City of Bennington
Community Development Agency Meeting Agenda
Monday, June 9, 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 May 12, 2025 Meeting Minutes

3. Public Comments on any Agenda Items

4. Proposed Redevelopment Contract pursuant to the Nebraska Community Development Law which involves partial funding known as Tax Increment Financing, with Bennington Capital Growth, LLC for The Haven at Bennington redevelopment Project on Lots 18, 19 and 20, Block 6 Town of Bennington, Douglas County, Nebraska, generally located between 15408 and 15416 South Second Street.
    A. Presentation by Staff and Applicant
    B. CDA Discussion

5. Resolution No. CDA 2025-2 of the Community Development Agency Approving a Redevelopment Contract for The Haven at Bennington Redevelopment Project and Authorizing the Issuance and the Terms of a Tax Increment Revenue Bond.
    A. Motion to Approve and Adopt

6. Adjourn

City of Bennington
City Council Meeting Agenda
Monday, June 9, 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. May 12, 2025 City Council Meeting Minutes
    B. May 2025 Bills Paid
    C. Keno Receipts: May 8.75%: $8,730.24
    D. JEO Consulting Invoices for:
        i. General Engineering Invoice No. 161078 for $15,600.00
        ii. Neumeyer Farm Invoice No. 161133 and 161093 totaling $41,203.75
        iii. Public Works Building Invoice No. 160937 and 161077 totaling $2,971.25
        iv. Splash Pad Invoice No. 160975 totaling $10,517.50
            A. Motion

3. Amendments to the City of Bennington Zoning Regulations to Define Martial Arts, to Amend the Definition of Studio, and to Add Indoor Youth Playground or Gym as a Conditional Use in the I-1 Light Industrial, C-1 Highway Commercial and C-4 Flex Business Zoning Districts
    A. Presentation
    B. Public Hearing
    C. Motion

4. Street Closure / Event Application – Saturday, August 9, 2025 from 8 a.m. to 1 p.m.
    A. Douglas County Farm Bureau Tractor Show – Rob Gottsch
        i. Motion

5. Peddler Permit Application
    A. Renewal of a One Year Permit for Legacy Restoration – Alex McKenzie
        i. Motion to Approve
    B. One Week Permit for Book Sales from Southwestern Advantage – Maciej Marchaj
        i. Motion to Approve

6. Pay Applications for Armodus Street Patching
    A. Pay Application #1 for $82,893.10
        i. Motion to Approve

B. Pay Appliction #2 & Final for $2,563.70 (subject to completion of punch list)
    i. Motion to Approve

7. Public Works Building
    A. Pay Application #1 to Darland for $48,450.00

8. Comprehensive Plan Update to Revise the City of Bennington Future Land Use Map. Changes Proposed include Adding Commercial and High Density Residential at the southeast corner of 180th and Bennington Road and Expansion of Commercial along the west side of 156th Street, south of Papillion Creek.
    A. Presentation
    B. Public Hearing
    C. Motion

9. Ordinance No. 540 Amending the Official Zoning Map of the City of Bennington from a TA Transitional Agriculture Zoning District to an R-3 Medium Density Residential Zoning District for the Land being Platted as the Morgan Ridge Phase 2 Subdivision Lots 239-373 and Outlots I-O
    A. Motion to Introduce and Waive Three Readings
    B. Motion to Approve and Adopt

10. Ordinance No. 541 Amending the Official Zoning Map of the City of Bennington from a TA Transitional Agriculture Zoning District to an R-3 Medium Density Residential Zoning District for the Land being Platted as the Hagen Hills Subdivision Lots 47-89 and Outlot F
    A. Motion to Introduce and Waive Three Readings
    B. Motion to Approve and Adopt

11. Ordinance No. 542 Amending the City of Bennington Zoning Regulations regarding Studio Definitions and Studio and Indoor Youth Playground or Gym Conditional Uses in the C-1 Highway Commercial, C-4 Flex Business, and I-1 Light Industrial Zoning Districts
    A. Motion to introduce and Waive Three Readings
    B. Motion to Approve and Adopt

12. Ordinance No. 543 Amending the Future Land Use Plan in the Bennington 2018 Comprehensive Plan to Designate Commercial and High Density Residential at the Southeast Corner of North 180th Street and Bennington Road and to Expand the Commercial Designation on the West Side of North 156th Street South of the Papillion Creek
    A. Motion to Introduce and Waive Three Readings
    B. Motion to Approve and Adopt

13. Neumeyer Farm Park
    A. Phase II: US HUD Community Project Funding Grant Update

14. Resolution 2025-02 for 1-Hour Parking Limits Located at South Second and South Stark Streets
    A. Motion to Approve

15. Bennington Soccer Club Addendum Extending the Term of the Agreement until May 31, 2026
    A. Motion to Approve

16. Library Report

17. Police Report

18. Public Works Report

19. Office Report
    A. Motion to Approve City Treasurer Tina Crawford as an Additional Signer for Certificate of Deposit Renewals

20. Project Tracker

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

22. 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

5-28-2025 Minutes

City of Bennington
Planning Commission Meeting Minutes
Wednesday, May 28, 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 Vice-Chair Bob Zaruba called the meeting to order at 6:00 p.m. The following members were present: Haime Dias, Karen Hohman, Anita Ortiz, Mike Valasek and Bob Zaruba. Member James Bartels was absent. City Clerk Mindi Laaker identified the Open Meetings Act location that is available to the public.

Approval of April 30, 2025 Meeting Minutes
Motion by Ortiz, second by Hohman to approve the minutes as presented. With Dias and Valasek abstaining, all voted in favor and the motion carried.

Amendments to the City of Bennington Zoning Regulations to Define Martial Arts, to Amend the Definition of Studio, and to Add Indoor Youth Playground or Gym as a Conditional Use in the I-1 Light Industrial and C-4 Flex Business Zoning Districts
City Engineer Julie Ogden explained the amendments as presented.

Zaruba opened a public hearing and there were no comments.

Motion by Dias, second by Valasek to approve the amendments. All voted in favor and the motion carried.

Comprehensive Plan Update to Revise the City of Bennington Future Land Use Map. Changes Proposed include Adding Commercial and High Density Residential at the southeast corner of 180th and Bennington Road and Expansion of Commercial along the west side of 156th Street, south of Papillion Creek.
City Engineer Julie Ogden explained the revisions to the Future Land Use Map as presented.

Zaruba opened a public hearing and comments were made regarding a traffic light at Rainwood Road, a change in the speed limit, road widening and types of businesses allowed in Commercial Districts.

Motion by Ortiz, second by Dias to approve the changes as presented. All voted in favor and the motion carried.

