receipt : $1,386.25

Outstanding Invoices

Number	Date	Balance
159376	3/13/2025	5,047.50
Total		**5,047.50**

Engineering | Architecture | Surveying | Planning

Invoice

April 14, 2025
Project No: R231502.03
Invoice No: 160234
Invoice Amount: 5,080.00

City of Bennington
15505 Warehouse Street
PO Box 221
Bennington, NE 68007

Project Manager Eric Casper

Project R231502.03 Bennington Neumeyer Park Soccer Complex

Professional Services through March 28, 2025

	Contract Amount	Percent Complete	Billed-to-Date	Previous Billing	Current Billing
Lump Sum Phase(s)					
Preliminary Site Design Services	$96,000.00	5%	$4,800.00	0.00	$4,800.00
Hourly to a Maximum Phase(s)					
Environmental Review	$92,000.00		$280.00	0.00	$280.00
Total	**$188,000.00**		**$5,080.00**	**0.00**	**$5,080.00**
			Total Amount Due Upon Receipt :		**$5,080.00**

Email invoices to: clerk@benningtonne.com

Engineering | Architecture | Surveying | Planning

JEO CONSULTING GROUP

Invoice

April 9, 2025
Project No: R220296.01
Invoice No: 160126
Invoice Amount: 12,000.00

Clint Adams
City of Bennington
15505 Warehouse Street
PO Box 221
Bennington, NE 68007

Project Manager Jarred Meyer

Project R220296.01 Bennington Public Works Building

Professional Services through March 28, 2025

	Contract Amount	Percent Complete	Billed-to-Date	Previous Billing	Current Billing
Lump Sum Phase(s)					
Design Development	$53,000.00	100%	$53,000.00	$53,000.00	0.00
Construction Documents	$85,000.00	100%	$85,000.00	$85,000.00	0.00
Bidding and Negotiation	$12,000.00	100%	$12,000.00	0.00	$12,000.00
Hourly Phase(s)					
Reimbursable Expenses			$697.64	$697.64	0.00
Total	**$150,000.00**		**$150,697.64**	**$138,697.64**	**$12,000.00**

Total Amount Due Upon Receipt : $12,000.00

Outstanding Invoices

Number	Date	Balance
159228	3/6/2025	9,197.64
Total		**9,197.64**

Engineering | Architecture | Surveying | Planning

Invoice

April 11, 2025
Project No: R090034.10
Invoice No: 160180
Invoice Amount: 1,060.00

John Bohrer
City of Bennington
15505 Warehouse Street
PO Box 221
Bennington, NE 68007

Project Manager Julie Ogden

Project R090034.10 Bennington Public Works Building on Bennington Road

Professional Services through April 4, 2025

	Contract Amount	Percent Complete	Billed-to-Date	Previous Billing	Current Billing
Hourly Phase(s)					
General Project Management			$2,007.50	$1,950.00	$57.50
Construction Services			0.00	0.00	0.00
Flood Plain Development Permit			$9,096.25	$8,093.75	$1,002.50
Total			**$11,103.75**	**$10,043.75**	**$1,060.00**
		Total Amount Due Upon Receipt :			**$1,060.00**

Email invoice to: clerk@benningtonne.com

Item #3

Resolution CDA 2025-01

The Haven at Bennington

and

Community Needs Response Plan

CITY OF BENNINGTON
COMMUNITY DEVELOPMENT AGENCY

RESOLUTION NO. CDA 2025-1

A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF BENNINGTON, NEBRASKA, RECOMMENDING APPROVAL OF THE REDEVELOPMENT PLAN FOR THE HAVEN AT BENNINGTON REDEVELOPMENT PROJECT TO THE CITY OF BENNINGTON CITY COUNCIL.

WHEREAS, the Community Development Agency of the City of Bennington, Nebraska (the "Agency") has, pursuant to the Nebraska Community Development Law, Nebraska Revised Statutes §§ 18-2101 to 18-2157, as amended (the "Act"), submitted a proposed Redevelopment Plan for The Haven at Bennington Redevelopment Project to the City of Bennington's Planning Commission and has received the Planning Commission's recommendation of approval; and

WHEREAS, the Agency has undertaken the tasks and considered the matters required by the Act in conjunction with the proposed Redevelopment Plan for The Haven at Bennington Redevelopment Project; and

WHEREAS, the Agency deems it to be in the public interest and in furtherance of the purposes of the Act to recommend approval of the proposed Redevelopment Plan for The Haven at Bennington Redevelopment Project (the "Redevelopment Project") to the City of Bennington City Council.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Agency has considered and finds and determines that the proposed land uses and building requirements in the Redevelopment Project area are designed with the general purpose of accomplishing, in conformance with the general plan, a coordinated, adjusted, and harmonious development of the City and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development, including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreational and community facilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of insanitary and unsafe dwelling accommodations or conditions of blight.

2. The Agency has been provided and hereby approves and adopts a Cost-Benefit Analysis of the Redevelopment Project, including: a) tax shifts resulting from the division of taxes as provided in Section 18-2147 of the Act; b) public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the

Redevelopment Project; c) impacts on employers and employees of firms locating or expanding within the boundaries of the Redevelopment Project; d) impacts on other employers and employees within the City of Bennington and the immediate areas that are located outside the boundaries of the area of the Redevelopment Project; e) impacts on the student populations of the Bennington School District; and f) other impacts relevant to the consideration of costs and benefits arising from the Redevelopment Project. The Cost-Benefit Analysis has been posted on the City's public web site and has also been made available to public inspection at the City Office. The Agency finds that the Redevelopment Project is in the long term best interests of the City of Bennington.

3. In compliance with Section 18-2114 of the Act, the Agency finds and determines as follows: The cost of acquisition was $242,000.00; the estimated cost of preparation for redevelopment and the total estimated Redevelopment Project costs including private improvements and acquisition are approximately $5,579,395.00; the proposed method of financing the Redevelopment Project is via Redeveloper provided funds and equity, traditional bank financing, and a tax increment revenue bond issued in the amount of $620,000.00; the Project real estate has been acquired by the Redeveloper who will install the Redeveloper improvements provided for in the Redevelopment Plan; and no families will be displaced as a result of the Project.

4. The Agency recommends the approval of the proposed Redevelopment Plan for The Haven at Bennington Redevelopment Project to the City of Bennington City Council.

PASSED AND APPROVED this 12th day of May, 2025.

COMMUNITY DEVELOPMENT AGENCY OF
THE CITY OF BENNINGTON, NEBRASKA

By: _____
Chairperson Clint Adams

ATTEST:

_____
Mindi J. Laaker, City Clerk

Bennington Public Library

Community Needs Response Plan
September 2024-September 2029

Bennington Public Library Mission Statement:
The mission of the Bennington Public library is to inspire lifelong learning, advance knowledge, and strengthen community. To deliver on this promise we rely on three great resources—our staff, our collection, and our physical space.

Bennington Public Library Vision Statement:
The Bennington Public Library creates opportunities to engage, connect, and discover.

Community Needs Identified

01. Community resources are needed to keep pace with the growth of the community. There is a lack of a community center and gathering spaces for residents of all ages to connect and engage.

02. A result of the housing growth, the public high school is over capacity. The community is divided about how to solve the issue.

03. Economic Development is needed to increase tax revenue resources and decrease the dependency on property taxes for the funding of city services and the growing school district.

04. There is a need for more and improved communication and understanding within the community, especially as it relates to the divide between those in incorporated Bennington versus unincorporated Douglas County. There is also a need for greater community awareness of the Library's resources, programs, and services.

Strategic Goals & Objectives

01. Serve as a stopgap community space in the absence of other alternatives.

- Update physical facilities to better serve the Bennington community.
- Expand open hours to meet community demand.
- Create more parking for visitors to the library, Centennial Park, and other city attractions.

02. Support business growth in the Bennington area.

- Partner with local businesses for library programming and outreach opportunities.
- Partner with the Bennington Chamber of Commerce.
- Promote Library Conference Center meeting space as a place for community events, private events, and other occasions.

03. Improve community awareness of library programs and services by cultivating connections with area schools and partnerships with local & regional organizations. Offer more programs for adults and young adults.

- Create an Adult/General Interest program calendar.
- Work with local schools to be a resource for staff and families.
- Create a calendar of Teen Events and Programming.

Community Needs Response Plan for Bennington Public Library, Bennington NE

September 2024 - September 2029

Library Mission Statement:
The mission of the Bennington Public library is to inspire lifelong learning, advance knowledge, and strengthen community. To deliver on this promise we rely on three great resources—our staff, our collection, and our physical space.

Library Vision Statement:
The Bennington Public Library creates opportunities to engage, connect, and discover.

Introduction/Planning Committee Process

Library staff identified key stakeholders to make up a Community Needs Response planning committee and issued invitations to members in summer 2024. Members included: Lisa Flaxbeard, Library Director; Natalie Hartley, Library staff; Jacob Anderson, Library Board member; Oscar Anderson, Teen Library Board member; Erika Hanke, Bennington Public School employee; Ed Hunt, business owner and local Chamber of Commerce member; Janene Huntley, parent and leader of local community group; Terry Rohren, Library Board and Friends of the Library member; Carole Sandeen, Friends of the Library member. The planning committee met four times during this process and worked to gather data and share ideas on what the community needs were and how the library could best respond.

Community Profile

For planning purposes, the committee used the greater Bennington area when compiling important demographic, socioeconomic, and other data. Using the Zip Code Tabulation Area (ZCTA) of 68007 provided the following information. This area contains 5,546 households and has a population of 16,250.[1] The median household income in 2022 was $131,523. The Bennington School District serves the town of Bennington and the surrounding unincorporated areas. The district's total enrollment as reported in its 2022-2023 annual report was 4,017 students. The district has a total of five elementary schools, two middle schools, and one high school.[2]

[1] https://data.census.gov/profile/ZCTA5_68007?g=860XX00US68007

[2] https://tinyurl.com/bdewm7fc

The community has seen growth in new local businesses in the downtown area, as well as a business park located off Highway 36. Outdoor recreation facilities include parks, baseball fields, a basketball court, sand volleyball courts and soccer fields. Construction is underway for a 50-acre park and athletic complex located in the heart of Bennington between 156th Street and Bennington Road.[3]

Community Needs

Community needs were identified through several different methods. A community-wide survey was promoted through library channels, local community pages, and paper flyers throughout town. Focus groups were conducted with community teens, the Friends of the Library, the Bennington Chamber of Commerce, library staff, and a group of community parents.

In response to the question, "What would you say is the most critical issue facing Bennington today?", there were four clear areas of concern that were identified and were consistent throughout the different gathering methods. They are:

#1: Community resources are needed to keep pace with the growth of the community. There is a lack of a community center and gathering spaces for residents of all ages to connect and engage.

#2: A result of the housing growth, the public high school is over capacity. The community is divided about how to solve the issue.

#3: Economic Development is needed to increase tax revenue resources and decrease the dependency on property taxes for the funding of city services and the growing school district.

#4: There is a need for more and improved communication and understanding within the community, especially as it relates to the divide between those in incorporated Bennington versus unincorporated Douglas County. There is also a need for greater community awareness of the Library's resources, programs, and services.

The community survey also included questions about how the library or its services could be improved. Many of these suggestions help answer some of the critical issues identified for the community as a whole. These answers can be grouped into three main categories: Space, Hours, and Collection/Programs. Suggested library space improvements are: more space to accommodate population growth, larger teen space separate from children's collections, and dedicated quiet/study areas. Suggested hour improvements are: Friday hours, later open times on Saturdays, more evening hours. Suggested collection/programming improvements are: online access to partnership passes; more level readers, larger digital collection, and more guest speakers/adult learning opportunities.

[3] https://www.neumeyerfarm.org/about

Library Profile, including library strengths and resources, the barriers it faces, and opportunities for improvement:

The Nebraska Library Commission determined the Bennington Public Library's Legal Service area as 4,707 in the 2023 Library Profile. The number of registered borrowers is 6,171 and the number of library visitors was 36,852. This highlights the overlapping nature of our location as a growing community just outside of Omaha. The Library was open a total of 1,898 hours during 2023 and the square footage of the physical space is 6,100 square feet. The collection includes 21,203 physical items and 63,010 items in a digital collection through Nebraska Overdrive Libraries. The total program attendance for 2023 was 8,885, with 7,361 being children ages 0-11, a reflection of the younger demographic in the community.[4] Library staff includes three full-time librarians, and four part-time staff, which equal 4.25 FTEs (Full Time Equivalents).

Library Strengths/Resources: Community support; established programs that are well attended; qualified staff; modern, updated and welcoming space; Downtown location is adjacent to city park. Spirit of volunteerism in the community and willing community advocates; City Park next to the library; Active Friends of the Library group.

Library Barriers & Opportunities for Improvement: Operating Budget versus service population; Incorporated versus unincorporated areas; limited physical space to grow collection, technology resources, staff workspace, etc.

Strategic Goals and Objectives

Community Need #1: Community resources are not keeping pace with the population growth. There is a lack of a community center and gathering spaces for residents of all ages to connect and engage.

GOAL #1: Serve as a stopgap community space in the absence of other alternatives.

By expanding physical space and service hours, we can reach more patrons and be more accessible to all areas of the community.

1. Update physical facilities to better serve the Bennington community.
    a. Create a proposal for library expansion that addresses the community needs that additional square footage will meet, the potential costs of an expansion project, and a project timeline.
    b. Identify community groups, leadership, and stakeholders to help advocate for expanded library space. Invite Library Board, Mayor, and City Council members to library events and programs to see firsthand the need for space.

[4] https://nlc.nebraska.gov/stats/Downloads/20222023stats/index20222023.aspx

c. Create a proposal to reconfigure current floor space if expansion isn't feasible or approved. This plan would take into consideration usage statistics, circulation trends, and other factors that show how the library space is actually being used.

2. Expand open hours to meet community demand.
    a. Identify what additional open hours would best meet public wants/needs.
    b. Determine staff and budgetary resources necessary to accommodate additional hours.
    c. Create a timeline for proposed changes to hours.
3. Create more parking for visitors to the library, Centennial Park, and other city attractions.
    a. Work with City leadership and City personnel to look at feasibility of better signage, crosswalk, possible paving for public parking located across 156th Street.

Community Need #3: Economic Development is needed to increase tax revenue resources and decrease the dependency on property taxes for the funding of city services and the growing school district.

GOAL #2: Support business growth in the Bennington area.

High property taxes is a major concern for the majority of residents in the greater Bennington area. More commercial growth is needed to provide tax revenue to help offset costs of municipal services and public school district. These strategies will help position the library to support this growth.

1. Partner with local businesses for library programming and outreach opportunities.
    a. Identify local businesses and programs that would fit within the Library's mission to strengthen the community.
    b. Create a calendar of potential outreach events and work with local businesses to promote these events.
2. Partner with the Bennington Chamber of Commerce
    a. Highlight community bulletin boards and business card and brochure holders in the Community Conference Center hallway.
    b. Attend Chamber networking events.
    c. Partner with community groups and the Bennington Chamber to create a welcome packet to offer to persons new to the community. (Individuals and families who sign up for a library card for the first time are often brand new to the community.)
3. Promote Library Conference Center meeting space as a place for community events, private events, and other occasions.
    a. Update library website with pictures and different room configurations to appeal to broader community groups.

Community Need: #1: Community resources are not keeping pace with the growth of the community. There is a lack of a community center and gathering spaces for residents of all ages to connect and engage.
Community Need #4: There is a need for more and improved communication and understanding within the community, especially as it relates to the divide between those in incorporated Bennington versus unincorporated Douglas County. Greater community awareness of the Library's resources, programs and services is needed.

Community responses for library specific areas of improvement included a demand for more services and programming for adults and teens.

GOAL #3: Improve community awareness of library programs and services by cultivating connections with area schools and partnerships with local and regional organizations. Offer more programs for adults and young adults.

1. Create an Adult/General Interest program calendar.
    a. Identify and schedule outside groups to present on various topics.
    b. Promote these events through library channels and other community outlets such as the Bennington Herald and flyers in different community locations.
2. Work with local schools to be a resource for staff and families.
    a. Coordinate with schools to distribute library information/resources for staff during new school year orientations.
    b. Work with teachers and administrators of area schools and daycares to arrange class tours of the library. (Possibly kindergarten classes or third graders as part of their Bennington history unit.)
3. Create a calendar of Teen Events and Programming
    a. Work with the Teen Bennington Library Advisory Board to create a calendar of events and programs.
    b. Promote events through library channels, school newsletters, and other community outlets.

Evaluation and Accomplishments

The Community Needs Response Plan will be reviewed by library staff and Library Board each January. Specific goals may require more frequent review by library staff as they develop and implement the above objectives.

Significant accomplishments as they relate to the previous Community Needs Response Plan include the development and implementation of youth programming that addressed early literacy, STEM, and teen engagement. Music and movement and ECRR–Every Child Ready

Read concepts were incorporated into weekly storytimes. A highly successful preschool STEAM program was launched and continues today. A Teen Advisory Board was established and engaging and welcoming teen programs and services abound today. In addition to our well attended programs, an expanded community conference meeting space has and continues to serve numerous organizations, families and businesses. These additional activities have contributed to the economic development in the area by bringing more people into downtown Bennington. The Library Conference Center also hosts meetings for the Bennington Chamber of Commerce and has been a primary and general election polling place for the Douglas County Election Commission. It is important to note some challenges and barriers the Library has faced since our last plan. Though we experienced a world-wide pandemic, crucial changes in the Friends of the Library leadership, and the retirement of long-time library personnel, the Bennington Public Library proved resilient. Opportunities to add full-time salaried positions to the Library budget emerged, helping to attract outstanding and qualified staff. Our success in the community also attracted and revitalized leadership for the Friends of the Bennington Library.

Item #4

Conditional Use Permits

Morgan Ridge Signs

April 18, 2025

Bennington Planning Commission & City Council
c/o Mindi Laaker, Clerk
15505 Warehouse Street
Bennington, NE 68007

RE: Morgan Ridge Monument Sign – Conditional Use Permit
Bennington, NE
JEO Project No. 090034

Dear Mindi:

JEO Consulting Group has received the updated and missing documents for the proposed monument signs for the above referenced development as discussed at the PC meeting from March. We have reviewed these documents and would offer the following comments, questions and observations for the Planning Commission's scheduled meeting on April 30th.

Site & Operation Plan Comments

1. The sign locations have been updated to where the sign at Kempten Creek Drive will be perpendicular to 156th Street and the Bennington Boulevard will be angled and set slightly back from 156th Street to meet requirements. The zoning for the site is R-3 at Kempten Creek Dr. and C-1 at Bennington Blvd. The lot set back requirements for the sign is 15 feet as per Section 8.02.01.B.ix.
2. The proposed sign is considered a Free-Standing (Monument) sign as per section 8.01.07 of the zoning regulations and the signs are:

	Regulation	Kempten Creek Dr. Site	Bennington Blvd. Site
Sign Area	32 sf	24 sf	15 sf
Height	10 ft	6' -8"	6'-0"
Number	1*	156th Street	Bennington Blvd (with angled layout)

* Per public street frontage.

3. The sign and landscaping plan showing the sign location is showing the proposed Kempten Creek Drive sign to be located about 10 feet west of the property line of Outlot A along 156th Street and 63 feet south of the property line along Kempten Creek Drive. It will be oriented to be perpendicular to the 156th Steet right of way. Outlot A includes a stormwater detention basin for the site.
    a. Staking or flagging of the proposed sign location is recommended prior to the public hearing for review by the planning commission/council and public.
4. The sketch showing the sign location is showing the proposed Bennington Boulevard sign to be located about 20 feet west of the property line of Lot 1 along 156th Street and 10 feet north of the property line along Bennington Boulevard. The sign will be oriented at a 45 degree angle to 156th Street so that it is visible from Bennington Boulevard. Lot 1 is a commercially zoned lot and an easement will be required for sign installation and maintenance.
    a. Staking or flagging of the proposed sign location is recommended prior to the public hearing for review by the planning commission/council and public.
5. Landscaping as required around the base of Free-Standing signs as per section 8.02.01.B v.(6) is provided as noted on the landscaping plans.
6. An operation and maintenance items are shown on the first landscape plan sheet.