Adjourn
Motion by Hohman, second by Ortiz to adjourn the meeting at 6:24 p.m. All voted in favor and the motion carried.

ITEM #2 Consent Agenda

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

Call to Order - Roll Call – Open Meetings Act

Chairman Clint Adams called the Community Development Agency meeting to order at 6:00 p.m. on Monday, May 12, 2025. In attendance were Agency 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.

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

City Attorney Jeff Miller and Bennington Capital Growth, LLC/JEH Enterprises, LLC Legal Counsel McKinley Wilson with Pansing Hogan Ernst & Buser LLP presented the Redevelopment Plan and explained the Redevelopment Plan, the recommendation of the Planning Commission, and the requirements of the Community Development Law.

Adams opened a public hearing and concerns were raised regarding downtown parking accommodations for the new businesses.

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

Motion by Lee, second by Pekny to approve the Redevelopment Plan to the City Council as being in conformance with the Community Development Act. Roll call vote: Adams – yes, Bridgeford – no, Hamilton – no, Lee – yes, Pekny – yes. The motion carried.

Adjourn

Motion by Pekny, second by Bridgeford to adjourn the meeting at 6:23 p.m. All vote in favor and the motion carried.

City of Bennington
City Council Meeting Minutes
Monday, May 12, 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 6:24 p.m. on Monday, May 12, 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. 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

BILLS PAID IN APRIL	
CITY	
IRS TAXES	497.77
BERGANKDV, LLC	25,000.00
L.C. SERVICES	19.00
SOUTH SIOUX CITY MARRIOTT RIVERFRONT	660.00
ID CREATOR	45.99
MUD	52.95
OLD REPUBLIC SURETY GROUP	100.00
PRESTO-X	38.00
RATINA CRAWFORD	1,602.01
MINDI LAAKER	1,003.38
NATIONWIDE	4,425.65
NATIONWIDE	2,313.09
IRS TAXES	7,343.79
I3 BANK HSA	163.50
BENNINGTON SUBURBAN FIRE DISTRICT #7	56,534.78
WM CORPORATE SERVICES, INC	62.50
YOUNG AND WHITE LAW OFFICES	2,572.50
COX BUSINESS SERVICES	109.03
THE DAILY RECORD	378.42
EMC INSURANCE COMPANIES	34,317.00

INGRAM	327.78
OLD REPUBLIC SURETY GROUP	800.00
OPPD	296.89
RATINA CRAWFORD	1,139.36
MINDI LAAKER	868.28
NATIONWIDE	4,392.11
NATIONWIDE	2,279.55
INTUIT	2,319.94
INTUIT	460.00
I3 BANK HSA	163.50
ALL MAKES	33.03
JEO CONSULTING, INC	23,613.82
OFFICE DEPOT, INC	61.41
U.S. POSTAL OFFICE	73.00
I3 BANK HSA	163.50
OFFICE BAR HOOPER	29.47
IRS TAXES	2,850.81
I3 BANK HSA	163.50
THE DAILY RECORD	607.32
JOHN ROKES	430.00
CITY TOTAL	**178,312.63**
SEWER	
CITY OF OMAHA CASHIER	32,917.28
ONE CALL CONCEPTS	22.10
MARQUE	1,040.00
CITY OF OMAHA	43,413.42
PEOPLE SERVICE	1,430.00
SEWER TOTAL	**78,822.80**
LIBRARY	
BAKER & TAYLOR BOOKS	131.10
COX BUSINESS SERVICES	136.13
THE DURHAM MUSEUM	350.00
L.C. SERVICES	51.00
LYNN BARNA	81.95
JOHNNA BIERMAN	1,346.50
LISA FLAXBEARD	1,628.44
NATALIE HARTLEY	859.48

HEATHER LUTH	1,202.29
LYDIA PILE	225.84
TARYN STERN	212.34
MUD	247.10
PRESTO-X	28.19
SAM'S CLUB MC/SYNCB	619.29
WM CORPORATE SERVICES, INC	120.65
LISA FLAXBEARD	10.50
JOE PATTERSON	5,409.20
BIG O BOUNCE	677.06
JESSICA ROWE-DESILVA	341.00
OPPD	138.60
SOUTHEAST LIBRARY SYSTEM	25.00
LYNN BARNA	40.97
JOHNNA BIERMAN	1,346.50
LISA FLAXBEARD	1,538.85
NATALIE HARTLEY	655.22
HEATHER LUTH	1,202.30
LYDIA PILE	392.99
TARYN STERN	154.90
I3 BANK - BOND INTEREST PAYMENT	19,215.02
LISA FLAXBEARD	37.00
BAKER & TAYLOR BOOKS	206.94
BIG BIRGE PLUMBING CO	259.50
DESIGN 4	82.80
GREAT AMERICA FINANCIAL SERVICE	214.52
THREE RIVERS LIBRARY SYSTEM	5.00
PETTY CASH	100.00
ALL MAKES OFFICE EQUIPMENT CO.	135.89
COX BUSINESS SERVICES	75.66
INGRAM	283.07
JESSICA ROWE-DESILVA	341.00
LIBRARY TOTAL	**40,129.79**
POLICE	
BENCHMARK GOVERNMENT SOLUTIONS LLC	45.80
BENNINGTON AUTO SALE	356.95
COX BUSINESS SERVICES	202.05
JORDAN BRADLEY	175.76

DEVIN CRINKLAW	175.76
ANDREW HILSCHER	2,614.53
JAYME IVERSEN	1,585.50
DONALD MCGUIRE	241.68
STACIA NELSON	1,742.18
PAUL SMOOT	128.78
JONATHAN STARKE	2,081.10
DANIEL STOCKER	2,042.09
MUD	236.29
PRESTO-X	41.81
SIRCHIE ACQUISITION COMPANY, LLC	125.65
UNMC	49.00
WM CORPORATE SERVICES, INC	56.50
ANDREW HILSCHER	89.88
JORDAN BRADLEY	235.31
JONATHAN STARKE	80.24
CUBBY'S	1,272.30
MID-STATES ORGANIZED CRIME INFO CENTER	100.00
FBI NATIONAL COMMAND COURSE ASSOCIATION	50.00
OPPD	290.06
MENARDS	183.94
ANDREW HILSCHER	2,614.55
JAYME IVERSEN	1,585.49
NICOLE MARTIN	92.35
DONALD MCGUIRE	175.76
STACIA NELSON	1,742.17
MARK NOONAN	202.13
JONATHAN STARKE	2,081.09
DANIEL STOCKER	2,042.08
ABIGAIL WARREN	32.30
ERIC WHITE	124.34
GRANT WRITING USA	445.00
AXON ENTERPRISE, INC	895.00
IDEAL PURE WATER	18.74
NEBRASKA LAW ENFORCEMENT TRAINING CENTER	290.00
U.S. POSTAL SERVICE	73.00
GHOST PATCH CUSTOM	462.20
2 MEN AND A SHOP	298.00
ALL MAKES OFFICE EQUIPMENT CO.	50.75

AT&T MOBILITY	346.94
POLICE TOTAL	**27,775.05**
PARKS	
CUBBY'S	252.79
GRANT WRITING USA	247.50
MONSTER TREE SERVICE OF OMAHA	3,640.00
MUD	369.97
PRESTO-X	30.25
TY'S OUTDOOR POWER & SERVICE	80.00
WM CORPORATE SERVICES, INC	444.54
MENARDS - ELKHORN	348.44
MENARDS	160.78
NAPA AUTO PARTS	87.61
OPPD	754.44
JOHN BOHRER	994.04
DEREK BRECHBILL	1,583.03
JACOB CONLEY	2,347.21
ZACHARY RAUSCHER	465.18
NATHAN STIER	493.71
BOBCAT OF OMAHA	3,150.00
GREAT PLAINS NURSERY	3,014.95
TY'S OUTDOOR POWER & SERVICE	137.25
VERMEER HIGH PLAINS	101.99
JOHN BOHRER	994.04
DEREK BRECHBILL	1,583.05
JACOB CONLEY	2,419.41
ZACHARY RAUSCHER	322.58
NATHAN STIER	458.04
AT&T MOBILITY	23.11
HOME DEPOT CREDIT SERVICES	23.88
PARKS TOTAL	**24,527.79**
STREETS	
MUD	237.00
PRESTO-X	30.25
SN CONTRACTING	1,700.00
CUBBY'S	252.78
HARSIN BUILT CONSTRUCTION	17,102.50

GRANT WRITING USA	247.50
MONSTER TREE SERVICE OF OMAHA	3,640.00
TY'S OUTDOOR POWER & SERVICE	80.00
NAPA AUTO PARTS	87.61
OPPD	5,587.40
BOBCAT OF OMAHA	3,150.00
JEO CONSULTING, INC	5,348.82
TY'S OUTDOOR POWER & SERVICE	137.25
VERMEER HIGH PLAINS	102.00
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**

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

Community Needs Response Plan September 2024-2029 – Library Board
Assistant Library Director Natalie Hartley, 2024 Library Strategic Planning Committee Erika Hanke and Library Board Member Stacy Rice presented the plan identifying community needs including gathering spaces, high school growth, economic development and increased awareness to Library resources.

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 presented the signs that meet standards.

Adams opened a public hearing and there were no comments.

Motion by Bridgeford, second by Pekny to approve 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.

Adams opened a public hearing and there were no comments.

Motion by Pekny, second by Lee to approve 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, Block 6, Town of Bennington, Douglas County, Nebraska, generally located between 15408 and 15416 South Second Street, Bennington, Nebraska

City Attorney Jeff Miller and Bennington Capital Growth, LLC/JEH Enterprises, LLC Legal Counsel McKinley Wilson with Pansing Hogan Ernst & Buser LLP reviewed the Redevelopment Plan, addressed concerns regarding parking and discusses the requirements of the Community Development Law.

Adams opened a public hearing and comments were made supporting the project.

Motion by Pekny, second by Lee to approve Resolution No. 2025-01 regarding the Redevelopment Plan for The Haven at Bennington Redevelopment Project and Making Findings and Approving Action Thereon. Roll call vote: Bridgeford – yes, Hamilton – no, Lee – yes, Pekny – yes. The motion carried

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

Motion by Bridgeford, second by Lee to approve items A-E listed above. All voted in favor and the motion carried.

Street Closure and Event Applications –

Felecia Weaver with the Bennington Chamber and Community Foundation Farmer's Market 2025, requested a street closure twice a month (June-September) from 156th Street to Molley Street.

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

Neumeyer Farm Park
A. Phase II: US HUD Community Project Funding Grant Update
B. Park and Splash Pad Concept Plan
The City is working on the HUD Portal, Environmental Studies and a Concept Plan.

Annual Report on the Bennington ASIP Program
The Arterial Street Improvement Program continues to grow funds that will be used on future Bennington Road and 168th Street improvement projects.

Douglas County Library Interlocal Cooperation Agreement
Motion by Bridgeford, second by Pekny to approve the Agreement as presented. All voted in favor and the motion carried.

2-Hour Parking Limits Located at 132 South Stark Street Discussion
A resolution for 1-hour parking limits consistent with current downtown parking limits will be presented to the City Council for locations at 132 South Stark Street and 15323 South Second Street.

Library Report
Local Girl Scouts will erect a Little Free Food Pantry in Centennial Park.

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

Project Tracker
A Sewer Study Memo was presented with the Project Tracker.

Executive Session for Strategy Discussions with City Attorney regarding Contract Negotiations
Motion by Bridgeford, second by Pekny to go into Executive Session for strategy discussions with City Attorney regarding Contract Negotiations at 7:31 p.m. All voted in favor and the motion carried.

Motion by Bridgeford, second by Pekny to come out of Executive Session for strategy discussions with City Attorney regarding Contract Negotiations at 7:42 p.m. All voted in favor and the motion carried.

Adjourn
Motion by Bridgeford, second by Lee to adjourn the meeting at 7:42 p.m. All voted in favor and the motion carried.

BILLS PAID IN MAY

CITY

DD	RATINA CRAWFORD	1,139.37	
DD	MINDI LAAKER	919.37	
AUTO	I3 BANK HSA	163.50	
AUTO	NATIONWIDE	4,534.39	
AUTO	NATIONWIDE	2,421.83	
22174	BLUE CROSS BLUE SHIELD OF NEBRASKA	850.36	
22176	THE DAILY RECORD	297.32	
22177	FILTER SHOP	5.30	
22178	MUTUAL OF OMAHA	130.68	
22179	MUTUAL OF OMAHA	162.56	
22180	OMAHA NEON SIGN COMPANY	1,141.00	
22194	PRESTO-X	38.00	
22198	WM CORPORATE SERVICES, INC	62.50	
22199	YOUNG & WHITE LAW OFFICES	6,526.70	
AUTO	I3 BANK HSA	163.50	
AUTO	IRS TAXES	8,326.95	
AUTO	INTUIT	346.00	
DD	RATINA CRAWFORD	1,139.36	
DD	MINDI LAAKER	868.29	
AUTO	NATIONWIDE	4,534.39	
AUTO	NATIONWIDE	2,421.83	
22201	ALL MAKES	36.85	
22207	COX BUSINESS SERVICES	104.68	
22211	JEO CONSULTING, INC	11,322.50	
22212	L.C. SERVICES	19.00	
22213	OPPD	297.42	
AUTO	I3 BANK HSA	163.50	
AUTO	IRS TAXES	3,259.10	
22218	BLUE CROSS BLUE SHIELD OF NEBRASKA	850.36	
22220	THE DAILY RECORD	23.33	
22221	GREAT AMERICA FINANCIAL SERVICE	105.42	
22227	MUTUAL OF OMAHA	130.68	
22228	MUTUAL OF OMAHA	162.56	
22229	OFFICE DEPOT, INC	104.74	
22230	PRESTO-X	38.00	
AUTO	I3 BANK HSA	163.50	
AUTO	IRS TAXES	8,151.50	
AUTO	I3 BANK HSA	163.50	
	CITY TOTAL	**61,289.84**	