Conditional Use Permit (per section 6.06)

The review provided in the March review letter remains unchanged and was not repeated in this letter.

If you have any questions, comments, or concerns with any of the statements, please feel free to contact me at 402.443.7483.

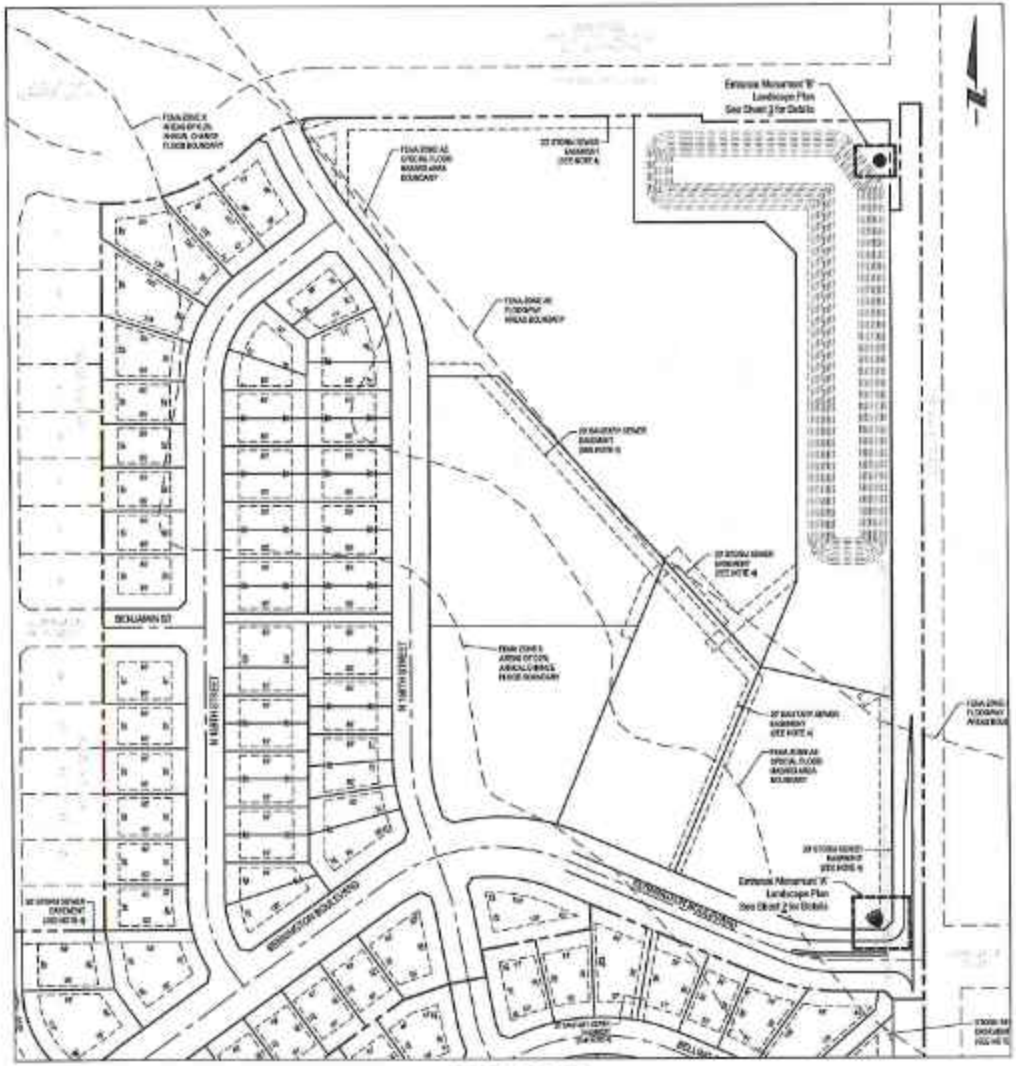
Sincerely,

Julie Ogden, PE
jogden@jeo.com

Jeff Ray, AICP
jray@jeo.com

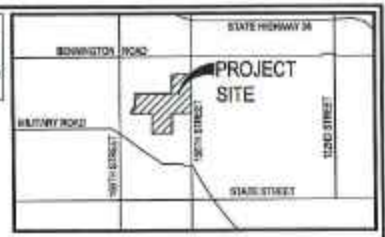
JAO:jao

cc: Jeff Miller (city attorney)
HRC Morgan Ridge (applicant)
Fast Signs (sign provider)
Caleb Beasley, E&A (Engineer)



OVERALL PLAN
SCALE: 1" = 100'

Nebraska811
know what's below. Call before you dig.
Dial 811



VICINITY MAP

OVERALL PLANT SCHEDULE

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
A	4	Pinus strobus 'Fastigiata'	Columnar White Pine	7'-8'	B&B
B	11	Rosa 'Knock Out'	Knock Out Rose	5 Gal.	Cont.
C	15	Schizachyrium scoparium	Little Bluestem	3 Gal.	Cont.
D	26	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Dwarf Fountain Grass	3 Gal.	Cont.
E	12	Juniperus horizontalis	Blue Rug Juniper	3 Gal.	Cont.
F	33	Hemerocallis 'Eenie Weenie'	Eenie Weenie Daylily	2 Gal.	Cont.
G	46	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	2 Gal.	Cont.
H	35	Phlox subulata 'Purple Beauty'	Purple Beauty Creeping Phlox	2 Gal.	Cont.

NOTE:
1. Landscape contractor shall coordinate with all utilities and general contractor to field verify all utility locations that may conflict with all proposed tree and shrub planting locations on the project site.

INSTALLATION NOTES:
1. Compacted soil in shrub beds shall be amended & tilled with 2" compost.
2. Mulch beds shall be covered with entire on 3" hardwood mulch.
3. Dry Creek Bed shall be covered with minimum of 3" of clean rock w/ a weed barrier fabric.
4. Dry Creek Bed shall also include River Jack. Contractor to coordinate with Nick Young.
5. All trees to be staked with metal ring.

MAINTENANCE TASKS AND SCHEDULE (HOA Responsibility)	
Task	**Schedule**
Water vegetation a minimum weekly for first three months. Watering may be required more frequently during summer months during first year.	Weekly for 3 months, then as needed.
Eliminate weeds manually or spot herbicide	Monthly
Mowing once vegetation established	Monthly, and as needed
Inspect vegetation, Replace dead plants and remove invasive plant species	Semi-annually, and as needed

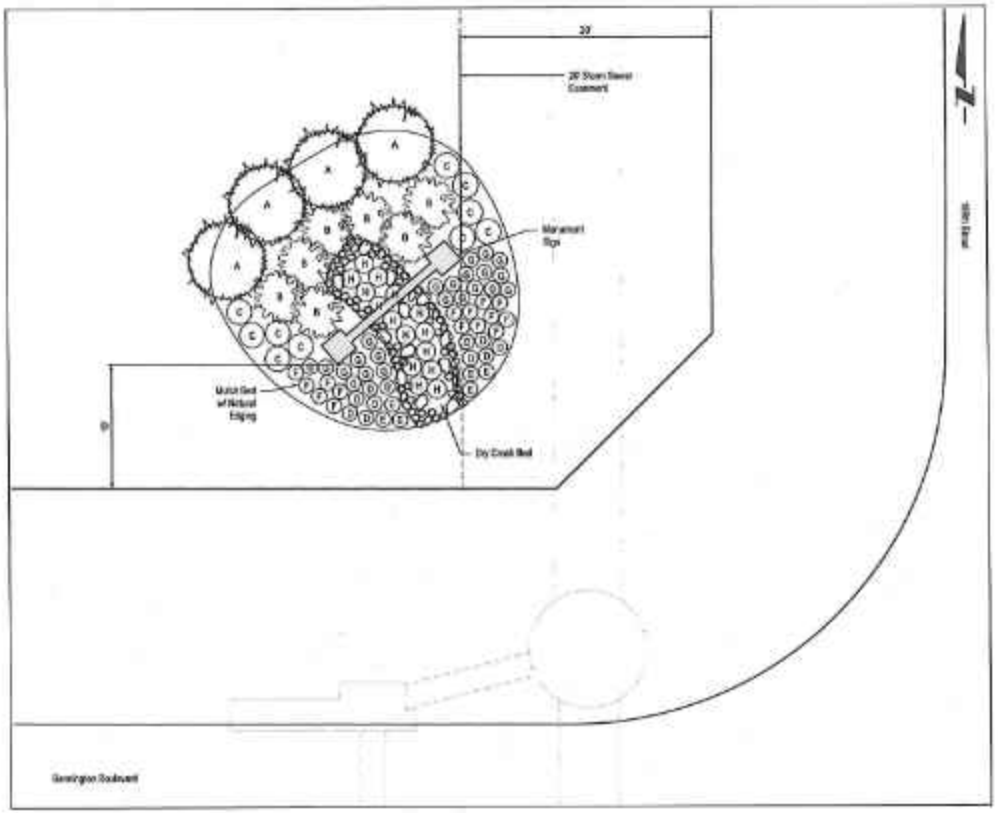
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E & A CONSULTING GROUP, INC.
Engineering Answers

MORRAN RIDGE

COVER SHEET

No.	Revisions	Date
1		



ENTRANCE MONUMENT 'A' LANDSCAPE PLAN

SCALE: 1" = 5'



VICINITY MAP

MONUMENT 'A' - PLANT SCHEDULE

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
A	4	Pinus strobus 'Fastigiata'	Columnar White Pine	7'-8'	B&B
B	7	Rosa 'Knock Out'	Knock Out Rose	5 Gal.	Cont.
C	10	Schizachyrium scoparium	Little Bluestem	3 Gal.	Cont.
D	11	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Dwarf Fountain Grass	2 Gal.	Cont.
E	6	Juniperus horizontalis	Blue Rug Juniper	2 Gal.	Cont.
F	15	Hemerocallis 'Eenie Weenie'	Eenie Weenie Daylily	2 Gal.	Cont.
G	22	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	2 Gal.	Cont.
H	16	Phlox subulata 'Purple Beauty'	Purple Beauty Creeping Phlox	2 Gal.	Cont.

NOTE:

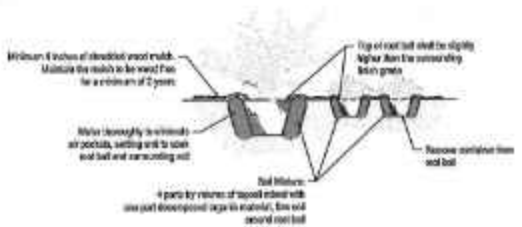
1. Landscape contractor shall coordinate with all utilities and general contractor to field verify all utility locations that may conflict with all proposed tree and shrub planting locations on the project site.

INSTALLATION NOTES:

1. Compacted soil in shrub beds shall be amended & blended with 2" compost.
2. Mulch beds shall be covered with minimum 3" hardwood mulch.
3. Dry Creek Bed shall be covered with minimum of 3" of river rock with weed barrier fabric.
4. Dry Creek Bed shall also include River Jack. Contractor to coordinate with Nick Young.
5. All trees to be staked with mulch ring.

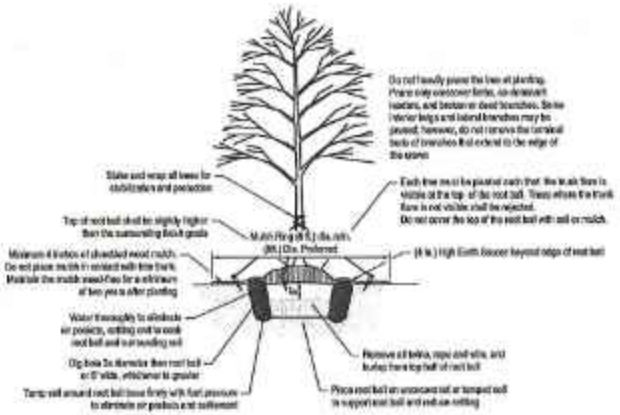
LANDSCAPE NOTES:

1. Locate and verify the location of all underground utilities prior to the start of any construction. Care should be taken not to disturb any existing utilities during construction. Any damage to utilities or other improvements caused by the Contractor will be repaired at no cost to the Owner.
2. All plant material shall be of good quality and class shall meet required size specifications.
3. All plants are to be watered immediately after planting and then watered and maintained once a week for a period of one month from time of planting.
4. All plant material shall be guaranteed to be in a live and healthy growing condition for one full growing seasons (trees) and one full growing season (perennials & shrubs) after final project acceptance or shall be replaced free of charge with the same grade and species including labor.
5. Verify all dimensions and conditions prior to starting construction. The location of plant material is critical and shall be installed as indicated on plans. Field adjustments may be necessary based on field conditions (i.e., root ball and crop line conflict). All adjustments must be approved by the Landscape Architect.
6. The Landscape Contractor shall remove all construction debris and undesirable trees/vines by plant growth from planting pits and beds prior to backfilling with planting mix. All planting areas shall be free of weeds and debris prior to any work.
7. Provide locally available shredded hardwood mulch or salt tree and shrub planting beds to a 3-4 inch minimum depth unless otherwise noted. Mulch ring to extend 1'-0" minimum beyond planting pit. Minor site grading to be included if needed.
8. Contractor to coordinate all work with E & A Consulting Group, Inc.



SHRUB & PERENNIAL PLANTING DETAIL

NOT TO SCALE



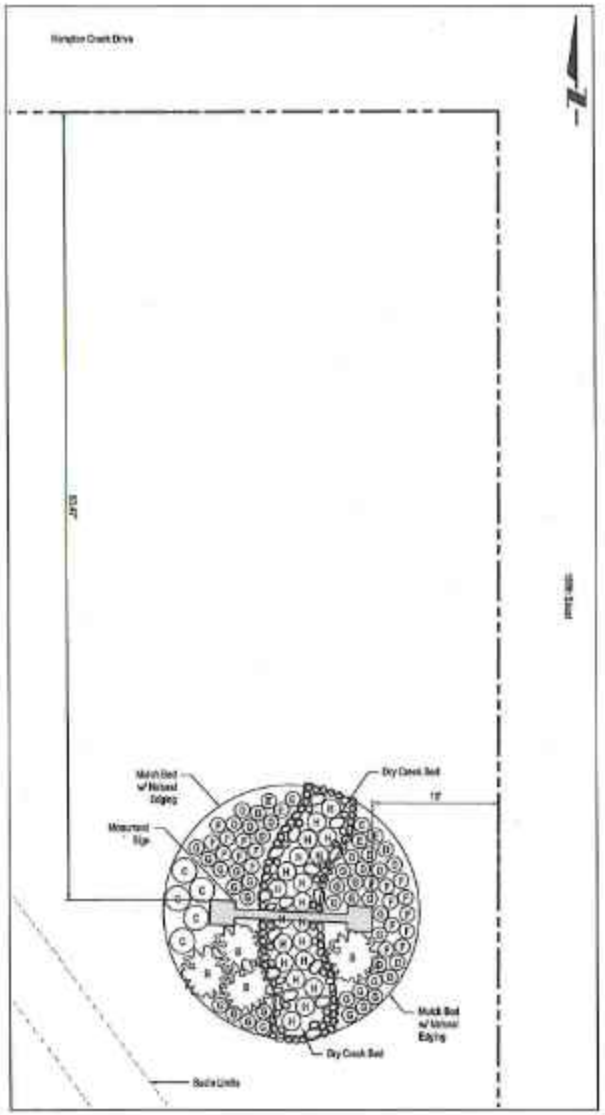
TREE PLANTING DETAIL - B & B TREE

NOT TO SCALE

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MORGAN RIDGE
Kensington, Minnesota

ENTRANCE MONUMENT 'A' LANDSCAPE PLAN



ENTRANCE MONUMENT 'B'
LANDSCAPE PLAN
SCALE: 1" = 5'

MONUMENT 'B' - PLANT SCHEDULE

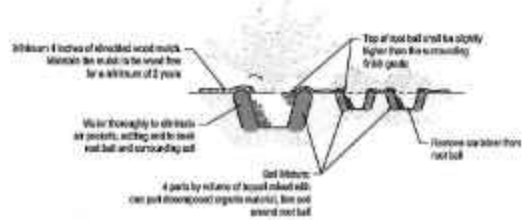
SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
A	-	Pinus strobus 'Fastigiata'	Columnar White Pine	7'-8'	B&B
B	4	Rosa 'Knock Out'	Knock Out Rose	5 Gal.	Cont.
C	5	Schizachyrium scoparium	Little Bluestem	3 Gal.	Cont.
D	15	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Dwarf Fountain Grass	2 Gal.	Cont.
E	9	Juniperus horizontalis	Blue Rug Juniper	2 Gal.	Cont.
F	18	Hemerocallis 'Eenie Weenie'	Eenie Weenie Daylily	2 Gal.	Cont.
G	24	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	2 Gal.	Cont.
H	20	Phlox subulata 'Purple Beauty'	Purple Beauty Creeping Phlox	2 Gal.	Cont.

NOTE:
1. Landscape contractor shall coordinate with all utilities and general contractor to field verify all utility locations that may conflict with all proposed tree and shrub planting locations on the project site.

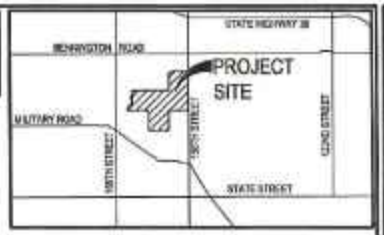
INSTALLATION NOTES:
1. Compacted soil in shrub beds shall be amended & tilled with 3" compost.
2. Mulch beds shall be covered with minimum 3" hardwood mulch.
3. Dry Creek Bed shall be covered with minimum of 3" of river rock with weed barrier fabric.
4. Dry Creek Bed shall also include River Jack. Contractor to coordinate with Rick Young.
5. All trees to be staked with mulch ring.

LANDSCAPE NOTES:

1. Locate and verify the location of all underground utilities prior to the start of any construction. Care should be taken not to disturb any existing utilities during construction. Any damage to utilities or other improvements caused by the Contractor will be repaired at no cost to the Owner.
2. All plant material shall be of good quality and sizes shall meet required size specifications.
3. All plants are to be watered immediately after planting and then watered and maintained once a week for a period of one month from time of planting.
4. All plant material shall be guaranteed to be in a live and healthy growing condition for two full growing seasons (trees) and one full growing season (perennials & shrubs) after final project acceptance or shall be replaced free of charge with the same grade and species including labor.
5. Verify all dimensions and conditions prior to starting construction. The location of plant material is critical and shall be installed as indicated on plans. Field adjustments may be necessary based on field conditions (i.e., root ball and drop inlet conflict). All adjustments must be approved by the landscape architect.
6. The Landscape Contractor shall remove all construction debris and materials injurious to plant growth from planting pits and beds prior to backfilling with planting mix. All planting areas shall be free of weeds and debris prior to any work.
7. Provide locally available shredded hardwood mulch on all trees and in all planting beds to a 3-4 inch minimum depth unless otherwise noted. Mulch ring to extend 3'-0" minimum beyond planting pit. Minor site grading to be included if needed.
8. Contractor to coordinate all work with E & A Consulting Group, Inc.



SHRUB & PERENNIAL PLANTING DETAIL
NOT TO SCALE



VICINITY MAP

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ENTRANCE MONUMENT 'B'
LANDSCAPE PLAN

March 20, 2025

Bennington Planning Commission & City Council
c/o Mindi Laaker, Clerk
15505 Warehouse Street
Bennington, NE 68007

RE: Morgan Ridge Monument Sign – Conditional Use Permit
Bennington, NE
JEO Project No. 090034

Dear Mindi:

JEO Consulting Group has received a copy of the Conditional Use Permit application and documents for the proposed monument signs for the above referenced development. We have reviewed these documents and would offer the following comments, questions and observations for the Planning Commission's scheduled meeting on March 26, 2025. Based on a review of the submitted documents, all specifications as outlined in Article 6, of the zoning regulations have been met in regard to the submittal documents. Below are our review comments on these documents related to both Article 6 and Section 8.01-8.02 (Sign Regulations).