SEWER

22181	ONE CALL CONCEPTS	28.93	
22199	YOUNG & WHITE LAW OFFICES	135.00	
22206	CITY OF OMAHA CASHIER	35,402.47	
22211	JEO CONSULTING, INC	2,576.25	
22214	PEOPLE SERVICE	1,550.75	
	SEWER TOTAL	**39,693.40**	

LIBRARY

DD	LYNN BARNA	25.21	
DD	JOHNNA BIERMAN	1,346.50	
DD	LISA FLAXBEARD	1,538.84	
DD	NATALIE HARTLEY	829.74	
DD	HEATHER LUTH	1,079.87	
DD	LYDIA PILE	171.80	
DD	TARYN STERN	144.77	
22171	NATALIE HARTLEY	93.43	REIMBURSEMENT
22173	BAKER & TAYLOR BOOKS	240.55	
22174	BLUE CROSS BLUE SHIELD OF NEBRASKA	4,685.19	
22177	FILTER SHOP	23.60	
22178	MUTUAL OF OMAHA	175.23	
22179	MUTUAL OF OMAHA	263.44	

22186	BELLWETHER	377.46	
22187	COX BUSINESS SERVICES	136.13	
22189	JESSICA ROWE-DESILVA	341.00	
22191	OFFICE DEPOT, INC	83.98	
22193	PENWORTHY	2,522.68	
22194	PRESTO-X	28.19	
22196	SAM'S CLUB MC/SYNCB	1,856.69	
22198	WM CORPORATE SERVICES, INC	120.65	
22200	LISA FLAXBEARD	312.69	REIMBURSEMENT
DD	LYNN BARNA	69.34	
DD	JOHNNA BIERMAN	1,346.52	
DD	LISA FLAXBEARD	1,538.84	
DD	NATALIE HARTLEY	928.12	
DD	HEATHER LUTH	1,079.89	
DD	LYDIA PILE	188.69	
DD	TARYN STERN	222.47	
22202	AMAZON CAPITAL SERVICES	64.13	
22204	BAKER & TAYLOR BOOKS	275.27	
22209	INGRAM	408.48	
22210	JENSEN BROTHERS MOWING LLC	3,950.00	
22212	L.C. SERVICES	51.00	
22213	OPPD	138.60	
22216	JESSICA ROWE-DESILVA	341.00	
22218	BLUE CROSS BLUE SHIELD OF NEBRASKA	4,685.19	
22221	GREAT AMERICA FINANCIAL SERVICE	188.69	
22223	GUMDROP BOOKS	563.26	
22224	INGRAM	446.51	
22225	LERNER PUBLISHING GROUP	511.78	
22227	MUTUAL OF OMAHA	175.23	
22228	MUTUAL OF OMAHA	263.44	
22230	PRESTO-X	28.19	
	LIBRARY TOTAL	**33,862.28**	

POLICE

DD	JORDAN BRADLEY	175.76	
DD	DEVIN CRINKLAW	175.76	
DD	ANDREW HILSCHER	2,614.53	
DD	JAYME IVERSEN	1,585.49	
DD	ROBERT JONES	219.70	
DD	NICOLE MARTIN	258.58	
DD	STACIA NELSON	1,742.17	
DD	JONATHAN STARKE	2,081.10	
DD	DANIEL STOCKER	2,042.09	
22174	BLUE CROSS BLUE SHIELD OF NEBRASKA	10,275.38	
22177	FILTER SHOP	4.70	
22178	MUTUAL OF OMAHA	469.93	
22179	MUTUAL OF OMAHA	459.15	
22188	CUBBY'S	1,159.01	
22194	PRESTO-X	41.81	
22197	U.S. POSTAL SERVICE	188.00	
22198	WM CORPORATE SERVICES, INC	56.50	
CC	TARGET	83.44	
CC	RAY ALLEN MANUFACTURING	1,299.99	
DD	ANDREW HILSCHER	2,614.55	
DD	JAYME IVERSEN	1,585.50	
DD	NICOLE MARTIN	147.76	
DD	STACIA NELSON	1,742.17	
DD	MARK NOONAN	117.20	
DD	PAUL SMOOT	128.80	
DD	JONATHAN STARKE	2,081.10	
DD	DANIEL STOCKER	2,042.08	
22203	AT&T MOBILITY	346.94	
22205	BENNINGTON AUTO SALE	519.01	
22207	COX BUSINESS SERVICES	203.32	
22208	IDEAL PURE WATER	11.74	
22213	OPPD	291.70	
22217	JONATHAN STARKE	41.87	
22218	BLUE CROSS BLUE SHIELD OF NEBRASKA	10,275.38	
22221	GREAT AMERICA FINANCIAL SERVICE	25.80	

22227	MUTUAL OF OMAHA	469.93	
22228	MUTUAL OF OMAHA	459.15	
22230	PRESTO-X	41.81	
	POLICE TOTAL	**48,078.90**	

PARKS

DD	JOHN BOHRER	994.05	PARKS 2317.03 STREETS 222.18
DD	DEREK BRECHBILL	1,583.03	PARKS 1622.33 STREETS 695.28
DD	JACOB CONLEY	2,419.39	PARKS 2173.97 STREETS 931.70
DD	ZACHARY RAUSCHER	798.37	PARKS 160.00 STREETS 196.00
DD	NATHAN STIER	847.95	PARKS 384.00 STREETS 124.00
22172	AMERICAN LEGION	167.50	
22174	BLUE CROSS BLUE SHIELD OF NEBRASKA	916.83	
22175	COX BUSINESS SERVICES	46.39	
22178	MUTUAL OF OMAHA	239.81	
22179	MUTUAL OF OMAHA	50.05	
22182	PORTA JOHNS	112.50	
22183	SITE ONE LANDSCAPE SUPPLY	1,144.52	
22185	JELINEK ACE HARDWARE	202.69	
22188	CUBBY'S	148.35	
22190	MENARDS	343.08	
22192	PAPIO VALLEY NURSERY, INC	637.25	
22194	PRESTO-X	32.07	
22195	SITE ONE LANDSCAPE SUPPLY	738.38	
22198	WM CORPORATE SERVICES, INC	969.10	
DD	JOHN BOHRER	994.03	PARKS 2317.03 STREETS 222.18
DD	DEREK BRECHBILL	1,583.04	PARKS 1622.33 STREETS 695.28
DD	JACOB CONLEY	2,419.41	PARKS 2173.97 STREETS 931.70
DD	ZACHARY RAUSCHER	379.62	PARKS 160.00 STREETS 196.00
DD	NATHAN STIER	386.74	PARKS 384.00 STREETS 124.00
22203	AT&T MOBILITY	23.11	
22211	JEO CONSULTING, INC	5,142.50	
22213	OPPD	857.97	
CC	AMAZON	49.70	
22218	BLUE CROSS BLUE SHIELD OF NEBRASKA	916.83	
22222	GREAT PLAINS NURSERY	399.50	
22227	MUTUAL OF OMAHA	239.81	
22228	MUTUAL OF OMAHA	50.05	
22230	PRESTO-X	32.07	
	PARKS TOTAL	**25,865.69**	

STREETS

22172	AMERICAN LEGION	167.50
22174	BLUE CROSS BLUE SHIELD OF NEBRASKA	916.82
22175	COX BUSINESS SERVICES	46.40
22179	MUTUAL OF OMAHA	50.05
22182	PORTA JOHNS	112.50
22184	UNIQUE PAVING MATERIALS CORP	1,904.00
22185	JELINEK ACE HARDWARE	202.69
22188	CUBBY'S	148.36
22190	MENARDS	64.71
22192	PAPIO VALLEY NURSERY, INC	637.25
22194	PRESTO-X	32.06
22195	SITE ONE LANDSCAPE SUPPLY	738.38
22203	AT&T MOBILITY	23.11
22211	JEO CONSULTING, INC	13,872.50

22213	OPPD	5,591.69
CC	AMAZON	49.70
22218	BLUE CROSS BLUE SHIELD OF NEBRASKA	916.82
22219	CLEAN SWEEP COMMERCIAL, INC	3,241.50
22226	MICHAEL TODD & COMPANY, INC.	134.52
22228	MUTUAL OF OMAHA	50.05
22230	PRESTO-X	32.06
	STREETS TOTAL	**28,932.68**

CITY	**61,289.84**
SEWER	**39,693.40**
LIBRARY	**33,862.28**
POLICE	**48,078.90**
PARKS	**25,865.69**
STREETS	**28,932.68**
TOTAL OF ALL BILLS	**237,722.79**

GENERAL DEPOSITS

5/1/2025	OFFICE DEPOSIT - DUCKY DONATION	539.00
5/2/2025	OFFICE DEPOSIT	16,399.00
5/9/2025	STATE OF NEBRASKA - HIGHWAY ALLOCATION	19,894.27
5/9/2025	OFFICE DEPOSIT	292.00
5/14/2025	DOUGLAS COUNTY GENERAL	132,612.16
5/14/2025	DOUGLAS COUNTY BOND	65,006.97
5/16/2025	OFFICE DEPOSIT	17,026.00
5/22/2025	STATE OF NEBRASKA - SALES TAX	87,096.56
5/23/2025	OFFICE DEPOSIT	192,486.68
5/30/2025	OFFICE DEPOSIT	25,055.00
5/31/2025	INTEREST	12,133.83
	DEPOSITS TOTAL	**568,541.47**
	DIFFERENCE	**330,818.68**
5/5/2025	*KENO DEPOSIT*	*4,683.60*
5/20/2025	*KENO DEPOSIT*	*4,046.64*
5/31/2025	*KENO INTEREST*	*1,177.78*
		9,908.02

JEO CONSULTING GROUP

Engineering | Architecture | Surveying | Planning

Invoice

May 15, 2025
Project No: R090034.13
Invoice No: 161078
Invoice Amount: 15,600.00

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

Project Manager Julie Borchers

Project R090034.13 Bennington General Engineering

Professional Services through May 9, 2025

	Contract Amount	Percent Complete	Billed-to-Date	Previous Billing	Current Billing
Hourly Phase(s)					
2025 General Engineering			$46,031.25	$30,431.25	$15,600.00
Total			**$46,031.25**	**$30,431.25**	**$15,600.00**

Total Amount Due Upon Receipt : $15,600.00

Outstanding Invoices

Number	Date	Balance
160181	4/11/2025	12,208.75
Total		**12,208.75**

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

Billing Backup

Thursday, May 15, 2025

JEO Consulting Group, Inc. Invoice 161078 Dated 5/15/2025 11:22:10 AM

Project R090034.13 Bennington General Engineering

Phase 2025 2025 General Engineering

Task 001 General Assistance/Meetings

Hours this Invoice

		Hours		Amount	
63 - Ogden, Julie	4/7/2025	.75	250.00	187.50	
63 - Ogden, Julie	4/8/2025	.50	250.00	125.00	
63 - Ogden, Julie	4/14/2025	2.25	250.00	562.50	
63 - Borchers, Julie	5/1/2025	.75	250.00	187.50	
63 - Borchers, Julie	5/7/2025	1.25	250.00	312.50	
63 - Borchers, Julie	5/8/2025	.25	250.00	62.50	
Totals		5.75		1,437.50	
Total Labor					**1,437.50**

Total this Task **$1,437.50**

Task 002 Planning & Building Assistance

Hours this Invoice

		Hours		Amount	
63 - Ogden, Julie	4/9/2025	2.75	250.00	687.50	
40 - Ray, Jeffrey	4/9/2025	2.00	240.00	480.00	
29 - Woodrum, Madison	4/9/2025	8.00	115.00	920.00	
63 - Ogden, Julie	4/14/2025	1.50	250.00	375.00	
63 - Ogden, Julie	4/15/2025	1.00	250.00	250.00	
40 - Ray, Jeffrey	4/15/2025	1.00	240.00	240.00	
63 - Ogden, Julie	4/18/2025	.25	250.00	62.50	
40 - Ray, Jeffrey	4/18/2025	.50	240.00	120.00	
63 - Borchers, Julie	4/22/2025	.25	250.00	62.50	
40 - Ray, Jeffrey	4/23/2025	1.00	240.00	240.00	
63 - Borchers, Julie	4/25/2025	.25	250.00	62.50	
63 - Borchers, Julie	4/28/2025	1.00	250.00	250.00	
63 - Borchers, Julie	4/30/2025	4.25	250.00	1,062.50	
63 - Borchers, Julie	5/1/2025	.75	250.00	187.50	
63 - Borchers, Julie	5/5/2025	1.25	250.00	312.50	
63 - Borchers, Julie	5/7/2025	1.25	250.00	312.50	
63 - Borchers, Julie	5/8/2025	.75	250.00	187.50	
Totals		27.75		5,812.50	
Total Labor					**5,812.50**