Site & Operation Plan Comments

1. There are two sign locations proposed along 156th Street, one at the Kempten Creek Drive (SW quadrant) and one at Bennington Boulevard (NW quadrant). The zoning for the site is R-3 at Kempten Creek Dr. and C-1 at Bennington Blvd. The lot set back requirements for the lot and sign are as follows:

	R-3	C-1	
Front Yard (Street Side Yard)	25 feet	25 feet	
Side Yard	7 feet	10 feet	
Rear Yard	25 feet	25 feet	
Sign Setback (Free Standing)	*15 feet*	*15 feet*	*from the property line*

(as per Section 8.02.01.B.ix)

2. The proposed sign is considered a Free-Standing (Monument) sign as per section 8.01.07 of the zoning regulations and the signs are:

	Regulation	Kempten Creek Dr. Site	Bennington Blvd. Site
Sign Area	32 sf	24 sf	15 sf
Height	10 ft	6' -8"	6'-0"
Number	1*	156th Street **	156th Street**

* Per public street frontage.

** Orientation and adjustment of one of these two locations to be more along either Kempten Creek Drive or Bennington Boulevard would make these signs in compliance with the one per street frontage.

   a. As per section 8.01.08, since the two-sided sign is proposed to be identical on both sides and are not more than 42 inches apart, the sign area is computed based on one side only.

3. The sketch showing the sign location is showing the proposed Kempten Creek Drive sign to be located about 15 feet west of the property line of Outlot A along 156th Street and 10 feet south of the property line along Kempten Creek Drive. Outlot A includes a stormwater detention basin for the site.
   a. Staking or flagging of the proposed sign location is recommended prior to the public hearing for review by the planning commission/council and public.
   b. An accurately drawn site plan to scale shall be provided with the building permit application.
4. The sketch showing the sign location is showing the proposed Bennington Boulevard sign to be located about 15 feet west of the property line of Lot 1 along 156th Street

and 15 feet north of the property line along Bennington Boulevard. Lot 1 is a commercially zoned lot and an easement will be required for sign installation and maintenance.
   a. Staking or flagging of the proposed sign location is recommended prior to the public hearing for review by the planning commission/council and public.
   b. An accurately drawn site plan to scale shall be provided with the building permit application.
5. Landscaping is required around the base of Free-Standing signs as per section 8.02.01.B v.(6). Please provide details on how this requirement will be met for this sign.
6. An operation and maintenance plan is needed for these signs. The plan should note who would be responsible for the upkeep of the signs and what would be done. The operation plan should note if irrigation of the landscaping is provided or lighting of the signs is included (sign plan calls for non-illuminated signs), etc.

Conditional Use Permit (per section 6.06)
The following items must be found to be addressed to issue the conditional use permit.

1. *That the establishment, maintenance, or operation of the use will not be detrimental to or endanger the public health, safety, moral, comfort, or general welfare of the community.*
   a. Engineer's Comment: The proposed use should not endanger public health, safety, or general welfare of the community.
2. *That the use will not be injurious to the use and enjoyments of other property in the immediate vicinity for the purpose already permitted, nor substantially diminishes and impair property values within the neighborhood.*
   a. Engineer's Comment: The signs are fronted along 156th Street and should not impact adjacent property use.
3. *That the establishment of the use will not impede the normal and orderly development of the surrounding property for uses permitted in the district.*
   a. Engineer's Comment: Not applicable.
4. *That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.*
   a. Engineer's Comment: Not applicable.
5. *That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.*
   a. Engineer's Comment: Not applicable.
6. *The use shall not include noise, which is objectionable due to volume, frequency, or beat unless muffled or otherwise controlled.*
   a. Engineer's Comment: Not applicable.
7. *The use shall not involve any pollution of the air by fly-ash, dust, vapors or other substance which is harmful to health, animals, vegetation or other property or which can cause soiling, discomfort, or irritation.*
   a. Engineer's Comment: Not applicable
8. *The use shall not involve any malodorous gas or matter, which is discernible on any adjoining lot or property.*
   a. Engineer's Comment: Not applicable
9. *The use shall not involve any direct or reflected glare, which is visible from any adjoining property or from any public street, road, or highway.*
   a. Engineer's Comment: Not applicable.
10. *The use shall not involve any activity substantially increasing the movement of traffic on public streets unless procedures are instituted to limit traffic hazards and congestion.*
   a. Engineer's Comment: Not applicable.

11. *The use shall not involve any activity substantially increasing the burden on any public utilities or facilities unless provisions are made for any necessary adjustments.*
    a. Engineer's Comment: Not applicable.

If you have any questions, comments, or concerns with any of the statements, please feel free to contact me at 402.443.7483.

Sincerely,

Julie Ogden, PE
jogden@jeo.com

Jeff Ray, AICP
jray@jeo.com

JAO:jao

cc: Jeff Miller (city attorney)
HRC Morgan Ridge (applicant)
Fast Signs (sign provider)
Caleb Beasley, E&A (Engineer)

APPLICATION FOR A CONDITIONAL USE PERMIT

City of Bennington, NE

NOTE: Form must be filled out completely before the City will accept this application for processing, please print or type. The Zoning Administrator, who may be accompanied by others, is hereby authorized to enter upon the property during normal working hours for the purpose of becoming familiar with the proposed situation. All fees are non-refundable.

Date: 2/26/2025 E-mail address: joe@d8signgroup.com

Property Owner's Name: HRC MORGAN RIDGE LLC Phone Number: _____

Property Address: 15603 Kempten Creek Drive

Pursuant to the Bennington Zoning Ordinance, application is herby made for the following proposed use of property or structure: Allow the use of a Freestanding monument sign on the property not otherwise allowed in the R-3 Zoning District. Monument sign will only identify the neighborhood development.

Legal Description of Property Requested:
MORGAN RIDGE LOT OLA BLOCK 0 OUT LOT A 4.281 AC

Area of Property (square feet or acres): 4.21 acres Current Zoning: R-3

Will use in all other respects conform to the applicable regulations of the district in which it is located?
Yes ☒ No ☐
Will use conform to all other applicable regulations and laws of any governmental jurisdiction?
Yes ☒ No ☐
Will use have adequate water, sewer and drainage facilities? Yes ☒ No ☐
Will ingress and egress be so designed as to minimize traffic congestion in the public streets/roads?
Yes ☒ No ☐
Estimated Cost of Structure? $25,000

The following exhibits are required with this application.

- site plan
- Operation and maintenance plan
- Easements (if applicable)

Signature of Owner: _____

Mailing Address of Owner: 9719 Liles Rd, La Vista, NE 68128

OFFICE USE ONLY:

Permit No. _____ Fee Paid $ 100.00 Check No. 5199

Date 4-30-25 Approved ☐
Approved with conditions ☐
Denied ☐
_____
Chair, Bennington Planning Commission

Date _____ Approved ☐
Approved with conditions ☐
Denied ☐
_____
Mayor, City of Bennington

ATTEST: _____ Dated this _____ day of _____, 20___
City Clerk

FABRICATE AND INSTALL (1) ONE NEW DOUBLE SIDED NON-ILLUMINATED MONUMENT SIGN.

COLUMNS TO BE CONSTRUCTED OF AN INTERIOR ALUMINUM ANGLE FRAME SKINNED WITH ALUMINUM. STACKED STONE 1 1/2" THIN SET TO BE **SOLAR ECLIPSE 50/50 GRAY.** TOP OF COLUMNS TO HAVE SAME THIN SET STONE APPLIED.

SUPPORT BEAM TO BE CONSTRUCTED OF 6" X 6" STEEL, SKINNED WITH MITER CUT 1" DEEP COMPOSITE DECK PLANKS.

IDENTITY SIGN TO BE CONSTRUCTED OF 1" BLACK PVC WITH DIGITALLY PRINTED ACM FACES. BORDER AND COPY TO BE 1/2" BLACK PVC WITH 3MM BLACK ACM FACES.

FOOTING DETAIL
- 6" X 12'-6" & 6" X 11'-6" SCHEDULE 40 STEAL ROUND PIPES
- 5'-0" X 3'-0" DIRECT BURIAL CIRCULAR CONCRETE FOUNDATIONS



Scale: 1/2"=1'-0"



PROPOSED SIGN |156th Street & Kempton Creek Dr. | Not to Scale

FASTSIGNS. Make Your Statement™ 251 N. 114th St. • Omaha, NE 68154 • 402-493-7960 • fastsigns.com/47	**CLIENT:** Morgan Ridge	**ADDRESS:** 156th & Kempton Creek Drive Bennington, NE	**SCALE:** 1/2" = 1'-0"	**REVISION #:**	**DATE:** 2/25/2025

APPLICATION FOR A CONDITIONAL USE PERMIT

City of Bennington, NE

NOTE: Form must be filled out completely before the City will accept this application for processing, please print or type. The Zoning Administrator, who may be accompanied by others, is hereby authorized to enter upon the property during normal working hours for the purpose of becoming familiar with the proposed situation. All fees are non-refundable.

Date: 2/26/2025 E-mail address: joe@d8signgroup.com

Property Owner's Name: HRC MORGAN RIDGE LLC Phone Number: _____

Property Address: 15602 Bennington Blvd

Pursuant to the Bennington Zoning Ordinance, application is herby made for the following proposed use of property or structure: Allow the use of a Freestanding monument sign on the property not otherwise allowed in the R-3 Zoning District. Monument sign will only identify the neighborhood development.

Legal Description of Property Requested:
MORGAN RIDGE LOT 1 BLOCK 0 LOT 1 2.504 AC

Area of Property (square feet or acres): 2.504 acres Current Zoning: R-3

Will use in all other respects conform to the applicable regulations of the district in which it is located?
Yes ■ No ☐
Will use conform to all other applicable regulations and laws of any governmental jurisdiction?
Yes ■ No ☐
Will use have adequate water, sewer and drainage facilities? Yes ■ No ☐
Will ingress and egress be so designed as to minimize traffic congestion in the public streets/roads?
Yes ■ No ☐
Estimated Cost of Structure? $15,000

The following exhibits are required with this application.

- site plan
- Easements (if applicable)
- Operation and maintenance plan

Signature of Owner: _____

Mailing Address of Owner: 9719 Giles Rd, La Vista, NE 68128

OFFICE USE ONLY:

Permit No. _____ Fee Paid $ 100.00 Check No. 5199

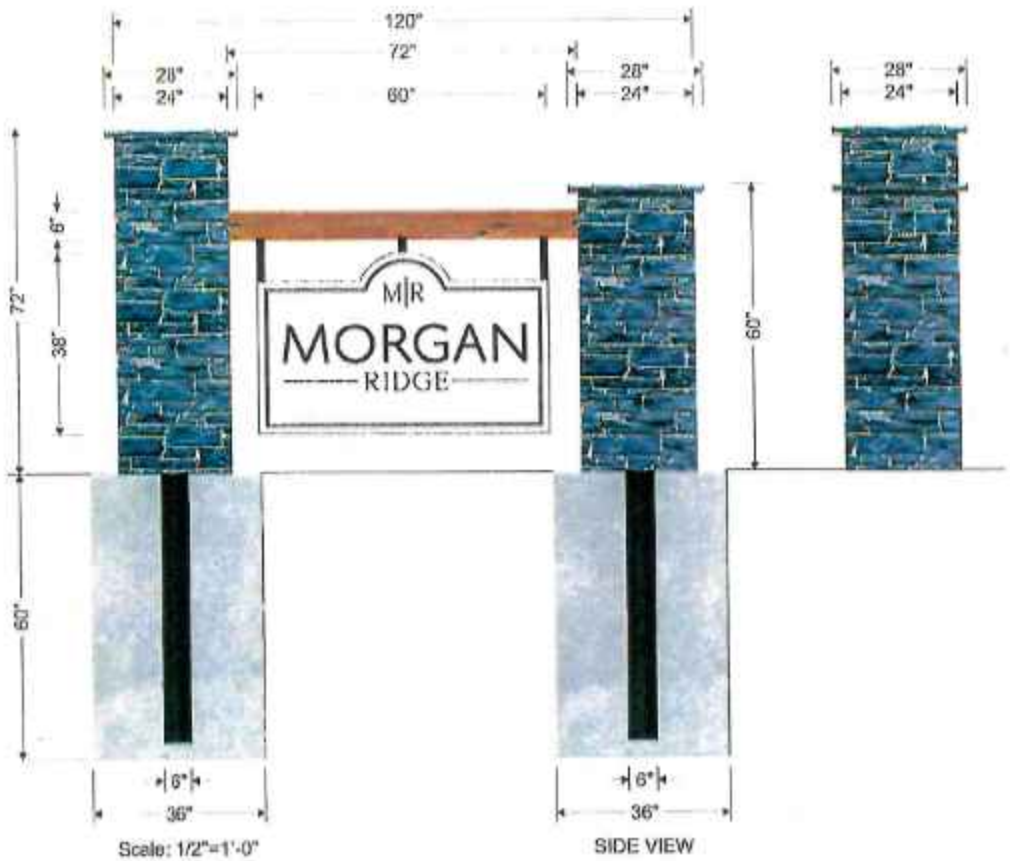
Date 4-30-25 Approved ☐
Approved with conditions ☐
Denied ☐

_____
Chair, Bennington Planning Commission

Date _____ Approved ☐
Approved with conditions ☐
Denied ☐

_____
Mayor, City of Bennington

ATTEST: _____ Dated this _____ day of _____, 20___
City Clerk



Scale: 1/2"=1'-0"

SIDE VIEW

FABRICATE AND INSTALL (1) ONE NEW SINGLE SIDED NON-ILLUMINATED MONUMENT SIGN.

COLUMNS TO BE CONSTRUCTED OF AN INTERIOR ALUMINUM ANGLE FRAME SKINNED WITH ALUMINUM. STACKED STONE 1 1/2" THIN SET TO BE **SOLAR ECLIPSE 50/50 GRAY.** TOP OF COLUMNS TO HAVE SAME THIN SET STONE APPLIED.

SUPPORT BEAM TO BE CONSTRUCTED OF 4" X 4" STEEL, SKINNED WITH MITER CUT 1" DEEP COMPOSITE DECK PLANKS.

IDENTITY SIGN TO BE CONSTRUCTED OF BACK TO BACK 1" BLACK PVC WITH DIGITALLY PRINTED ACM FACES. BORDER AND COPY TO BE 1/2" BLACK PVC WITH 3MM BLACK ACM FACES.

FOOTING DETAIL
- 6" X 10'-8" & 6" X 9'-6" SCHEDULE 40 STEAL ROUND PIPES
- 5'-0" X 3'-0" DIRECT BURIAL CIRCULAR CONCRETE FOUNDATIONS



PROPOSED SIGN |156th Street & Bennington Blvd. | Not to Scale

FASTSIGNS Make Your Statement™ 751 N. 114th St. • Omaha, NE 68154 • 402-493-7960 • fastsigns.com/47	**CLIENT:** Morgan Ridge	**ADDRESS:** 156th & Bennington Blvd Bennington, NE	**SCALE:** 1/2" = 1'-0"	**REVISION #:** N/A	**DATE:** 9/27/2024

Item #5

Conditional Use Permit

Water's Edge 168 Sign

APPLICATION FOR A CONDITIONAL USE PERMIT

City of Bennington, NE

NOTE: Form must be filled out completely before the City will accept this application for processing, please print or type. The Zoning Administrator, who may be accompanied by others, is hereby authorized to enter upon the property during normal working hours for the purpose of becoming familiar with the proposed situation. All fees are non-refundable.

Date: 04-02-2025 E-mail address: drew@woodsonia.net

Property Owner's Name: Woodsonia 168-Bennington LLC Phone Number: 402-513-9003

Property Address: 10902 N 167th Street, Bennington NE, 68007

Pursuant to the Bennington Zoning Ordinance, application is herby made for the following proposed use of property or structure: Waters Edge 168 monument sign.

Legal Description of Property Requested:
Lot 49 Waters Edge 168

Area of Property (square feet or acres): 0.2639 Acres Current Zoning: R3

Will use in all other respects conform to the applicable regulations of the district in which it is located?
Yes ■ No ☐

Will use conform to all other applicable regulations and laws of any governmental jurisdiction?
Yes ■ No ☐

Will use have adequate water, sewer and drainage facilities? Yes ■ No ☐

Will ingress and egress be so designed as to minimize traffic congestion in the public streets/roads?
Yes ■ No ☐

Estimated Cost of Structure? N/A

The following exhibits are required with this application.

- site plan
- Operation and maintenance plan
- Easements (if applicable)

Signature of Owner: [signature]

Mailing Address of Owner: 20010 Manderson Street, Suite 101, Elkhorn, NE 68022

OFFICE USE ONLY:

Permit No. _____ Fee Paid $ 100.00 Check No. 56644

Date 4-30-25 Approved ☐

Approved with conditions ☐

Denied ☐ [signature]

Chair, Bennington Planning Commission

Date _____ Approved ☐

Approved with conditions ☐

Denied ☐ _____

Mayor, City of Bennington

ATTEST: _____ Dated this _____ day of _____, 20___

City Clerk

April 18, 2025

Bennington Planning Commission & City Council
c/o Mindi Laaker, Clerk
15505 Warehouse Street
Bennington, NE 68007

RE: Waters Edge Monument Sign – Conditional Use Permit
Bennington, NE
JEO Project No. 090034

Dear Mindi:

JEO Consulting Group has received a copy of the Conditional Use Permit application and documents for the proposed monument signs for the above referenced development. We have reviewed these documents and would offer the following comments, questions and observations for the Planning Commission's scheduled meeting on April 30, 2025. Based on a review of the submitted documents, all specifications as outlined in Article 6, of the zoning regulations have been met in regard to the submittal documents. Below are our review comments on these documents related to both Article 6 and Section 8.01-8.02 (Sign Regulations).

Site & Operation Plan Comments

1. There is one sign location proposed near 168th Street on Abigail Street. The zoning for the site is R-4 and the sign is located on an easement with Lot 49. The lot set back requirements for the lot and sign are as follows:

Front Yard (Street Side Yard)	25 feet
Side Yard	7 feet
Rear Yard	25 feet
Sign Setback (Free Standing)	*10 feet from property line (Section 8.02.01.B.ix)*

2. The proposed sign is considered a Free-Standing (Monument) sign as per section 8.01.07 of the zoning regulations and the signs are:

	Regulation	Abigal Street Site
Sign Area	32 sf	20 sf
Height	10 ft	8' - 2"
Number	1*	1

* Per public street frontage.

3. The sketch showing the sign location along Abigail Street to be located 10 feet west of the property line of Outlot D and Lot 49 and 10 feet north of the property line along Abigail Street. An easement has been obtained to locate the sign on Lot 49.
   a. The sign construction has started as the City provided a sign permit prior to notifying the applicant of the Conditional Use Permit requirement.
   b. Copies of the easements are included with the application.
4. The sign will include lighting as shown on the proposed site plan. There are nine (9) lights focused upwards on the sign (called wall wash lights) and five (5) spotlights on the northside and fifteen (15) on the southside, highlighting the landscaping. None appear to be directed toward future structures or the street.
5. Landscaping is required around the base of Free-Standing signs as per section 8.02.01.B v.(6). The plans and location appear appropriate and extend into Outlot D (drainage paths and sanitary sewer mains are located on this lot). Landscaping is also provided on the southside of the street in an easement on Lot 1.
6. An operation and maintenance plan has been provided for these signs. The HOA will operate and maintain the property in conformance with the development covenants.

Conditional Use Permit (per section 6.06)

The following items must be found to be addressed to issue the conditional use permit.

1. *That the establishment, maintenance, or operation of the use will not be detrimental to or endanger the public health, safety, moral, comfort, or general welfare of the community.*
   a. Engineer's Comment: The proposed use should not endanger public health, safety, or general welfare of the community.
2. *That the use will not be injurious to the use and enjoyments of other property in the immediate vicinity for the purpose already permitted, nor substantially diminishes and impair property values within the neighborhood.*
   a. Engineer's Comment: The signs are visible from 168th Street and should not impact adjacent property use.
3. *That the establishment of the use will not impede the normal and orderly development of the surrounding property for uses permitted in the district.*
   a. Engineer's Comment: The sign and landscaping easement locations should not impact the development or use of the adjacent residential lots.
4. *That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.*
   a. Engineer's Comment: Not applicable.
5. *That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.*
   a. Engineer's Comment: Not applicable.
6. *The use shall not include noise, which is objectionable due to volume, frequency, or beat unless muffled or otherwise controlled.*
   a. Engineer's Comment: Not applicable.
7. *The use shall not involve any pollution of the air by fly-ash, dust, vapors or other substance which is harmful to health, animals, vegetation or other property or which can cause soiling, discomfort, or irritation.*
   a. Engineer's Comment: Not applicable
8. *The use shall not involve any malodorous gas or matter, which is discernible on any adjoining lot or property.*
   a. Engineer's Comment: Not applicable
9. *The use shall not involve any direct or reflected glare, which is visible from any adjoining property or from any public street, road, or highway.*
   a. Engineer's Comment: Not applicable.
10. *The use shall not involve any activity substantially increasing the movement of traffic on public streets unless procedures are instituted to limit traffic hazards and congestion.*
    a. Engineer's Comment: Not applicable.
11. *The use shall not involve any activity substantially increasing the burden on any public utilities or facilities unless provisions are made for any necessary adjustments.*
    a. Engineer's Comment: Not applicable.