Total this Task **$5,812.50**

Task 003 GIS/Mapping Assistance

Hours this Invoice

		Hours		Amount	
29 - Woodrum, Madison	4/29/2025	4.00	115.00	460.00	
29 - Woodrum, Madison	5/7/2025	3.00	115.00	345.00	
Totals		7.00		805.00	
Total Labor					**805.00**

Total this Task **$805.00**

Task 004 Sewer System Assistance

Hours this Invoice

		Hours		Amount	
45 - Beauclair, Aaron	4/17/2025	1.50	235.00	352.50	
45 - Beauclair, Aaron	4/18/2025	.75	235.00	176.25	
63 - Ogden, Julie	4/18/2025	.50	250.00	125.00	
63 - Borchers, Julie	4/22/2025	.75	250.00	187.50	
45 - Beauclair, Aaron	4/23/2025	.50	235.00	117.50	
45 - Beauclair, Aaron	4/25/2025	.25	235.00	58.75	
Totals		4.25		1,017.50	
Total Labor					**1,017.50**

Total this Task **$1,017.50**

Task 006 Street/Bridge Assistance

Hours this Invoice

		Hours		Amount	
63 - Ogden, Julie	4/7/2025	1.25	250.00	312.50	
63 - Ogden, Julie	4/9/2025	.50	250.00	125.00	
63 - Ogden, Julie	4/10/2025	.50	250.00	125.00	
63 - Jensen, Noah	4/21/2025	1.00	170.00	170.00	
50 - Moeller, Timothy	4/22/2025	5.00	135.00	675.00	
63 - Jensen, Noah	4/29/2025	.50	170.00	85.00	
50 - Moeller, Timothy	4/29/2025	4.50	135.00	607.50	
63 - Borchers, Julie	4/30/2025	.25	250.00	62.50	
63 - Borchers, Julie	5/5/2025	.75	250.00	187.50	
63 - Jensen, Noah	5/6/2025	.50	170.00	85.00	
48 - Kraenow, Alexander	5/6/2025	2.50	125.00	312.50	
Totals		17.25		2,747.50	
Total Labor					**2,747.50**

Total this Task **$2,747.50**

Task 007 Neumeyer Recreational Complex

Hours this Invoice

		Hours		Amount	
63 - Borchers, Julie	4/21/2025	.50	250.00	125.00	
63 - Borchers, Julie	4/22/2025	.25	250.00	62.50	
63 - Borchers, Julie	4/30/2025	.50	250.00	125.00	
63 - Borchers, Julie	5/1/2025	.50	250.00	125.00	
Totals		1.75		437.50	
Total Labor					**437.50**

Total this Task **$437.50**

Task 011 The Heritage Replat 6

Hours this Invoice

			Hours		Amount	
63 - Ogden, Julie		4/10/2025	.75	250.00	187.50	
63 - Borchers, Julie		5/1/2025	.50	250.00	125.00	
	Totals		1.25		312.50	
	Total Labor					**312.50**
				Total this Task		**$312.50**

Task 012 Morgan Ridge

Hours this Invoice

			Hours		Amount	
63 - Ogden, Julie		4/7/2025	.50	250.00	125.00	
63 - Ogden, Julie		4/10/2025	1.25	250.00	312.50	
63 - Callen, John		4/15/2025	1.50	270.00	405.00	
63 - Ogden, Julie		4/15/2025	1.00	250.00	250.00	
63 - Ogden, Julie		4/16/2025	1.50	250.00	375.00	
63 - Ogden, Julie		4/18/2025	.25	250.00	62.50	
63 - Borchers, Julie		4/23/2025	.75	250.00	187.50	
63 - Borchers, Julie		4/24/2025	.25	250.00	62.50	
63 - Borchers, Julie		4/29/2025	.50	250.00	125.00	
63 - Callen, John		5/1/2025	1.00	270.00	270.00	
45 - Nissen, Ann		5/1/2025	.50	210.00	105.00	
63 - Borchers, Julie		5/7/2025	.50	250.00	125.00	
	Totals		9.50		2,405.00	
	Total Labor					**2,405.00**
				Total this Task		**$2,405.00**

Task 013 Waters Edge @ 168th Subdivision

Hours this Invoice

			Hours		Amount	
63 - Ogden, Julie		4/7/2025	1.00	250.00	250.00	
63 - Ogden, Julie		4/16/2025	.75	250.00	187.50	
63 - Ogden, Julie		4/18/2025	.25	250.00	62.50	
	Totals		2.00		500.00	
	Total Labor					**500.00**
				Total this Task		**$500.00**

Task 014 Hagen Hills

Hours this Invoice

			Hours		Amount	
63 - Ogden, Julie		4/7/2025	.50	250.00	125.00	
	Totals		.50		125.00	
	Total Labor					**125.00**
				Total this Task		**$125.00**
				Total this Phase		**$15,600.00**
				Total this Project		**$15,600.00**

JEO CONSULTING GROUP

Engineering | Architecture | Surveying | Planning

Invoice

May 12, 2025
Project No: R220296.01
Invoice No: 160937
Invoice Amount: 1,247.50

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 May 2, 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	$12,000.00	0.00
Hourly Phase(s)					
Construction Administration			$1,247.50	0.00	$1,247.50
SWPPP			0.00	0.00	0.00
Construction Staking			0.00	0.00	0.00
Reimbursable Expenses			$697.64	$697.64	0.00
Total	**$150,000.00**		**$151,945.14**	**$150,697.64**	**$1,247.50**

Total Amount Due Upon Receipt : $1,247.50

Outstanding Invoices

Number	Date	Balance
160126	4/9/2025	12,000.00
Total		**12,000.00**

JEO CONSULTING GROUP

Engineering | Architecture | Surveying | Planning

Invoice

May 15, 2025
Project No: R090034.10
Invoice No: 161077
Invoice Amount: 1,723.75

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

Project Manager Julie Borchers

Project R090034.10 Bennington Public Works Building on Bennington Road

Professional Services through May 9, 2025

	Contract Amount	Percent Complete	Billed-to-Date	Previous Billing	Current Billing
Hourly Phase(s)					
General Project Management			$2,036.25	$2,007.50	$28.75
Construction Services			0.00	0.00	0.00
Flood Plain Development Permit			$10,791.25	$9,096.25	$1,695.00
Total			**$12,827.50**	**$11,103.75**	**$1,723.75**

Total Amount Due Upon Receipt : $1,723.75

Outstanding Invoices

Number	Date	Balance
160180	4/11/2025	1,060.00
Total		**1,060.00**

Email invoice to: clerk@benningtonne.com

JEO CONSULTING GROUP

Engineering | Architecture | Surveying | Planning

Invoice

May 16, 2025
Project No: R231502.03
Invoice No: 161133
Invoice Amount: 40,575.00

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 May 2, 2025

	Contract Amount	Percent Complete	Billed-to-Date	Previous Billing	Current Billing
Lump Sum Phase(s)					
Preliminary Site Design Services	$96,000.00	20%	$19,200.00	$4,800.00	$14,400.00
Hourly to a Maximum Phase(s)					
Environmental Review	$92,000.00		$26,455.00	$280.00	$26,175.00
Total	**$188,000.00**		**$45,655.00**	**$5,080.00**	**$40,575.00**

Total Amount Due Upon Receipt : $40,575.00

Outstanding Invoices

Number	Date	Balance
160234	4/14/2025	5,080.00
Total		**5,080.00**

Email invoices to: clerk@benningtonne.com

JEO CONSULTING GROUP

Engineering | Architecture | Surveying | Planning

Invoice

May 15, 2025
Project No: R090034.09
Invoice No: 161093
Invoice Amount: 628.75

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

Project Manager Julie Borchers

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

Professional Services through May 9, 2025

FINAL INVOICE

	Contract Amount	Percent Complete	Billed-to-Date	Previous Billing	Current Billing
Hourly Phase(s)					
Project Coordination-Managment			$12,258.75	$12,230.00	$28.75
Grant Administration			$8,500.00	$7,900.00	$600.00
Meetings			$4,223.75	$4,223.75	0.00
Construction Assistance			$15,868.75	$15,868.75	0.00
Total			**$40,851.25**	**$40,222.50**	**$628.75**

Total Amount Due Upon Receipt : $628.75

Outstanding Invoices

Number	Date	Balance
160179	4/11/2025	1,178.75
Total		**1,178.75**

Email invoice to: clerk@benningtonne.com

JEO CONSULTING GROUP

Engineering | Architecture | Surveying | Planning

Invoice

May 12, 2025
Project No: R231502.01
Invoice No: 160975
Invoice Amount: 10,517.50

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

Project Manager Andrew Pennekamp

Project R231502.01 Bennington Splash Pad

Professional Services through May 2, 2025

	Contract Amount	Percent Complete	Billed-to-Date	Previous Billing	Current Billing
Lump Sum Phase(s)					
Design	$75,000.00	19%	$14,517.50	$4,000.00	$10,517.50
Bidding and Permitting	$5,000.00	0%	0.00	0.00	0.00
Total	**$80,000.00**		**$14,517.50**	**$4,000.00**	**$10,517.50**
			Total Amount Due Upon Receipt :		**$10,517.50**

Email invoices to: to clerk@benningtonne.com

Item #3

Zoning Text Amendments

APPLICATION FOR A TEXT AMENDMENT TO ZONING REGULATIONS

City of Bennington, NE

NOTE: Form must be filled out completely and appropriate attachments provided, before the city will accept this application for processing, please print or type.

Date: 4.25.25 Applicant Email Address: NielsenNinjas@outlook.com

Applicant's Name: Katie and Jake Nielsen Phone Number: 402-720-8194

Applicant's Address: 12212 N 152nd Circle, Bennington NE 68007

Section(s) of the Zoning Regulations to be Amended: 2.03.474A STUDIO & 2.03.318 RECREATIONAL FACILITY

Proposed Use of Subject Property: 15311 Warehouse Street (Parcel # 0611190008)

Current Zoning: I-1 (Light Industrial) Proposed Zoning: Conditional Use

Summary of Text Amendment(s) proposed: (please use this space to provide detailed information on the zoning text amendment(s) you are proposing, proposed language to be added and/or deleted and why you believe the changes are necessary. Attach additional pages as needed.)

We are requesting a text amendment to the 2.03.474A studio zoning defintion to include 'martial arts' either as permitted or conditional use.

I am also writing to request that Recreational Facility be added as a Conditional Use under the I-1 zoning district. This would allow for a childrens 'play cafe' space to be subleased under the martial arts studi

Text amendment process:

1. The Zoning Administrator & Engineer will coordinate a review of the request with City Staff and other appropriate departments or agencies to prepare/provide a recommendation report to the Planning Commission and City Council.
2. The Planning Commission will hold a public hearing and make a recommendation to the City Council.
3. The City Council will hold a public hearing and make a final decision on the proposed zoning text amendment(s) application.

Signature of Owner or Agent: Katie Nielsen

OFFICE USE ONLY:

Permit No. _____ Fee Paid $ 250.00 Check No. 1083

Date 5-28-25 Approved ☒ Robert K Zavala
Denied ☐ Chair, Bennington Planning Commission

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

MEMO

To: *Bennington Planning Commission*

From: *Julie Ogden*

Cc: *Jeff Miller, City Attorney & Mindi Laaker, City Clerk*

Date: *May 15, 2025*

Subject: *Application to add Martial Arts as a use under "Studio" in applicable zones and to add Youth Play Gym as a Conditional Use under I-1 (Industrial) Zone*

An application for a text amendment has been submitted to the City to add "Martial Arts" to the existing Studio Definition and uses (or confirm that it is included by implication). The application also requests to add Recreational Facilities to the Industrial (I-1) zoning district. The specific property in question is located at the intersection of Harvest Lane and Warehouse Street. The application is included with this memo and each request will be looked at independently.

Engineers/Planners Review:

Martial Arts Studio:

In review of the application, it was determined that a definition for Martial Arts could be added with the clarification that they would be included in the studio use if the planning commission feels that this clarification is needed. If it is the opinion of the commission that Martial Arts and similar uses are included in the current regulations, then no changes are needed to the regulations. Below are the potential changes if desired – if changes are made, all references to the use would be updated accordingly.

2.03.256A **MARTIAL ARTS** shall be any of several arts of combat and self-defense (such as karate and judo) that are widely practiced as sport. See also Studio, dance/yoga/cheer/ gymnastics/martial arts/boxing.