If you have any questions, comments, or concerns with any of the statements, please feel free to contact me at 402.443.7483.

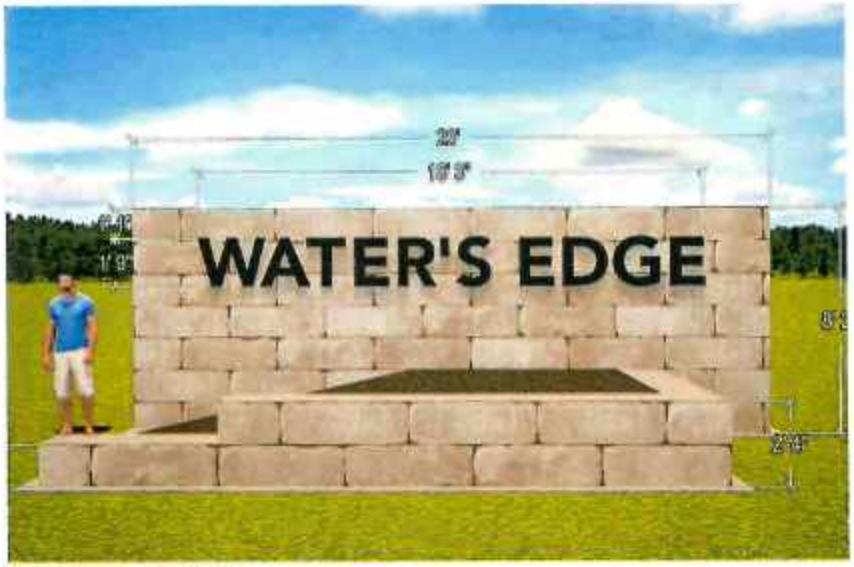
Sincerely,

Julie Ogden, PE

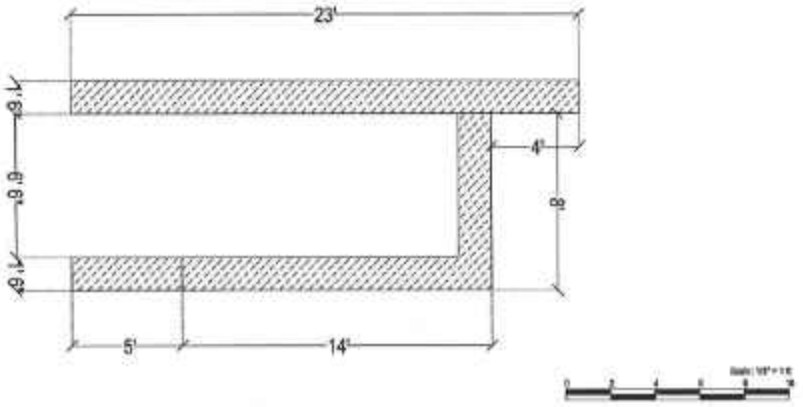
Jeff Ray, AICP

JAO:jao

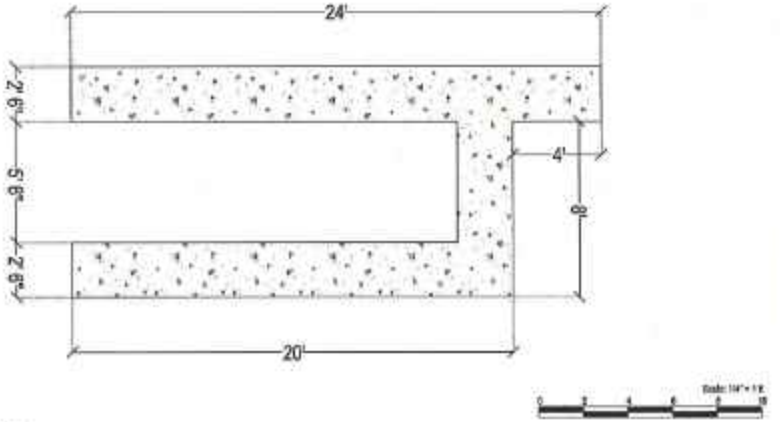
cc: Jeff Miller (city attorney), Woodsonia (applicant), Matt Maly, TD2 (Engineer)



Sign Font: Avenir LT Pro 95 Black



1 SIGN LAYOUT



2 FOOTING LAYOUT

GROUNDSCAPES
DESIGN - BUILD - MAINTAIN

Waters Edge

165th Street & Bennington Road
Bennington, NE 68007

#	Date	Description
V1	08/04/2024	Sign Options
V2	07/15/2024	Sign Options
V3	08/15/2024	Sign Options
V4	09/27/2024	Sign Options & Layout
V5	10/15/2024	Letter Edits

This document is specifically designed for construction by Groundscapes Inc. and permission for anything this document is part or whole will not be given except of Groundscapes Inc. is prohibited and will result in a $10,000 fine.

Client Signature Date

Scale: NTS

L1









GROUNDSCAPES

Water's Edge

186th Street & Abigail Street
Swansboro, NE 68367

#	Date	Description

Scale: 1/8" = 1'-0"

L2

Operation and Maintenance Plan for
Water's Edge Monument Sign and Landscaping

The Water's Edge Homeowners Association will be responsible for the operation and maintenance of the subdivision's common areas. Per Section 3.01(a)(v) of the Water's Edge Covenants, the HOA shall:

> "Permanently and continuously own the Association Property and be a party to the Maintenance Agreement with the City and timely and properly comply with all of the duties and obligations thereof, including, but not limited to, the proper and continuous maintenance and upkeep of the Association Property and any other Common Area, including all storm water basins (temporary and permanent), subdivision signs, entrance signs, fencing and related fixtures, and all landscaping and related fixtures, within the Property, which permanent and continuous ownership and maintenance obligations shall survive and shall continue after annexation by the City."

In accordance with the above requirements, the HOA shall operate and maintain the Water's Edge Monument Sign and related landscaping within the easements in Lot 1, Lot 49 and Outlot D of the subdivision.

WHEN RECORDED RETURN TO:

Woodsonia Real Estate, Inc.
20010 Manderson Street, Suite 101
Elkhorn, Nebraska 68022

PERMANENT SIGNAGE AND LANDSCAPING EASEMENT AGREEMENT

(Lots 1 and 49 and Outlot D, Water's Edge 168)

IN CONSIDERATION of One Dollar ($1.00) and other valuable consideration, WOODSONIA 168 - BENNINGTON, LLC, a Nebraska limited liability company ("**Grantor**"), hereby creates, establishes, grants, and conveys to WATER'S EDGE HOMEOWNERS ASSOCIATION, INC., a Nebraska non-profit corporation ("**Grantee**"), a non-exclusive, permanent easement in gross for the benefit of Grantee and its members for purposes of maintaining, repairing, and replacing subdivision identification signage and landscaping (including any necessary utilities and irrigation equipment servicing the signage and landscaping) (collectively, the "**Subdivision Signage**") in, over, through, and across a portion of certain real property owned by Grantor, as depicted and legally described on **Exhibit A** attached hereto (the "**Easement Area**"), subject to the terms and provisions set forth below.

Grantor shall have the duty to initially construct the Subdivision Signage within the Easement Area, and Grantee shall thereafter have the responsibility to maintain, repair, and replace, or cause to be maintained, repaired, or replaced, the Subdivision Signage and the Easement Area, during reasonable hours and at Grantee's own cost and expense with no responsibility therefore accruing to Grantor.

Grantor may, and reserves the right to, use the surface and subsurface of the Easement Area for other purposes, subject to the right of Grantee to use the same for the purposes described herein.

No party to this instrument shall restrict or impede the other party's reasonable use of the Easement Area for the purposes described herein.

Grantee agrees to indemnify and hold harmless Grantor, and Grantor's employees, contractors, invitees, visitors, and agents, from and against any and all liability, causes of action, claims, losses, damages, and expenses of any nature arising out of, relating to, or occasioned by (i) Grantee's use of the Easement Area, (ii) Grantee's rights and obligations hereunder, and (iii) the negligence and/or willful misconduct, in whole or in part, of Grantee.

This instrument sets forth the entire agreement of the parties hereto with respect to the subject matter hereof and supersedes all prior negotiations, understandings, and agreements, whether written or oral. No amendment, modification, or termination of this instrument shall be effective unless made by written instrument duly executed by Grantor and Grantee and recorded in the Register of Deeds Office of Douglas County, Nebraska.

This instrument and the rights and obligations described herein shall run with the land and shall be binding upon and inure to the benefit and burden of the parties hereto and their respective successors and assigns.

[Signatures on following pages.]

IN WITNESS WHEREOF, Grantor and Grantee have executed this Permanent Signage and Landscaping Easement Agreement as of this 9th day of April, 2025.

GRANTOR:

WOODSONIA 168 – BENNINGTON, LLC,
a Nebraska limited liability company

By: March 13, 2013, LLC,
a Nebraska limited liability company
Its: Manager

By: _____
Drew Snyder, Manager

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On this 9 day of April, 2025, before me, the undersigned, a Notary Public, in and for the County and State aforesaid, came Drew Snyder, Manager of March 13, 2013, LLC, a Nebraska limited liability company, Manager of Woodsonia 168 – Bennington, LLC, a Nebraska limited liability company, who is personally known to me to be the same person who executed in such capacity the within instrument on behalf of said entities and who duly acknowledged the execution of the same to be the act and deed of said entities.

WITNESS my hand and Notarial Seal the day and year last above written.

Notary Seal: State of Nebraska – General Notary
TANYA K MAINELLI
My Commission Expires
March 21, 2027

_____
NOTARY PUBLIC

GRANTEE:

WATER'S EDGE HOMEOWNERS ASSOCIATION, INC.,
a Nebraska non-profit corporation

By: _____
Michael Kisielewski, President

By: _____
Grace Thompson, Secretary

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On this 9 day of April, 2025, before me, the undersigned, a Notary Public, in and for the County and State aforesaid, came Michael Kisielewski and Grace Thompson, known to me to be the President and Secretary, respectively, of Water's Edge Homeowners Association, Inc., a Nebraska non-profit corporation, to me personally known to be the identical persons whose names are affixed to the foregoing instrument, and acknowledged the execution thereof to be his/her respective voluntary act and deed and the voluntary act and deed of the Association.

WITNESS my hand and Notarial Seal the day and year last above written.

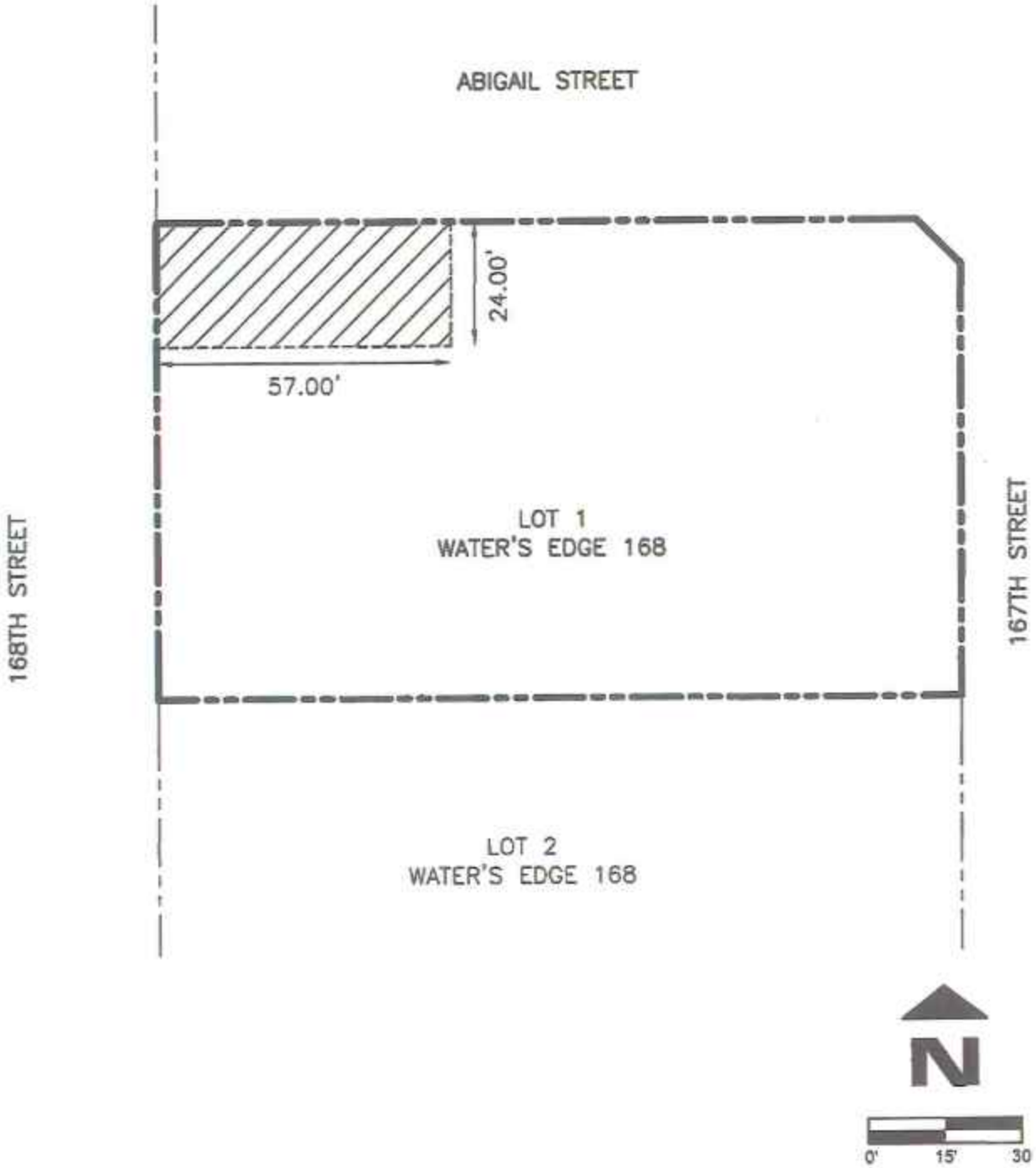
Notary Seal: State of Nebraska – General Notary
TANYA K MAINELLI
My Commission Expires
March 21, 2027

_____
NOTARY PUBLIC

EXHIBIT A

Legal Description and Depiction of Easement Area

[SEE ATTACHED]



LEGAL DESCRIPTION

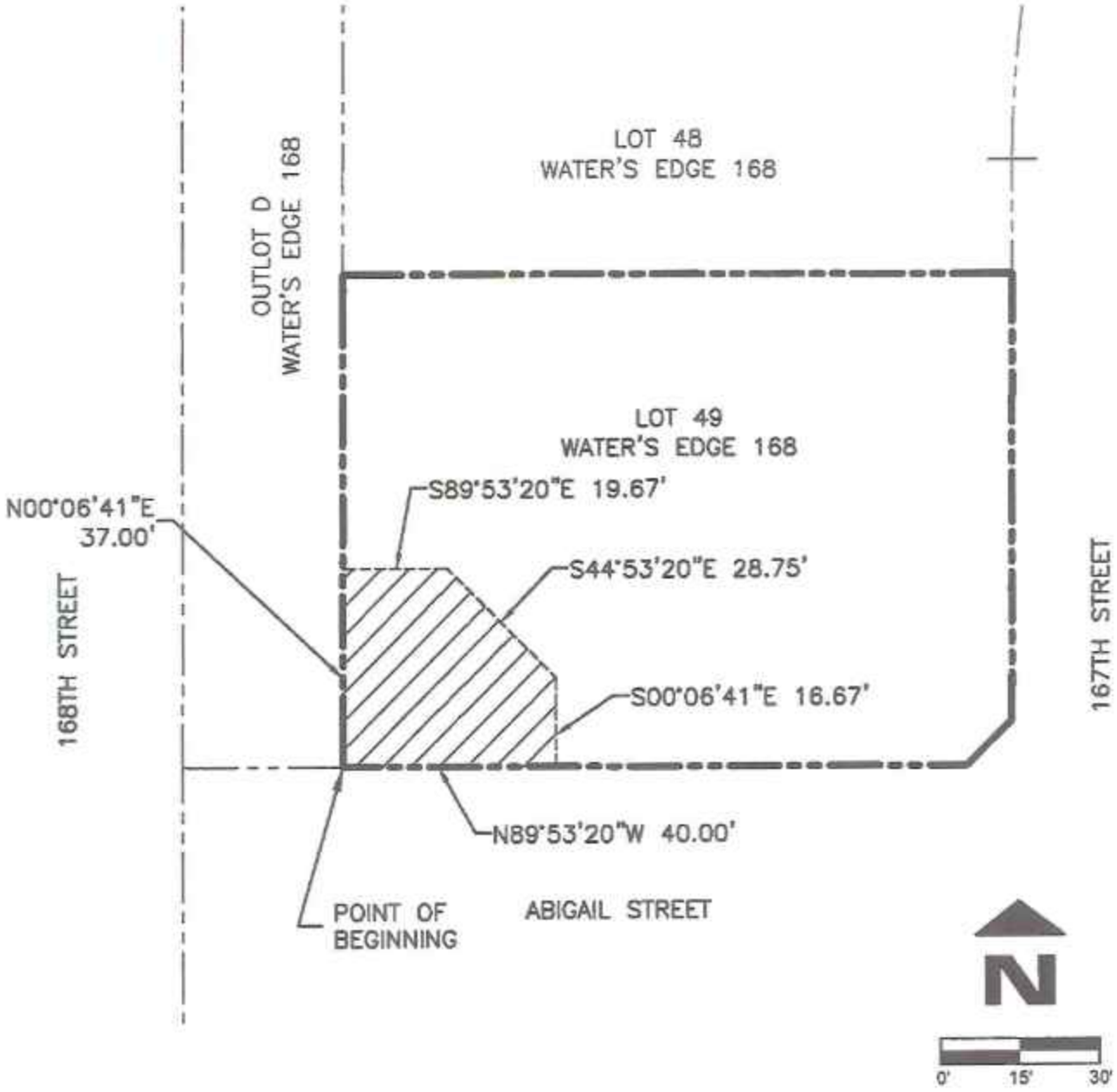
THE NORTH 24.00 FEET OF THE WEST 57.00 FEET OF LOT 1, WATER'S EDGE 168, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA.

CONTAINING 1,368 SQUARE FEET OR 0.03 ACRES MORE OR LESS

TD2 engineering & surveying
thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p 402.330.8860 f 402.330.5866
td2co.com
dba: TD2 Engineering & Surveying
NE CA-0199

Job Number: 2338-101EX
Date: 04/08/2025
Drawn By: MRS
Reviewed By: MJS
Revision Date:

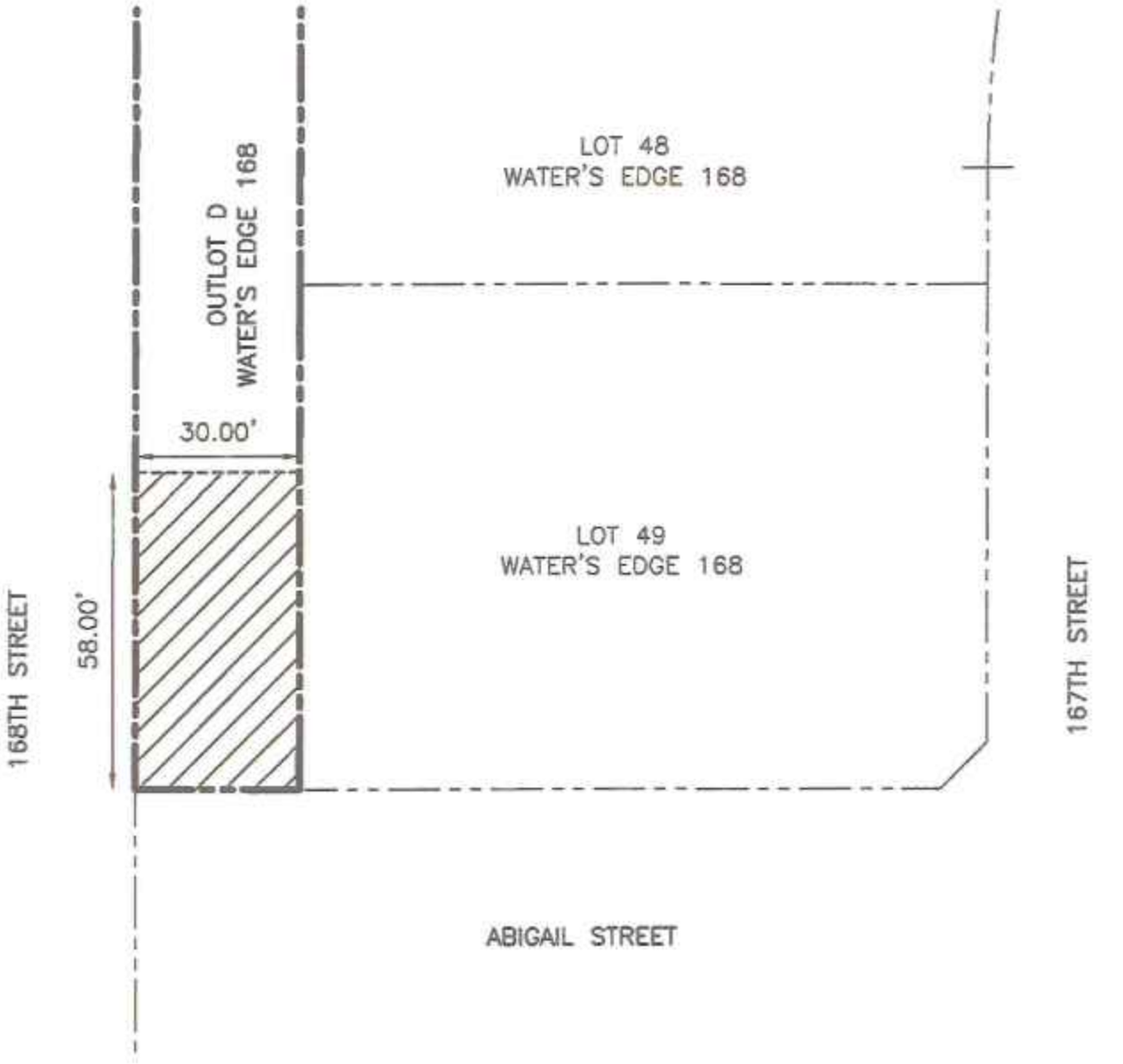
Book
Page



LEGAL DESCRIPTION

THAT PART OF LOT 49, WATER'S EDGE, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 49, THENCE N00°06'41"E 37.00 FEET ON THE WEST LINE OF SAID LOT 49; THENCE S89°53'20"E 19.67 FEET ON A LINE 37.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 49; THENCE S44°53'20"E 28.75 FEET; THENCE S00°06'41"E 16.67 FEET ON A LINE 40.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 49 TO THE SOUTH LINE OF SAID LOT 49; THENCE N89°53'20"W 40.00 FEET ON THE SOUTH LINE OF SAID LOT 49 TO THE POINT OF BEGINNING.

CONTAINING 1,273 SQUARE FEET OR 0.03 ACRES MORE OR LESS



LEGAL DESCRIPTION

THE SOUTH 58.00 FEET OF OUTLOT D, WATER'S EDGE 168, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA.

CONTAINING 1,740 SQUARE FEET OR 0.04 ACRES MORE OR LESS

TD2 engineering & surveying
thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 f.402.330.5866
td2co.com
dba: TD2 Engineering & Surveying
NE CA-0199

Job Number: 2338-101EX
Date: 04/08/2025
Drawn By: MRS
Reviewed By: MJS
Revision Date

Book
Page

Item #6

Redevelopment Project

Resolution 2025-01

The Haven at Bennington

CITY OF BENNINGTON
MAYOR AND CITY COUNCIL

RESOLUTION NO. 2025-1

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF BENNINGTON, NEBRASKA, APPROVING A REDEVELOPMENT PLAN FOR THE HAVEN AT BENNINGTON REDEVELOPMENT PROJECT AND MAKING FINDINGS WITH REGARD TO SUCH PLAN AND APPROVING OTHER ACTION THEREON.

WHEREAS, the City of Bennington, Nebraska, a municipal corporation, has determined it to be desirable to undertake and carry out urban development projects in areas of the City which are determined to be substandard and blighted and in need of redevelopment; and

WHEREAS, the Nebraska Community Development Law, Nebraska Revised Statutes §§ 18-2101 to 18-2157, as amended (the "Act"), prescribes the requirements and procedures for the planning and implementation of redevelopment projects; and

WHEREAS, the City has previously declared an area of the City to be substandard and blighted and in need of redevelopment pursuant to the Act; and

WHEREAS, the Planning Commission and the Community Development Agency of the City have recommended approval of the proposed Redevelopment Plan for The Haven at Bennington Redevelopment Project (the "Redevelopment Project") pursuant to the Act.

NOW, THEREFORE, be it resolved by the Mayor and City Council of the City of Bennington, Nebraska:

1. The Redevelopment Plan for the Redevelopment Project is hereby determined to be feasible and in conformity with the general plan for the development of the City as a whole and the Redevelopment Plan is in conformity with the legislative declarations and determinations set forth in the Act.

2. The Mayor and City Council specifically find as follows:

    a. The Redevelopment Project described in the Redevelopment Plan would not be economically feasible without the use of tax-increment financing;

    b. The Redevelopment Project would not occur in the redevelopment area without the use of tax-increment financing; and

    c. The costs and benefits of the Redevelopment Project, including costs and benefits to other affected political subdivisions, the economy of the community, and the

demand for public and private services have been analyzed by the Mayor and City Council and have been found to be in the long term best interests of the community impacted by the Redevelopment Project.

3. The Redevelopment Plan is hereby approved.

PASSED AND APPROVED this 12th day of May, 2025.

CITY OF BENNINGTON, NEBRASKA

By: _____
Clint Adams, Mayor

ATTEST:

_____
Mindi J. Laaker, City Clerk

Item #7

Special Designated Liquor Licenses – Bennington Daze

SDL – LOCAL RECOMMENDATION

NEBRASKA LIQUOR CONTROL COMMISSION
301 CENTENNIAL MALL SOUTH
PO BOX 95046
LINCOLN, NE 68509-5046
PHONE: (402) 471-2571
FAX: (402) 471-2814
EMAIL: lcc.sdl.licensing@nebraska.gov
WEBSITE: www.lcc.nebraska.gov

47-0755971 Bennington Jaycees

License # Licensee Name/Non-Profit Organization

Event location name: 15424-15407 South 2nd street, Bennington NE 68007

Event address/location:

Event Type: Street Dance

Event date(s): 6/7/25

Event start time(s): 11am

Event end time(s): 2am

Indoor area to be licensed in length & width: 0 x 0

Outdoor area to be licensed in length & width: 180 x 288 (Must submit a diagram)

Estimated number of attendees: 1200

Alternate dates/times: none

Alternate location name/location: none

Type of alcohol to be served: Beer X Wine X Distilled Spirits X

Event contact name: Paul Pfeifler Event contact phone number: 515-771-6662

Event contact Email: Sportschiro85@gmail.com

*Signature Authorized Representative:

Local Governing Body completes below:

The local governing body for the City of _____ OR
County of _____ approves the issuance of a Special Designated License as requested above.

Local Governing Body Authorized Signature Date

SDL – LOCAL RECOMMENDATION

NEBRASKA LIQUOR CONTROL COMMISSION
301 CENTENNIAL MALL SOUTH
PO BOX 95046
LINCOLN, NE 68509-5046
PHONE: (402) 471-2571
FAX: (402) 471-2814
EMAIL: lcc.sdl.licensing@nebraska.gov
WEBSITE: www.lcc.nebraska.gov

121099 — License #

MJW Enterprises, LLC dba JDUB's Hangout Bar & Grill — Licensee Name/Non-Profit Organization

Event location name: JDUB's Hangout Bar & Grill

Event address/location: 15408 S 2nd St, Bennington, NE

Event Type: Street dance/beer garden

Event date(s): 6/7/25

Event start time(s): 12:00pm

Event end time(s): 12:00am

Indoor area to be licensed in length & width: _____ X _____

Outdoor area to be licensed in length & width: 288 X 160 (Must submit a diagram)

Estimated number of attendees: 1000

Alternate dates/times: N/A

Alternate location name/location: N/A

Type of alcohol to be served: Beer X Wine X Distilled Spirits X

Event contact name: Jim West Event contact phone number: 402-670-3675

Event contact Email: jdubshangout@gmail.com

*Signature Authorized Representative: Jim West

Local Governing Body completes below:

The local governing body for the City of _____ OR
County of _____ approves the issuance of a Special Designated License as requested above.

_____ Local Governing Body Authorized Signature

_____ Date

SDL – LOCAL RECOMMENDATION

NEBRASKA LIQUOR CONTROL COMMISSION
301 CENTENNIAL MALL SOUTH
PO BOX 95046
LINCOLN, NE 68509-5046
PHONE: (402) 471-2571
FAX: (402) 471-2814
EMAIL: lcc.sdl.licensing@nebraska.gov
WEBSITE: www.lcc.nebraska.gov

111561 — License #

NAN Enterprises LLC dba Nates Stumbk Inn — Licensee Name/Non-Profit Organization

Event location name: Main Street Bennington

Event address/location: 15424-15407 South 2nd St. Bennington, NE 68007

Event Type: Bennington Daze Beer Garden

Event date(s): 6-7-2025

Event start time(s): 4 PM

Event end time(s): midnight

Indoor area to be licensed in length & width: 88 x 84

Outdoor area to be licensed in length & width: 288 x 80 (Must submit a diagram)

Estimated number of attendees: 500

Alternate dates/times: N/A

Alternate location name/location: N/A

Type of alcohol to be served: Beer X Wine X Distilled Spirits X

Event contact name: Nathan Nieman Event contact phone number: 402-415-1144

Event contact Email: natesstumbleinn@gmail.com

*Signature Authorized Representative: Nath Nieman

Local Governing Body completes below:

The local governing body for the City of _____ OR
County of _____ approves the issuance of a Special Designated License as requested above.

_____ Local Governing Body Authorized Signature

_____ Date

SDL – LOCAL RECOMMENDATION

NEBRASKA LIQUOR CONTROL COMMISSION
301 CENTENNIAL MALL SOUTH
PO BOX 95046
LINCOLN, NE 68509-5046
PHONE: (402) 471-2571
FAX: (402) 471-2814
EMAIL: lcc.sdl.licensing@nebraska.gov
WEBSITE: www.lcc.nebraska.gov

123594 — License #

Monolithic Brewing Company — Licensee Name/Non-Profit Organization

Event location name: 2nd Street in enclosed area in front of Nates Stumble Inn and JDubs

Event address/location: 2nd ST. Between Molley and Stark Bennington, NE 68007

Event Type: Bennington Daze Beer Garden and Street Dance

Event date(s): 6/7/2025

Event start time(s): 10am

Event end time(s): 12am

Indoor area to be licensed in length & width: _____ X _____

Outdoor area to be licensed in length & width: 288" X 80" (Must submit a diagram)

Estimated number of attendees: 500

Alternate dates/times: NA

Alternate location name/location: NA

Type of alcohol to be served: Beer X Wine _____ Distilled Spirits _____

Event contact name: Todd Hartung Event contact phone number: 4029601553

Event contact Email: Monolithicbrewing@yahoo.com

*Signature Authorized Representative: _____

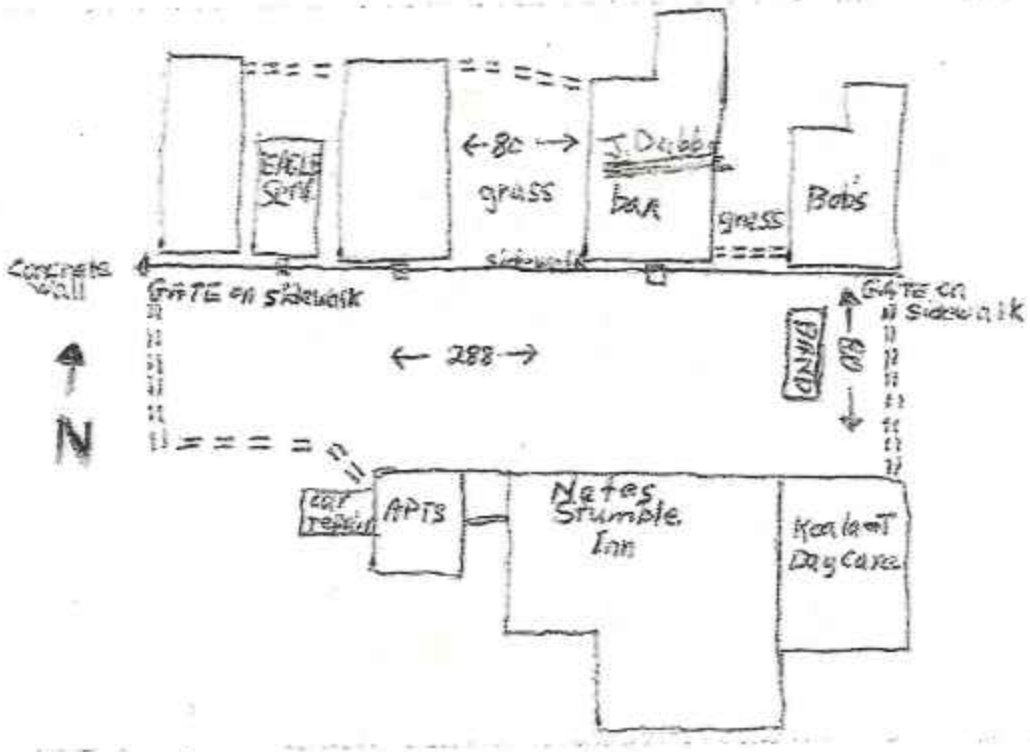
Local Governing Body completes below:

The local governing body for the City of _____ OR County of _____ approves the issuance of a Special Designated License as requested above.

_____ Local Governing Body Authorized Signature

_____ Date

City police/security



SDL – OUTDOOR AREA DIAGRAM

NEBRASKA LIQUOR CONTROL COMMISSION
301 CENTENNIAL MALL SOUTH
PO BOX 95046
LINCOLN, NE 68509-5046
PHONE: (402) 471-2571
FAX: (402) 471-2814
EMAIL: lcc.sdl.licensing@nebraska.gov
WEBSITE: www.lcc.nebraska.gov

- IF APPLICABLE, OUTDOOR AREA MUST BE CONNECTED TO INDOOR AREA IF INDOOR AREA IS LICENSED
- MEASUREMENT OF OUTER WALLS OF AREA TO BE LICENSED MUST INCLUDED LENGTH & WIDTH IN FEET

HOW AREA WILL BE PATROLLED: Bennington Police Dept

DIAGRAM OF PROPOSED AREA:

SEE ATTATCHED DOCUMENT

SDL – LOCAL RECOMMENDATION

NEBRASKA LIQUOR CONTROL COMMISSION
301 CENTENNIAL MALL SOUTH
PO BOX 95046
LINCOLN, NE 68509-5046
PHONE: (402) 471-2571
FAX: (402) 471-2814
EMAIL: lcc.sdl.licensing@nebraska.gov
WEBSITE: www.lcc.nebraska.gov

092563 — License #

CHALK ENTERPRISES, LLC. — Licensee Name/Non-Profit Organization

Event location name: THE WAREHOUSE GRILLE & DRINKERY

Event address/location: 15835 C.W. HADAN DR., BENNINGTON, NE

Event Type: COMMUNITY APPRECIATION EVENT

Event date(s): 6/7/25

Event start time(s): 11 AM

Event end time(s): 6 PM

Indoor area to be licensed in length & width: _____ X _____

Outdoor area to be licensed in length & width: 58' X 63' (Must submit a diagram)

Estimated number of attendees: 150

Alternate dates/times: N/A

Alternate location name/location: N/A

Type of alcohol to be served: Beer X Wine _____ Distilled Spirits X

Event contact name: JILL NELSON Event contact phone number: 402-238-3900

Event contact Email: JILL@BENNINGTONWAREHOUSE.COM

*Signature Authorized Representative: Jill A Nelson

Local Governing Body completes below:

The local governing body for the City of _____ OR
County of _____ approves the issuance of a Special Designated License as requested above.

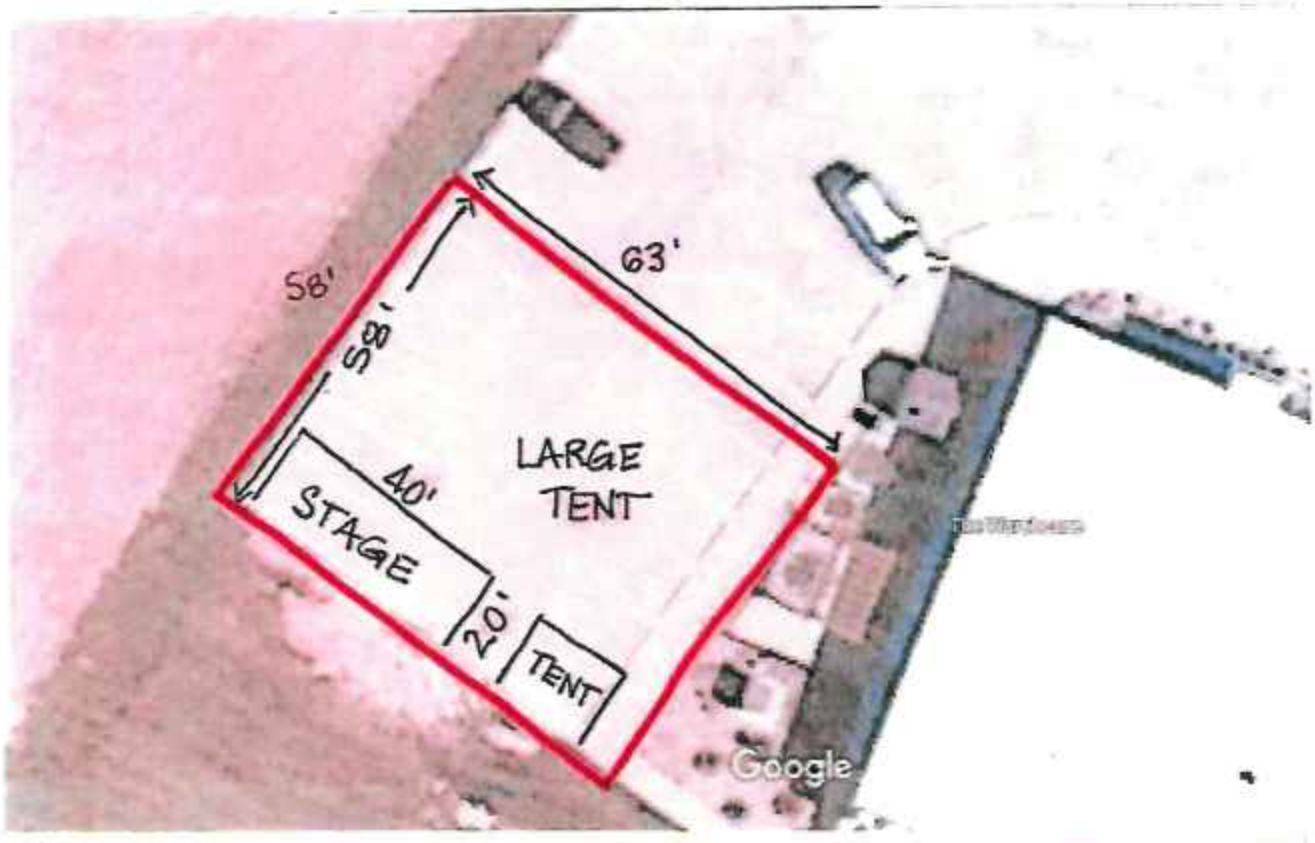
_____ _____
Local Governing Body Authorized Signature — Date

OUTDOOR AREA DIAGRAM

HOW AREA WILL BE PATROLLED Staff will act as security

- IF APPLICABLE, OUTDOOR AREA MUST BE CONNECTED TO INDOOR AREA IF INDOOR AREA IS TO LICENSED
- MEASUREMENT OF OUTER WALLS OF AREA TO BE LICENSED MUST INCLUDED LENGTH & WIDTH IN FEET
- DOUBLE FENCING IS REQUIRED FOR ALL NON-PROFIT ORGANIZATIONS UNLESS FORM #140 IS FILED WITH THIS FORM AND IS APPROVED BY THE COMMISSION
- RETAILER LIQUOR LICENSE HOLDERS ARE NOT REQUIRED TO DOUBLE FENCE, ALTHOUGH MEASURES NEED TO BE TAKEN TO SECURE THE AREA

DIAGRAM OF PROPOSED AREA:



Item #8

Street Closure and Event Application Farmer's Market 2025

City of Bennington 238-2375 Bennington, NE

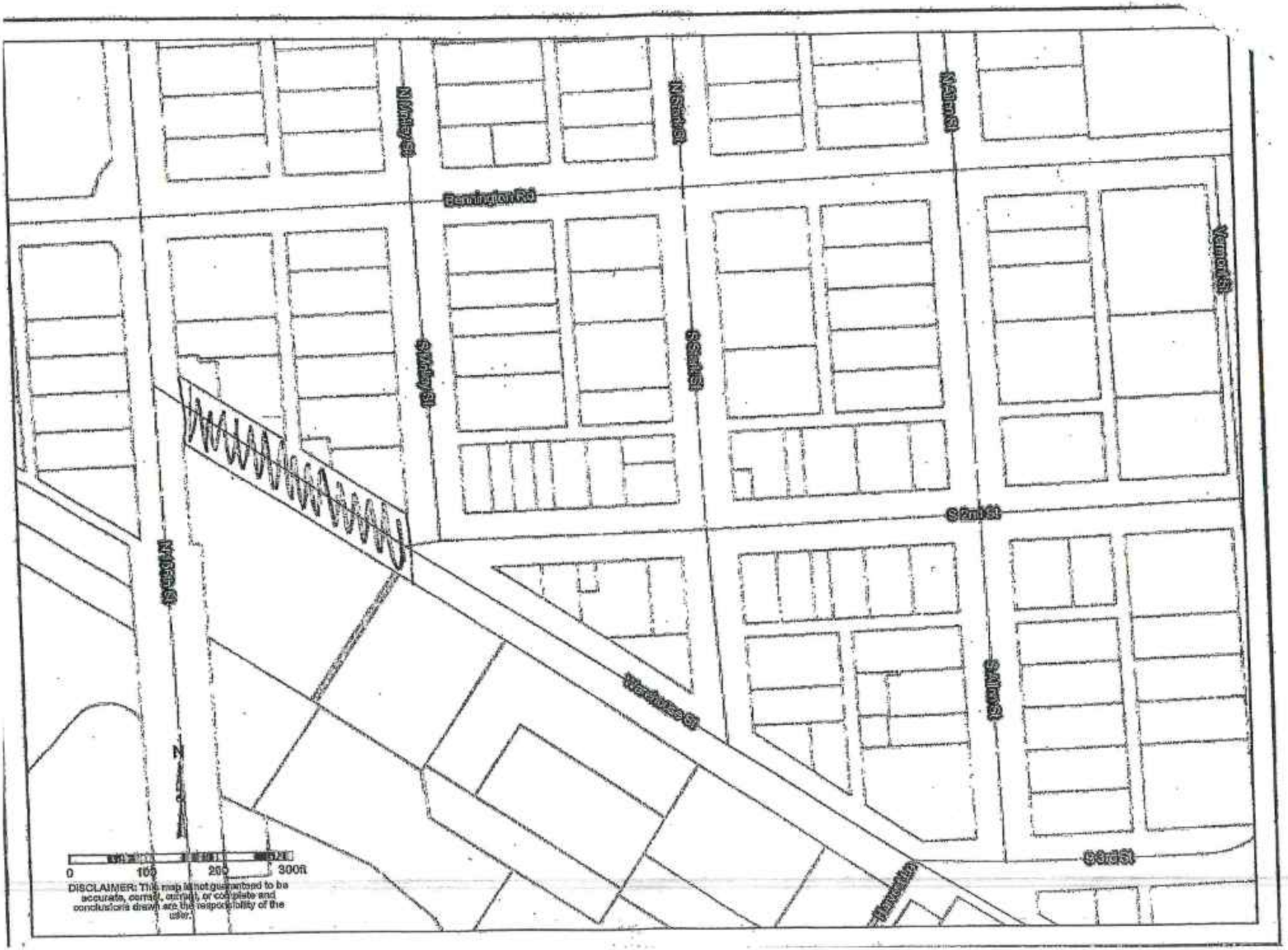
STREET CLOSING OR EVENT PERMIT APPLICATION

1. Name of event/activity: Bennington Farmer's Market
2. Date(s) of event: June 7,21 July 12,26 August 9,23 September 6,27
3. Description of event: Vendors to be selling handmade homegrown items
4. Name of entity and/or person requesting permit: Bennington Chamber of Commerce
5. Phone number & name of contact person: Nikki Thomsen 402 620 5114
6. Event Location: Centennial Park and Warehouse St 156 to Molley
   (be specific-include location of sidewalks or streets upon which the event will be held)
7. Will event need street(s) closed? Yes Warehouse from 156 to Molley
8. If street(s) need to be closed, what is the purpose of the closing? to allow Market attendees a safer path to shop
9. If street(s) need to be closed, which streets? Warehouse 156 to Molley
10. Hours of the event or street closing: 8am - 1pm
11. Estimated number of people attending the event: 100+
12. Parking accommodations/needs:
13. Describe the sanitation and other health facilities that will be available to persons attending the event:
14. If street closing is necessary, event owner will need to secure barricades-notify City Office (238-2375) when this is completed: _____
    (Date City Office Notified)
15. **It is the event owner's responsibility to hand deliver notification to adjacent property owners (see checklist included) no less than one week prior to the date of closure.**
    Date due to City Office Following Notification: _____
16. A Certificate of Liability Insurance naming the City of Bennington as additionally insured in the amount of $1,000,000 is required. Present the Certificate of Insurance to the City Office before the event date: _____
    (Date Insurance Certificate presented to the City of Bennington)

Event approval dates:
Council: _____
Police Dept: _____
Maintenance Dept: _____
Fire Dept: _____

This area for City Office Use

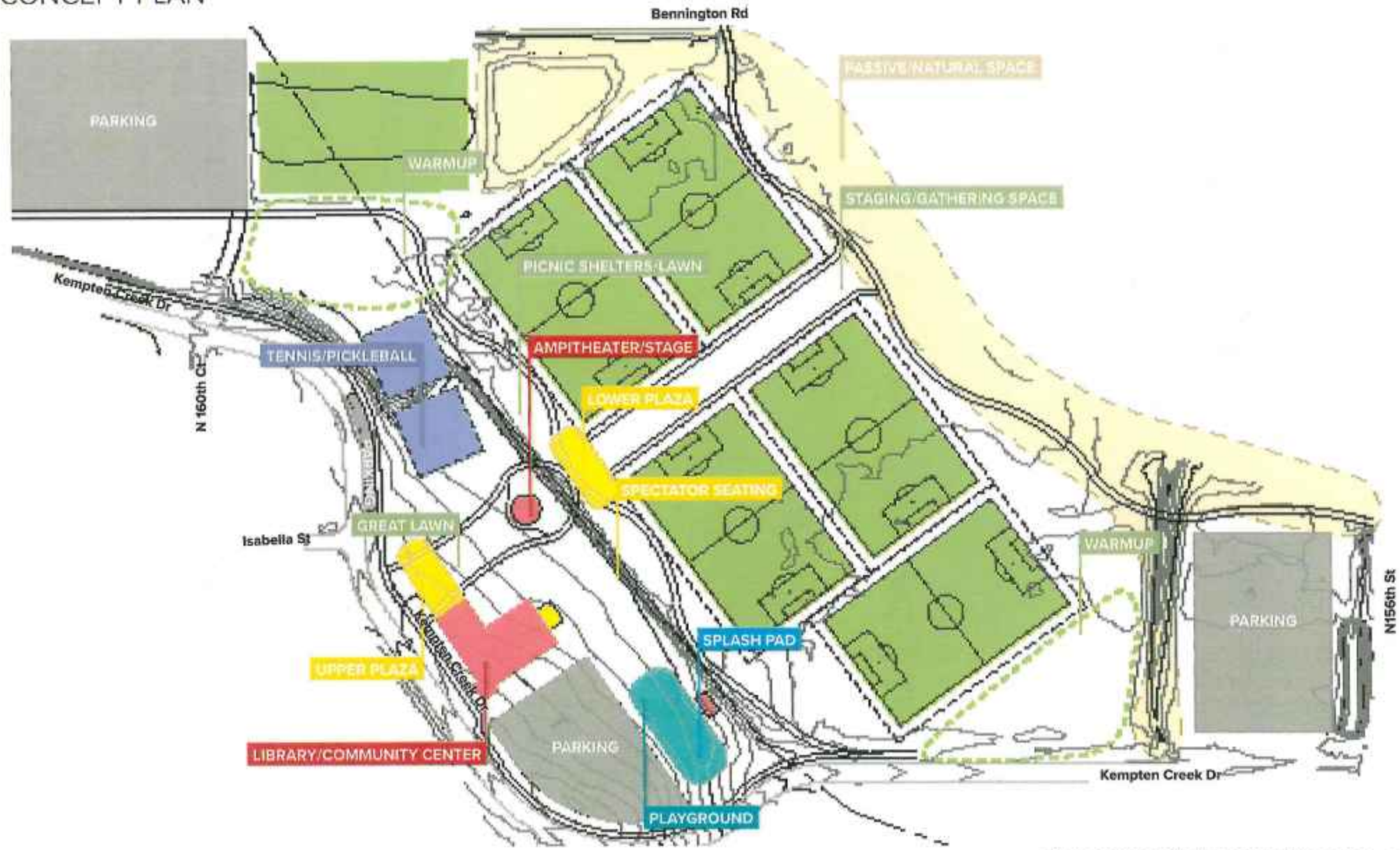
Applicable Fees:
$50 per application
$10 per block


N Main St
N 6th St
N 7th St
Bennington Rd
S Main St
S 6th St
S 7th St
Vermont St
S 2nd St
N 1st St
Warehouse St
S Allen St
S 3rd St
Hancock St
0
100
200
300ft
DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

Item #9

Neumeyer Farm Park

CONCEPT PLAN



SPLASH PAD CONCEPTS











SPLASH PAD CONCEPT PLAN

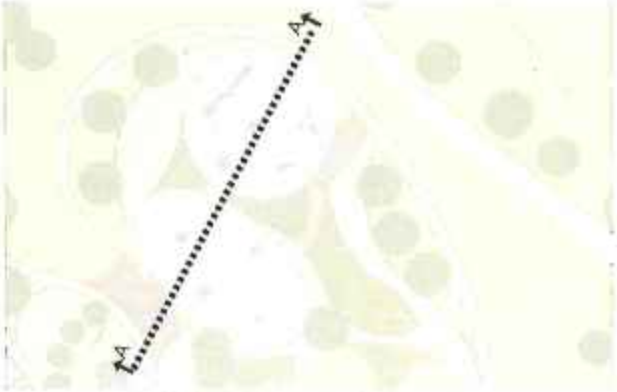


CONCEPT SECTIONS

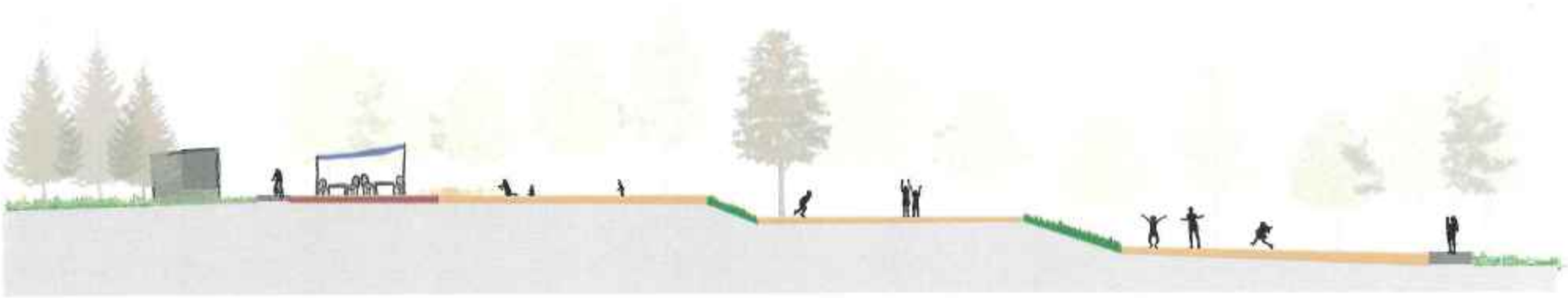


A: DRY PLAYGROUND

SECTION CUT LINE



CONCEPT SECTIONS



B: SPLASH PAD NORTH



C: SPLASH PAD SOUTH

SECTION CUT LINE



PHASING PLAN



Item #10

Annual ASIP Report

MEMO

To: City of Bennington Mayor and City Council

From: Julie Ogden, City Engineer

Date: April 9, 2025

Subject: Annual Report on the Bennington ASIP Program

This is the fourth annual report on the Arterial Street Improvement Program, approved by the Bennington City Council on March 9, 2020. Fee collection began on April 1, 2020 per the ordinance for building permits located outside of Bennington Corporate Limits and inside the Extraterritorial Jurisdiction (ETJ) for the City of Bennington.

Status of Fees Collected:

The City Clerk/Treasurer has set up a fund to track and deposit ASIP Fee's collected with building permits per the Ordinance. The fee's deposited in the past year are outlined below:

Month	Monthly ASIP Fees Collected	Total ASIP Funds
Prior Balance (3/31/24)		$559,806.37
April 2024	$22,191.00	$581,997.37
May 2024	$24,291.00	$606,288.37
June 2024	$10,563.00	$616,851.37
July 2024	$34,794.00	$651,645.37
August 2024	$40,876.00	$692,521.37
September 2024	$28,152.00	$720,673.37
October 2024	$19,643.00	$740,316.37
November 2024	$9,939.00	$750,255.37
December 2024	$8,879.00	$759,134.37
January 2025	$13,057.00	$772,191.37
February 2025	$7,717.00	$779,908.37
March 2025	$13,326.00	$793,234.37

ASIP Projects:

Project identification and prioritization will focus on the arterial street network but could be used for projects that are adjacent to these roadways and are important to the city for access to schools, parks and downtown. As a point of reference, the following streets located in the City's ETJ and/or Corporate limits are considered part of the arterial network based on roadway classification in the City Comprehensive Plan (map 7) and MAPA.

- Highway 36 (through ETJ) – Highway Arterial
- 156th Street (through ETJ) –Arterial
- 168th Street (through ETJ) – Arterial
- Bennington Road (western ETJ to 156th) –Collector
- Rainwood Road (156th to Rosewood) –Collector

Over the past year, the City Engineer has worked with the Mayor and Staff to identify the following projects located on the City's arterial streets for funding.

1. Bennington Road from Papio Creek Bridge to just west of 168th Street.
    a. ASIP funds would be used to provide the local match on a Surface Transportation Grant the City applied for thru MAPA.
    b. Current estimate on the local share is $850,000.
2. Bennington Road from Molley Street to the east corporate limits.
    a. Current project cost estimate is $2,400,000.

Stakeholders Group:

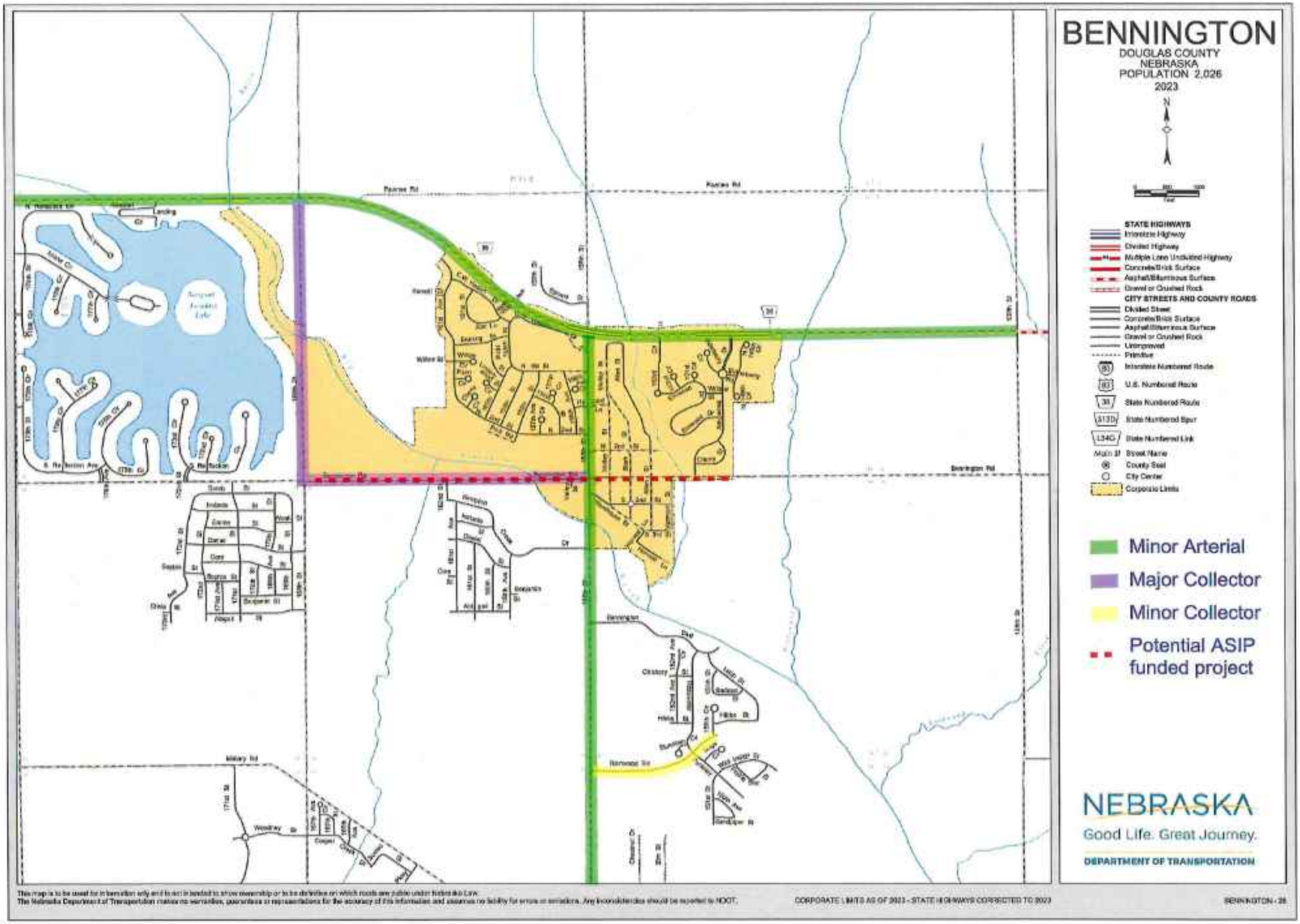
A stakeholders group to aid the City Engineer in the prioritization of projects under the ASIP program can be created. If created, its membership can include members from any or all of the following groups; developers, representatives of developers, Douglas County, representatives of Sanitary and Improvement Districts, and associations that represent local home builders. If the creation of a stakeholders group is desired by the Mayor/Council, it should be created within the next year to start the planning process.

Review of Program:

The ordinance provided that the City Engineer along with the stakeholders group (if assembled) review the ASIP Program and make recommendations for changes three years after the program was enacted. That review occurred in March/April 2024 with a report and any recommended changes to council. No changes were made to the rates at this review. The next program review occurs in another three years which would be in March/April 2026.

Here is a summary of the funds collected annually since the start of the program.

Timeframe	Collected that year	Total
April 1, 2020 to March 31, 2021	$83,131.00	$83,131.00
April 1, 2021 to March 31, 2022	$133,123.37	$216,254.37
April 1, 2022 to March 31, 2023	$135,868.00	$352,122.37
April 1, 2023 to March 31, 2024	$234,684.00	$559,806.37
April 1, 2024 to March 31, 2025	*$233,428.00*	*$793,234.37*



This map is to be used for information only and is not intended to show ownership or to be definitive on which roads are public under Nebraska Law.
The Nebraska Department of Transportation makes no warranties, guarantees or representations for the accuracy of this information and assumes no liability for errors or omissions. Any inconsistencies should be reported to NDOT.

CORPORATE LIMITS AS OF 2023 - STATE HIGHWAYS CORRECTED TO 2023

BENNINGTON - 28

ITEM #11

Douglas County

Library Interlocal Agreement

INTERLOCAL COOPERATION AGREEMENT
BETWEEN
DOUGLAS COUNTY NEBRASKA/DOUGLAS COUNTY LIBRARIES
AND
CITY OF BENNINGTON

THIS AGREEMENT is made and entered into on the dates indicated below, by and between Douglas County, Nebraska, a political subdivision of the State of Nebraska (hereinafter "County"), and the City of Bennington, a municipal corporation and political subdivision of the State of Nebraska (hereinafter "City").

WHEREAS, the *Interlocal Cooperation Act* of the State of Nebraska, being specifically Nebraska Revised Statutes Sections 13-801 through and including 13-807, enables separate political subdivisions of the State to cooperate on the basis of mutual advantage to provide for joint undertakings, services and facilities, in a manner and pursuant to forms of governmental organization that will best accord with the geographic, economic, population, and other factors influencing the needs and developments of local communities; and,

WHEREAS, said *Act* specifically allows that any powers, privileges, or authorities exercise by any single agency or political subdivision of the State may be exercised and enjoyed jointly with any other such subdivision and Nebraska Revised Statutes Section 51-201, et seq. specifically empowers cities and counties to own and operate libraries; and,

WHEREAS, acting through their governing bodies, County and City wish to cooperate on reaching an agreement on developing a cooperative with respect to equipment, facilities, personnel, service levels, and procedures to provide public library services to the citizens of the County and City.

IT IS, THEREFORE, AGREED BY AND BETWEEN THE PARTIES HERETO THAT:

In consideration of these mutual promises, in order to provide for improving the service, operation, and use of public libraries, County and City hereby agree to cooperate in the funding, planning, administration, and operation of public libraries as described below.

1. **JOINT USE AND OTHER AGREEMENTS**
   The Library system provided for herein is to be a City/County Library and shall therefore be tax supported by both governments and available for the use of the citizens of the City and the unincorporated area of the County, without distinguishing between such citizens in available services or charges for the same. This Agreement supersedes all other Agreements between the Parties concerning libraries. Nothing in this Agreement is

intended to prevent, or otherwise affect, the County's ability to reach similar cooperative Library Agreements with any other city or village.

2. GENERAL PROVISIONS

a. PROVISION OF LIBRARY SERVICES

The City agrees to provide and the County agrees to accept, Library services for residents of unincorporated Douglas County. Except as otherwise hereinafter specifically set forth, such Library services shall only encompass functions and duties of the type coming within the jurisdiction of and customarily rendered by the Bennington Public Library under the Charter of said City and the Statutes of the State of Nebraska.

b. DIRECTION OF EMPLOYEES AND WORK

The rendition of such service, the standard of performance, the direction of employees, and other matters incident to the performance of such services, and the control of personnel so employed, shall remain with the City. In the event of a dispute between the parties as to the extent of duties and functions to be rendered hereunder, the determination made by the Director of the Bennington Public Library shall, within existing budgets, be final and conclusive as between the Parties hereto.

c. CITY SUPPLIES LABOR, EQUIPMENT, RESOURCE MATERIALS, FACILITIES AND SUPPLIES

For the purpose of performing said Library functions, City shall furnish and supply all necessary labor, supervision, equipment, resource materials, facilities, and supplies necessary to maintain the level of service to be rendered hereunder.

d. PERSONNEL ARE CITY EMPLOYEES

All persons employed in the performance of such services and functions pursuant to this Agreement for the County shall be City employees, and no County employees as such shall be taken over by said City, and no person employed hereunder shall have any County pension, civil service, or any status or right.

e. LIMITS ON COUNTY LIABILITY FOR SALARIES AND WAGES

County shall not be called on to assume any liability for the direct payment of any salaries, wages, or other compensation to any City personnel performing services hereunder for the County, or any liability other than that provided for in this Agreement.

f. LIMITS ON COUNTY LIABILITY FOR ACTS OF CITY EMPLOYEES

County, its officers and employees, shall not be deemed to assume any liability for intentional or negligent acts of the City or any officer or employee thereof.

3. **TERM**

This Agreement shall be for a term of seven (7) years beginning on July 1, 2025 (hereinafter "Effective Date") and ending June 30, 2033, unless sooner terminated by a Party as provided herein. Either Party may terminate this Agreement for any reason upon providing written notice of its intent terminate the Agreement to the other party ninety (90) days prior to the date of cancellation, provided that no cancellation may be effective that is given after the City or County adopts its budget for the next fiscal year until the end of such next year.

4. **FUNDING**

The purpose of the Agreement is to increase cooperative effort between the Parties hereto in connection with the service, use, operation, and development of a public library system. At the effective date of this Agreement, County and City shall jointly fund the operational needs of the City-County Library System, provided for in this Agreement, which will serve, without discrimination, the citizens of all the area of the City and all of the unincorporated area within Douglas County.

The operational needs of such system are herby agreed to be paid by the Parties with each Party's share being determined, as specified herein, in direct proportion to the population in the corporate limits of the City of Bennington and in the remainder of the unincorporated County.

County agrees to provide by levy pursuant to Nebraska Revised Statute Section 51-201 an amount representing the City of Bennington's per capita support multiplied by the number of citizens in unincorporated County, as specified below. The per capita support for the City is determined by the prior year's direct expenditures for Library services. This figure is calculated by the most recent MAPA estimates, or other agreed upon population numbers, for Bennington's population and unincorporated County's population. The amount to be levied shall not exceed the statutory limit imposed by Nebraska Revised Statute Section 51-201.

The formula for distributing the Library Tax among all participating municipal libraries in Douglas County shall be as follows:

1. Proportion of each city's population to the total population of all participating cities;
2. Proportion of each city's assessed valuation to the assessed valuation of all participating cities;
3. Proportion of each Library's total circulation for preceding calendar year; and,
4. Proportion of each Library's current library cards issued to Douglas County Residents who live outside that city.

Each factor in this formula shall constitute twenty-five percent (25%) of the total fees paid by County for Library services.

The funds to be paid under this Agreement for Library services shall be paid by County in two installments on or before May 31 of each year and on or before September 30 of each year. Remittance shall be sent to the City of Bennington Finance Department, 15505 Warehouse Street, PO Box 221, Bennington, NE 68007.

5. PERSONNEL

Library system staff of Librarians and other appropriate employees shall continue under the current system. The City, as provided by law, not the County, shall assume all of the liabilities of such employment so that no additional expenses result to the County.

6. ADMINISTRATION

No separate administrative entity is created to administer this Agreement and no joint financing or budget is established for the same, except to the extent provided above.

7. PERFORMANCE-ADMINISTRATION

The County and the City shall perform the covenants of this Agreement through their employees and independent contractors. This Agreement shall be administered primarily through the administrative offices of the County and City. This Agreement does not establish a separate legal entity to conduct a joint or cooperative undertaking, and, accordingly, construction and maintenance, staffing and other operations of, and upon, the real and personal property, used for the purposes described herein, shall be the person or persons placed in charge of such matters by the City. Except as specifically provided for herein, all property, real and personal, used in the performance of this Agreement, and existing at the end, shall be and remain that of the City as provided by law.

8. SERVICES STANDARDS

a. HOURS OF OPERATION

City shall maintain the same hours of operation for the use of all library facilities by residents of unincorporated County as it does for the use of the residents of the City.

b. ENHANCED SERVICES

City shall provide all services available to the residents of unincorporated County as they do for the residents of the City. Services in the library facilities are, in some measure, based on use, which will reflect the use by residents of the County unincorporated areas as well as that by residents of the City.

c. **LIBRARY BOOK DELIVERY FOR RESIDENTS OF UNINCORPORATED DOUGLAS COUNTY**

City shall provide efficient and cost-effective book delivery service for residents of unincorporated County in cooperation with, and by agreement with, the other libraries in the County.

9. MARKETING OF SERVICES

City shall market the availability of Library services to unincorporated residents of County in cooperation with, and by agreement with, the other libraries in the County.

10. MONITORING OF SERVICES

a. **REPORTS**

City shall provide an annual report detailing the following, as the Library's automation system allows:

1. Total County Card Holders by Location.
2. New Cards Issued to County Residents by Location.
3. Total Library Cards Issued to Area Residents by each Library Facility.
4. Total Checkouts by County Residents by Location.
5. Checkouts by Douglas County Residents at each Library Facility by Location.
6. Cost of Library Materials Checked Out by County Residents by Location.
7. Cost of Public Service Staff by Library Facility for Unincorporated County Card Holders.

11. NONDISCRIMINATION

The County and City agree that in accordance with the Nebraska Fair Employment Practice Act, Neb. Rev. Stat. § 48-1122, they will not discriminate against any employee or applicant for employment, to be employed in the performance of this Agreement, with respect to hire, tenure, terms, conditions, or privileges of employment because of the age, race, color, religion, sex, disability, or national origin of the employee or applicant, or similarly protected status of the employee or applicant. In addition, and with respect to all subcontractors, the Parties shall require compliance with Neb. Rev. Stat. § 48-1122. In the performance of this Agreement, all Parties shall not discriminate or permit discrimination in violation of any applicable federal or state laws or local ordinances.

12. DRUG FREE POLICY

Each Party assures the other that it has established and maintains a drug free workplace.

13. NEW EMPLOYEE WORK ELIGIBILITY STATUS

The Parties are required and hereby agree to use a federal immigration system to determine the work eligibility status of new employees physically performing services within the State of Nebraska. A federal immigration verification system means the electronic verification of the work authorization program authorized by the Illegal Immigration Reform and Immigrant Responsibility Act of 1996, 8 U.S.C. §1324a, known

as the E-Verify Program, or an equivalent federal program designated by the United State Department of Homeland Security or other federal agency authorized to verify the work eligibility status of a newly hired employee.

14. PUBLIC BENEFITS

With regard to Neb. Rev. Stat. §§4-108 – 113, neither Party is an individual or sole proprietorship. Therefore, neither Party is subject to the public benefits attestation and any related requirements of Neb. Rev. Stat. §§4-108 – 113.

15. INDEMNIFICATION

Each Party shall assume all risk of loss, indemnify the other against loss, and hold the other, its employees, agents, assignees, and legal representatives harmless from all liabilities, demands, claims, suits, losses, causes of action, fines, settlements or judgments and all expenses incident thereto, including but not limited to legal fees, for injuries to persons and for loss of, damage to, or destruction of property, arising out of or in connection with this Agreement and proximately caused by the indemnifying Party's negligent acts or omissions or those of its officers, employees or agents and assigns, for any losses caused by failure of the indemnifying Party to comply with terms and conditions of the Agreement, and for any losses caused by other parties which have entered into agreements with the indemnifying Party, provided that the Indemnified Party gives the Indemnifying Party prompt, written notice of any such claim, suit, demand or cause of action. The Indemnified Party shall cooperate in the defense or settlement negotiation of such claim, suit demand or cause of action. The provisions of this section shall survive expiration or termination of this Agreement. These Indemnification provisions are not intended to waive a Party's sovereign immunity. Each Party's liability is governed by and limited to the extent provided by the Nebraska Political Subdivision Tort Claims Act, or other applicable provisions of law.

16. AMENDMENTS

This Agreement may be modified only by written amendment, duly executed by authorized officials of the Parties. No alteration or variation of the terms and conditions of this Agreement shall be valid unless made in writing and signed by the Parties hereto. Every amendment shall specify the date on which its provisions shall be effective.

17. ASSIGNMENT AND DELEGATION

This Agreement is exclusive to the Parties and rights may not be assigned nor duties delegated by either Party except on prior written consent of the other. Any attempted assignment or delegation without such approval shall be void and shall constitute a material breach of contract. Any and all additional fees, charges, costs or expenses which result from an approved assignment or delegation shall be paid by the assigning/delegating Party. This Agreement shall be binding upon the Parties' successor and permitted assignees.

18. INSURANCE

All Parties shall maintain comprehensive General Liability insurance with limits of not less than One Million Dollars ($1,000,000.00) for each person for any number of claims arising out of a single occurrence and Five Million Dollars ($5,000,000.00) for all claims arising out of a single occurrence and shall provide proof thereof. All Parties agree to maintain throughout the term of this Agreement, and at their own expense, adequate statutory Nebraska workers' compensation insurance, and shall provide proof thereof. If a Party maintains higher limits than the minimum shown, the County requires and shall be entitled to the higher limits. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the County. Each Party's policies must contain a provision or endorsement that the coverage afforded will not be canceled, materially changed, non-renewed or aggregate limits exhausted until at least thirty (30) days prior written notice has been given. The policies required to be maintained shall be with companies rated A or better in the most current issue of A.M. Best's Insurance Ratings Guide. Insurers shall be licensed to do business in the state of Nebraska and domiciled in the USA. Parties shall provide a certificate of insurance to Douglas County Purchasing before work or services are undertaken pursuant to this Agreement and upon demand of County thereafter. All insurance documents and insurance notifications shall be sent to:

Douglas County Purchasing Agent
902 Civic Center, 1819 Farnam St.
Omaha NE 68183.

The County reserves the right to require a higher limit of insurance or additional coverages when the County determines that a higher limit or additional coverage is required to protect the County or the interests of the public. County does not represent in any way that the insurance specified herein, whether in scope of coverage or limits, is adequate or sufficient to protect Parties or their interests. Each Party is solely responsible to determine its need for and to procure additional coverage which may be needed in connection with this Agreement. The procuring of insurance as required by this Agreement shall not be construed to limit each Party's liability hereunder or to fulfill the indemnification provisions of this Agreement. Nothing contained in this clause or other clauses of this Agreement shall be construed to waive the Sovereign Immunity of the County.

Failure of the County to object to the form or content of the certificate or endorsement or to demand such proof as is required herein shall not constitute a waiver of any insurance requirement set forth herein. Failure of the County to demand such certificates of insurance, endorsements or other evidence of each Party's full compliance with these insurance requirements, or failure of the County to identify any deficiency in compliance from the evidence provided, shall not be construed as a waiver of each Party's obligation to obtain and maintain such insurance at all tiers.

IN WITNESS HEREOF, the Parties have executed this Agreement by and through the undersigned officers as of the Effective Date.

Douglas County, Nebraska

_____

Chair Date
Board of Commissioners

Approved as to Form:

_____

Deputy County Attorney Date

City of Bennington, a Municipal Corporation

_____

Mayor Date

Approved as to Form:

_____

Assistant City Attorney Date

Attest:

_____

City Clerk Date

ITEM #13

Library Report

Bennington City Council Meeting
May 12, 2025
Library Report

Bennington Public Library
Board of Trustees Meeting
April 22, 2025
Library Report: Lisa Flaxbeard

The mission of the Bennington Public Library is to inspire lifelong learning, advance knowledge, and strengthen community. *To deliver on this promise we rely on three great resources: our staff, our collection, and our physical space.*

Library Programs and Services

Last month's program attendance and circulation statistics are included in the March statistical report.

We are proud to report that eight of the nine students whose art made it to the **Nebraska Federation of Women's Clubs State Art Contest** won ribbons, which ranged from 4th place to best in show!

Attendance at the April 9th **Out and About Storytime** at Cup and Cone was 65.

Much of our attention is focused on prepping for **summer reading** and programming. The brochures arrived from the printer and bookmarks are in the process of being printed, both for distribution to local schools early next month. The Friends of the library approved funding to sponsor the purchase of reading rewards including a free book for kids and teens who reach their reading goal and drawing prizes for all age groups. Donation request letters have been sent to local businesses and organizations. Donations totaling $300 have been received thus far.

In addition to their $200 donation for the summer reading program, volunteers from the Bennington Woman's Club will be helping with the watering of our **community garden** this summer. A signup genius will be created. Heather will be planting the first round of herbs and vegetables in the coming weeks.

It has been determined that our teen volunteer will be able to help facilitate the **Teen Crochet Corner this summer.** The program will be offered during the months of June and July on the 1st and 3rd Wednesdays at 4:30 PM.

Our **Teen Library Advisory Board (BLAB)** will be reviewing the final draft of their bylaws at this month's meeting.

Partnership passes are limited to patrons who are 18 years of age or older. Lauritzen Gardens began providing their library passes free of charge in 2025. They have asked that we limit pass use to once per year per patron. Due to the limited availability of our partnership passes (with the exception of Fontenelle Forest of which we have 14 passes in our collection– two passes per day of the week), we will be limiting the checkout of each pass to one use per calendar year per patron (adult patron, not family/household). Circ staff is to type a message in the patron's record at checkout. Patrons cannot check out passes at the self-check as the passes are stored behind the circ desk. In addition, we are at a point where more patrons would benefit if we were to change the checkout period from 7 to 3 days. Distribution of Zoo passes is a different animal (pun intended). We will still do our best to limit checkouts to one per household per calendar year. (The library receives a quantity of 10 passes each 2-month distribution period August through May.)

Technology/Adminstrative/Facilities Maintenance

Even with the 2-week grace period, Cox Communications was not able to submit a proposal in time for the fiber optic special construction **E-rate** funding project. We did however submit our E-

rate form 471 for that will allow us a 40% discount on our internet service for funding for the year 2025-26.

Todd from Strategic Electric came out to evaluate the **lighting controls** issue. We are waiting on a proposal from them for the replacement of the lighting controls system. From what he has been able to tell me so far, we are looking at upwards of $10,000.

Todd provided me with the names of AV companies Strategic Electric has worked with to evaluate our current **conference room sound system** issue. One proposal has been received for a solution to our immediate AV needs as well as recommendations/options for improvements to the system. I am hoping to receive another bid for comparison.

Three bids for our **landscape spring cleanup** as well as estimates for improving the east landscape design (second walkway of steppingstones/steps to the park) were received.

The **toilet in the men's restroom** had been running for several months. PWD had attempted to fix it several times, but ultimately, we needed to call a professional plumber. Big Birge Plumbing Company came out on April 17 and performed a toilet tank rebuild replacing the fluid control valve and flapper.

There are numerous **stains on the conference room carpet**. The PWD indicated they are not comfortable with the task of replacing the carpet tiles and for me to contact Midwest Floor Covering, as they had the prior year. After discovering the only replacement tiles we have remaining are for the walkout carpet, I obtained an estimate for purchasing the tiles we need. The price of four boxes of matching carpet tiles is $935. This price includes a pail of adhesive and installation instructions to be shared with our maintenance team. I also requested estimates for a complete carpet replacement for future maintenance budgeting.

I have alerted the PWD of what appears to be **cosmetic water damage on a ceiling corner in the library entry** from a prior roof leak (roof repaired fall 2023).

Jake and I discussed the need for clarification about PWD **facilities maintenance responsibilities.**

The city **budget meeting schedule** is attached. The first budget submission deadline is July 9 for 2024/25 end-of-the-year estimates and 2025-26 budget for meeting with Mayor and City Clerks (city office will distribute 2024/25 budget worksheets to department heads on July 7).

Kevin Hand has been hired as **city administrator** and will begin his new position on June 9.

Personnel/Continuing Education

Natalie received her official Librarian III certification from the Nebraska Library Commission. I will be attending the **TRLS Annual meeting** in Fremont (Keene Memorial Library) on May 30. I am also registered to attend the Joint SELS (Southeast Library System) Training Extravaganza and **NLA** (Nebraska Library Association) PLTS (Public Library and Trustees Section) **Spring Meeting** on May 9 in Seward.

Summer Library Internship

We received 16 summer intern applications. Eight of the applicants were selected for interviews. The list of candidates has been narrowed to three. A decision will be made this week.

Bennington Public Library
March 2025 Statistics

	2025	2024
Circulation-Physical items	9201	9487
Overdrive	2639	2095
*OD Audio	*1214	*894
*OD eBook	*1007	*777
*OD Digital Magazines	*140	*115
*OD BPS	*278	*309
Book Club Kits	30	26
Total Circulation	**11870**	**11608**
Newsbank search/view/session	**682/4325/208**	**490/3170/146**
Computer Use	**173**	**115**
Study Room Use	**27**	**22**
Conference Room Use	**23**	**27**
Cards issued		
City	4	18
Douglas County	60	55
Omaha	19	12
Washington County/Other		
Total cards	**83**	**85**
Presch STEAM (5)	224	131
Storytime (4)	155	179
Koala-T Storytime-offsite (4)	102	94
Saturday Storytime (2)	61	59
Open Art Studio (4)	60	121
LEGO (2) *weather closure	35	102
Read to a dog	38	25
Prince/Princess Tea #2	n/a	49
Outreach @ Legacy	43	110
Total Children's (23)	**718**	**870**
Teen Time (4)	7	21
Teen BLAB	3	0
BMS/BMSSS-offsight (4)	27	n/a
Crochet Corner (2)	13	42
GFWC District II Art Show-offsite	43	30
Total YA/Teen Programs (12)	**93**	**93**
Book Club-1st Wed	14	8
Book Club-3rd Tues	7	10
Book Club-RW	7	8
Craft Circle	17	n/a
Cat Café	81	n/a
Total Adult (3)	**126**	**26**
Library Visits	3204	3153
Volunteer Hours	17/81	16/90
Copier/Printer (2/13-3/12)	1943	1609

collectioncode	check	renew	total
Adult DVDs	25	44	69
Adult Fiction	616	689	1305
Adult Large Print Fiction	1	0	1
Adult Magazines	15	0	15
Adult Nonfiction	110	214	324
Cake Pans	5	0	5
Equipment	4	4	8
Interlibrary Loan	27	3	30
Childrens Boardbooks	84	119	203
Childrens Chapter Books	371	527	898
Childrens Comic Books	19	27	46
Childrens Books on CD	3	2	5
Childrens DVDs	69	114	183
Childrens Easy Readers	687	937	1624
Childrens Graphic Novels	317	366	683
Childrens Magazines	6	0	6
Childrens Nonfiction	419	494	913
Childrens Picture Books	960	1222	2182
Childrens Playaways	110	114	224
Childrens Readalongs	53	114	167
Kits	19	0	19
Special Collections	23	0	23
Young Adult Fiction	95	143	238
Young Adult Graphic Novels	3	14	17
Young Adult Nonfiction	4	6	10
Young Adult Playaways	1	2	3
Total Physical Items Circ	**4046**	**5155**	**9201**

Self-directed/Passive Programming	
Scavenger hunt	325
Book Madness (general inter	152

Social Media Stats 4/22/2025

TikTok: 1378 followers; 46K likes

Instagram: 611 followers; 3352 views in the last 28 days; 886 accounts reached

Facebook: 2038 followers; 5658 views in the last 28 days; 1376 accounts reached

Website: 2776 views in last 30 days

ITEM #15

Public Works Report

April 2025 Public Works Report

Parks:

PRE emergent application to parks and legion field

Begin mowing schedule

Water newly seeded areas at Tim Ohrt Park and west of the ball fields

Start working on Neumeyer field-irrigaiton issues

Water on at all fields and parks

Planted 18 new trees with reimbursement grant from NRD and gift from women's club

Put up nets at volleyball courts and secure new out of bounds lines

Streets:

Resurface Vermont st.

Secure street patch contract and notify award to Armodus

Pick up street patch

General:

Attend Bennington Daze meeting with coordinator and police chief

Host tree board meeting

Pick up trees for arbor day at Great Plains Nursery

Attend grant writing workshop

ITEM #16

Office Report

2024/2025 MINDI REPORT

ALL REVENUES BUDGETED ----------$ 7,636,931
ALL EXPENSES BUDGETED ----------$ 8,574,037
BUDGETED DIFFERENCE ----------$937,106

IMPACTS TO THE BUDGET -- 7 MONTH REVIEW 4/30/2025

EXPENSE IMPACTS TO BUDGET

(IMPACTS LISTED IN RED ARE RESTRICTED FUND IMPACTS)

	YTD Spend	Budgeted	Difference
• 6197 - PW BUILDING ENGINEERING	$131,755	$75,000	$56,755
•	$0	$0	$0
•	$0	$0	$0
•	$0	$0	$0
•	$0	$0	$0
•	$0	$0	$0
		NET EFFECT	$56,755

REVENUE IMPACTS TO BUDGET

	YTD Deposits	Budgeted	Difference
• 5010 - LOCAL SALES TAX (AT 76% SALES TAX IS UP)	$714,055	$900,000	-$185,945
•	$0	$0	$0
•	$0	$0	$0
•	$0	$0	$0
•	$0	$0	$0
•	$0	$0	$0
		NET EFFECT	-$185,945.31

ITEM #17

Project Tracker

MEMO

To: *Bennington Mayor and City Council*

From: *Julie Ogden, PE & Aaron Beauclair, PE*

Date: *April 24, 2025*

Subject: *Sanitary Sewer Flow Study Summary*

Study Purpose:

With multiple plats in the ETJ for Bennington, a study was completed to review the current and future (fully developed) sanitary sewer flows as they relate to the 2017 Sewer Service Agreement with the City of Omaha and the maximum flow allowed of 450,000 gallons per day.

Study Assumptions and Information Used:

- Existing sanitary sewer flows are taken from the reports provided by MUD for billings. This is within the city of Bennington corporate limits only.
- Proposed sanitary sewer flows are based on platted lots/land uses. Developments included are:
    - Prairie Ridge (residential)
    - Morgan Ridge (residential and commercial)
    - Hagen Hills (residential)
    - Newport Vista (residential)
    - Waters Edge (residential and multi-family)
    - Kempten Creek (residential)
    - Ridgewood Replat 14 (residential)
- Omaha Design Manual for projected flows

Findings Summary:

The historical flow data is based on billings from MUD for sewer usage (which is based on water usage). The fluctuations in use are typical and the large spikes may be attributed to meter issues between months to where flow from a prior month are caught up the following month. The average usage has increased from an estimated 125,000 gallons per day in 2014 to an estimated 178,000 gallons per day in 2024. The table below summarizes the historical flows for Bennington.

Year	Average Daily Flow Per Year (gpd)
2014	125,326
2015	120,911
2016	150,977
2017	135,077
2018	131,382
2019	138,307
2020	145,841
2021	156,041
2022	164,711
2023	169,463
2024	177,958

p: 402.443.4661
f: 402.443.3508
1937 North Chestnut Street
Wahoo, Nebraska 68066
jeo.com

The projected flows from platted property within the City's ETJ was estimated using two different methods. The first was based on flows in the Omaha Design Manual. The Manual provides estimated flows based on area platted or by population. Both are conservative estimates and are as follows:

- Based on the area, if all platted developments were built out, the fully developed flow adds an additional estimated flow of 349,433 gallons per day.
- Based on the population, if all platted developments were built out and the number of dwellings counted, the fully developed flow adds an additional estimated flow of 228,486 gallons per day.

The second method for estimating is based on historical flows from the properties within the Bennington City Limits and comparing that to the number of meters/users that generated the flow. The average flow (average daily and maximum month daily flow) was divided by the number of meters to obtain an average flow per meter. That unit flow rate was then used to project the additional flow likely to be generated from fully built out, platted developments by counting the dwellings each development will create and applying the unit flow rate to each new dwelling. Using this approach estimates between 158,513 to 177,566 gallons per day of additional flow from the platted developments. When added to the current flow for the city, the projected flow for full development is between 336,484 (average day) to 377,408 (maximum month) gallons per day. It is estimated that the full build out will take at least 5 years to achieve. As noted, at full build out the maximum in the agreement is not estimated to be exceeded.

These estimated flows were also used to estimate the remaining capacity under this agreement for development within Bennington's ETJ. Using a maximum flow at 95% of the contract amount to remain conservative, 427,500 gallons per day was compared to the projected fully built out platted flows of 336,484 (average day) to 377,408 (maximum month) gallons per day. This leaves approximately 50,000 to 91,000 gallons per day of remaining capacity. Assuming all new users have the same average usage between 305 and 620 additional dwellings could be added beyond what has already been platted.

JEO will perform another review in a couple years prior to the agreement expiration date in 2027 to confirm that these findings are still accurate.

City of Bennington Project Tracker

May-25

Note: Text in red indicates it has changed since the last status update.

Project	JEO Project No.	JEO Department Leading Project	Assigned To	Contract Executed	Status	Update Comments From Previous Month
ASIP	090034	Administration	Julie Ogden	General Engineering	On-Going	The Ordinance was approved and went into effect on April 1, 2020. The City Engineer will annually report to the Council on the funds in the account and the status of the ASIP fund project or ones that should be added. This review is scheduled for April annually.
Bennington Lake, Lot 2	090034	Administration	Julie Ogden	General Engineering	On-Going	The construction plans for this have been approved but the developer has said he is completing other lots/houses first. No timeline for the work to be completed.
Building Permits	090034	Administration	Julie Ogden	General Engineering	On-Going	• assist Mindi with pool permits as they come in • review retaining wall permit
Hagen Hills Possible Development on 168th, just north of future Rainwood Road	090034	Administration	Julie Ogden	General Engineering	On-Going	The final plat was approved in November. Continued coordination with the Rainwood Road Design is needed. Revised sanitary sewer plans and specifications were submitted for review . Storm and Paving plans hav been submited for review. A subdivision agreement will be prepared by the City Attorney.
Kempten Creek, Original & Phase 2	090034	Administration	Julie Ogden	General Engineering	On-Going	Current Activity on on Development: • Grading, Sanitary Sewer, Storm Sewer and Paving Work is completed on the interior of the subdivision. Bennington Road & 156th Street Turn lane improvements are complete. There are a variety of warranty expiration dates for this development, we will monitor as best we can. • Trail construction is ongoing along with sidewalk work in the development. Work will resume this spring and should be completed in May. • Building permits are being issued for the development. • An interlocal agreement has been completed to address the water connection fee to the park.
MAPA 2025 FY call for projects	90034	Administration	Julie Ogden	General Engineering	On-Going	3 applications for funding of city projects were submitted. • Heartland 2050 mini-grant (planning) - trail/active mobility portion of the park master plan. City was notified of grant award and will select engineer off on-call list MAPA will prepare in early 2025. City should be able to select a consultant in June from MAPA RFQ. • TAP (transportation alternatives) - a trail from Bennington Road along the creek and connecting into downtown at Stark Street, the crossing of Bennington Road and 156th Street would be designed as under-crossings to provide for safer access. Notification that the NDOT DR530 form has been completed signed by City / MAPA and submitted to NDOT. Construction anticipated in FY 27/28. • STPG (surface transportation) - reconstruction of Bennington Road from 168th to the Papio Creek Bridge (no improvements to bridge)
Morgan Ridge	90034	Administration	Julie Ogden	General Engineering	On-Going	Final plat was approved at the May 2022 Meeting for phase 1. The Subdivision Agreement is approved. Grading work has begun. Sanitary Sewer, Paving and Storm Sewer plans have been approved. Sanitary sewer construction is in process and storm/paving will follow that work. Paving may not be completed until April or May of 2025.
Morgan Ridge, Phase 2	90034	Administration	Julie Ogden	General Engineering	On-Going	A final plat application was submitted for Phase 2. Key items to be addressed include a sanitary sewer outfall thru or near the Heritage or Fire Department property. Rainwood Road is needed for this phase, see information on that project. Plat was approved, subdivision agreement is in process. Review and comments have been provided to developer of the interior sanitary sewer plans for the development. A concept layout/alignment for the outfall was included and coordinaiton with other potential developments is in process.

Project	JEO Project No.	JEO Department Leading Project	Assigned To	Contract Executed	Status	Update Comments From Previous Month
Rainwood Road (156th to 168th)	090034	Administration	Julie Ogden	General Engineering	On-Going	This would be a county project constructed in coordination with adjacent developments (Morgan Ridge and Hagen Hills). When Final Plats for adjacent developments are presented to the city, we need to include cost share in the subdivision agreement and make sure grades/dralnage is coordinated. The interlocal agreement has been approved by all parties and grading for road has started. Paving would be completed for traffic in late 2026. The bridge over the future lake would be constructed in 2028 as of current estimates.
Logemann Splashpad at Neumeyer Farm Park	231502.01	Aquatics	Julie & Jon Haauck	Yes	In Design	A meeting with the City to review overall park concept was held and then a meeting with the potential donor was held on April 30th. Discussion was held on potential other funding and the city is considering applying for Land and Water Conservation Funding which would allow for all propsoed areas for the splash pad to be built at one time rather than phased.
Neumeyer Farms (recreational park) - Community Development (thru Congressman Bacon) Grant Project	231502.03	Administration	Julie Ogden	General Engineering	In Design	John B will be the City Project Lead for this grant. JEO has completed the topographic survey and started on the the environmental reviews and assisted the City wil sending out letters to various agencies or groups requesting input on the project. An overall park layout is has been prepared and reviewed with the Mayor and City Staff.
Update Zoning Map	090034	Administration	Julie Ogden	General Engineering	In Design	There have been multiple zoning changes since the last update to the map in 2022 and we are updating the map and will provide a new one for the wall and POF for website if desired. Map update to be done in June.
2025 Street Patching Bid Package	090034	Administration	Julie Ogden	General Engineering	under Construction	Areas for 2025 patching work to be determine for a bid package to be presented to council in February. Contracts are being prepared and construction may start as early as June.
Bennington Public Works Building	220296	Site Design	Julie Ogden	Amendment Needed	under Construction	Final Design will be brougt to council for review/bidding approval in February. Contracts have been signed and a pre-construction meeting was held May 6th. Construction will start in mid-May.
Street CIP	090034	Administration	Tyler Hevlin	General Engineering	Provided to the City	Provided the city an overall street CIP plan for all street issues (known at the time in May 2016); included 1&6 Year Road Program projects (from 2016); 2 of the projects were completed in fall 2016; 2017 1&6 Year Road Program has been completed and approved at the February City Council Meeting. With recent passage of LB82, the 1 & 6 year plan will now be adopted at the same meeting as the city budget. The 1 & 6 year plan will be prepared and presented it to council at the September Meeting annually.
Neumeyer Farms (recreational park) - NDED Shovel Ready Grant Project	090034	Administration	Julie Ogden	General Engineering	Warranty Period	Final Documents submitted to NDED for payment of remaining grant funds. Warranty will expire in December 2025. Jake will be starting work on the field turf and start the sprinker sytems in April.
Newport Vista subdivision, Phase 2	090034	Administration	Julie Ogden	General Engineering	Warranty Period	Building Permits can be issued. Trail construction is nearly completed with just seeding to be completed. Warranty for the trail will expire in Fall of 2026.
Ridgewood Replat 14	90034	Administration	Julie Ogden	General Engineering	Warranty Period	All lots but one have been split. Building permits are being issued. Warranty will expire in November 2025
The Heritage Replat 6 (old school site)	090034	Administration	Julie Ogden	General Engineering	Warranty Period	The development construction has been completed and punch list items are done. There are a few items that will be monitored over the warranty period (expires in July 2025) and coordination continues with the developer related to the storm basin on Rainwood Road. Future building permits are being HELD for this development until the sidewalk construciton is completed. The SID has submitted a claim against the contractors bond for repairs where pavement is cracked and settling. These plans have NOT been provided to the City for review/approval. The SID engineer has reviewed the inforamtion on the road failure and will be sending reports and plans for review.
Waters Edge @ 168 Mueller Property (adjacent to Middle School)	90034	Administration	Julie Ogden	General Engineering	Warranty Period	Internal construction is complete other than a few sidewalks. Building permits will be issued as applied for. The warranty period for this development ends on April 15, 2026.

Project	JEO Project No.	JEO Department Leading Project	Assigned To	Contract Executed	Status	Update Comments From Previous Month
Neumeyer Farms (recreational park) - Tennis/Pickleball Courts	090034	Administration	Julie Ogden	Agreement Needed	On Hold	John B met with the school about partnering on construction for a tennis/pickleball court to be located on the upper part of Neumeyer Farm Park. The school will be constructing their own facilities on campus. This project will be put on hold until the Park Master Plan update is completed.
Alley Improvements - Between Stark and Alley Streets, south of Bennington Road	090034	Administration	Tyler Hevlin	General Engineering	On Hold - Per City	JEO has developed a petition and an exhibit for the City to disperse to the parcel owners along the Stark-Allen Alley. The exhibit included approximate construction costs that would be assessed to the various lots. The petition and exhibit has been provided to the City for their use. JEO was asked to review the short-term solutions of the rehabilitation of the alleys. A summary email was provided to Mayor John. A meeting was held with property owners on July 7th. Property owners were provided information on potential costs along with a petition document they can use. It did not appear that there is a majority of property owners interested in the alley improvements at this time due to costs and economic conditions.
Vermont Street Improvements	0900034	Administration	Tyler Hevlin	General Engineering	On Hold - Per City	Former Mayor John has inquired what possibilities exist for improvements to Vermont Street. JEO informed Mayor John of history related to improvements completed 8-10 years ago, and attempts to create a street improvement district. JEO has advised that installing millings is not desirable as the City will struggle maintaining them in the future with their equipment. Discussion is still open, but looking for opportunities to grade and add aggregate to street as a part of another future project.
Bennington Farm (Christmas Tree) Property - Rezoning	090034	Planning	Julie Ogden	General Engineering	On Hold - Waiting on Applicant	Initial Platting and Rezoning is completed. A rezoning request was on the Planning Commission for the portion of the property where the existing structure sits. The planning commission had many questions and tabled the consideration of the re-zoning for submittal of a preliminary/final plat and traffic impact study, as requested by NDOT. We have received the traffic study and sight distance review. Planning Commission has reviewed and recommended approval for council consideration at the October meeting. This is on hold pending outcome of litigation. The property is currently on the market for sale so that may provide resolution.
Prairie Ridge (aka Bennington Park Lot 1 - large lot behind Runza)	090034	Administration	Julie Ogden	General Engineering	On Hold - Waiting on Applicant	A final plat was approved (6-2023) for this lot which combines duplex units (for sale) and townhome style buildings (for rent or sale). The interior road improvements are proposed to be privately owned and maintained to allow for a narrower ROW and paving. This proposal includes the use of CMD zoning and appropriate green space is provided. City attorney is working with the developer on the subdivision agreement and an updated set of construction plans have been reviewed by JEO and comments provided back to developer (12/5/23). Plans will not be approved until the subdivision agreement is finalized. They are inquiring about TIF funding for the site.
Ridgewood Lots 1 & 2	090034	Administration	Julie Ogden	General Engineering	On Hold - Waiting on Applicant	The owner of Lots 1 & 2 has started to clear the lots and fill in the old basin. Anticipate building permits in the future.

EXECUTIVE SESSION SCRIPT

Mayor: Next is Agenda Item Number 20, Executive Session for Strategy Discussions with City Attorney regarding Contract Negotiations.

Mayor: Is there a motion to go into Executive Session?

Council Member: Motion to go into Executive Session for Strategy Discussions with City Attorney regarding Contract Negotiations.

Council Member: Second.

Mayor: Roll call vote please. City Clerk does roll call vote.

Mayor: Let the records show that at ___:___p.m., we are going into Executive Session and the limitation of the subject matter is Strategy Discussions with City Attorney regarding Contract Negotiations.

After the Executive Session is concluded and you have returned to open session, the do the following:

Mayor: Is there a motion to reconvene in open session?

Council Member: Motion the reconvene in open session.

Council Member: Second.

Mayor: Roll call vote please. City Clerk does roll call vote.

Mayor: We are now reconvened in open session at ___:___p.m.