2.03.474A **STUDIO, DANCE/YOGA/CHEER/GYMNASTICS/MARTIAL ARTS/BOXING** shall mean a small-scale facility, typically accommodating one or two groups of students at a time within no more than two instruction spaces. These facilities include individual and group instruction and training in the arts; production rehearsal; dance, gymnastics, cheer, yoga, martial arts, boxing and similar instruction; and aerobics, with no other fitness facilities or equipment. This does not include uses defined in Adult Establishments.

Indoor Youth Play Gym

The application, based on discussion with city staff, asked that Recreational Facilities be added as a conditional use to the I-1 zoning district. The definition for Recreational facilities adds many uses that may not all be applicable to this district but adding a use specific to youth play gym could be a better fit and still accomplish what the applicant is asking to do.

2.03.318 **RECREATIONAL FACILITY** shall mean facilities for passive and active recreation including tennis, handball, racquetball, basketball, track and field, jogging, baseball, soccer, skating, swimming, or golf. This shall include country clubs and athletic clubs, but not facilities accessory to a private residence used only by the owner and guests, nor arenas or stadiums used primarily for spectators to watch athletic events. In addition, recreational facilities shall

> mean museums, amphitheaters, race tracks (including all motor-powered vehicles) and wildlife conservation areas (used for public viewing), and theme parks.

The use title of "Indoor Youth Playground or Gym" is self-explanatory so an additional definition is not needed. It would be recommended that it be added to the I-1 zoning as requested but could also be added to the C-4 zoning district, if desired. The other commercial districts already allow for the Recreational Facilities so adding to the use those zones would not be needed as the youth play gym could be allowed under the recreational facility use.

Parking considerations:
Parking regulations for the uses are already included in the regulations and no further additions are needed.

Katie and Jake Nielsen
RWTB Bennington Owners (martial arts company)
12212 N 152nd Circle, Bennington, NE 68007
NielsenNinjas@outlook.com
402-720-8194 (Katie's cell)
402-720-2418 (Jake's cell)
April 18th, 2025

City Council
POBox 221
15505 Warehouse Street
Bennington, NE 68007

Property:
15311 Warehouse Street (Parcel #0611190008)
Zoning: I-L (Light Industrial) + DDO (Downtown Design Overlay)
Future Land Use: Industrial

Subject: Request for Text Amendment to Zoning Ordinance

Dear Members of the City Council,

I am writing to formally request a text amendment to the zoning regulation 2.03.474A pertaining specifically to the definition of STUDIO. Upon careful review of the existing zoning language, we respectfully propose that the term 'martial arts' be added to this definition as a similar business type, regarding instructional spaces in a studio.

Current Definition:
2.03.474A STUDIO, DANCE/YOGA/CHEER/GYMNASTICS shall mean a small-scale facility, typically accommodating one or two groups of students at a time within no more than two instruction spaces. These facilities include individual and group instruction and training in the arts; production rehearsal; dance, gymnastics, cheer, yoga and similar instruction; and aerobics, with no other fitness facilities or equipment. This does not include uses defined in Adult Establishments.

Proposed Revised Definition:
2.03.474A STUDIO, DANCE/YOGA/CHEER/GYMNASTICS/MARTIAL ARTS shall mean a small-scale facility, typically accommodating one or two groups of students at a time within no more than two instruction spaces. These facilities include individual and group instruction and training in the arts; production rehearsal; dance, gymnastics, cheer, yoga, martial arts and similar instruction; and aerobics, with no other fitness facilities or equipment. This does not include uses defined in Adult Establishments.

This revision is intended to clarify the zoning language to allow our locally owned martial arts business to successfully serve the citizens of Bennington and provide a thriving local business for our community.

I understand that any amendment to the zoning ordinance requires careful consideration and public input. I welcome the opportunity to discuss this matter further with city planning staff and council members.

Thank you for your time, attention, and continued dedication to thoughtful planning and responsible development within our city. I respectfully request that this proposed text amendment be placed on the agenda for discussion and consideration at the upcoming meeting of the Planning Commission and City Council.

Sincerely,

Katie Nielsen, Co-owner, CEO RWTB Bennington

Jake Nielsen Co-owner, CEO RWTB Bennington

Additional subject: Background and introduction for RWTB Bennington-your local martial arts company.

For anyone that is not familiar with us, please allow me to introduce ourselves and provide some background information on our business.

We are married with two children and have lived in Bennington since 2014. We are members of St. Johns Lutheran Church and built our forever home in Ridgewood. Our daughter, Zoe (7), is finishing up 1st grade at Bennington Elementary where she is thriving. Our son, Slade (4), is loving his first year of preschool at Kids Kingdom Preschool within St. Johns.

Jake is a retired police officer (retired due to injuries) and served honorably for 12 years in the Fremont, then Bellevue Nebraska areas. He is now a proud stay at home dad and primary instructor for RWTB Bennington. He loves teaching and utilizes his law enforcement background, as well as his 10 Black Belts to empower our students to defend themselves and challenge them to learn something new.

I am a pediatric nurse at Children's Nebraska where I have worked for 17 years. I adore teaching children and helping them to grow in their self-confidence. Seeing them smile when they achieve something new and recognizing each of their unique talents is the highlight of teaching class for me. In addition to my expertise with children, I will graduate with my master's degree in business administration in May 2025. Applying this knowledge to running our small business was the reason for pursuing this degree and I'm excited to grow!

Our business is a branch of Rosenbach Warrior Training Branch based in Fremont. They have been successfully training students in self-defense for more than 50 years and have 5 active branches. Our three disciplines of self-discipline, self-control, and self-respect demonstrate that we focus on inner control and skills to build us up, not skills to tear anyone else down. Our foundational art forms include Tae kwon do, ninjitsu, and hapkido. July of 2019 is when we founded our business and remarkably, we have been successfully building since then, despite COVID and many other challenges. We owe a lot of that success to our community and the dedicated students we had that stuck with us. Currently we train out of St. John's Lutheran Church, and they have been wonderful and gracious hosts. However, we are at capacity for time slots available to expand classes.

Current schedule:

- Lil Dragons (kids class ages 5-8yo) Tuesdays 5-6pm. Class size is 10-14 students.
- Jr/adults martial arts (ages 9-adult) Tuesdays 6-7pm. Class size is 10-12 students.
- Jr/adults martial arts (ages 9-adult) Thursdays 7-8pm. Class size is 10-12 students.

Goals:

- Expand kids class offering to include ages 3–4-year-olds with a 'Grown up and me' style class. Activities for this age range is a consistent topic amongst local parents, and we would be happy to meet this need.
- Expand Jr/adults classes on Monday and Wednesday evenings.

Thank you for taking the time to get to know us and we appreciate your consideration. We look forward to growing in Bennington and deepening our roots in the city our family calls home.

Item #4

Event Application

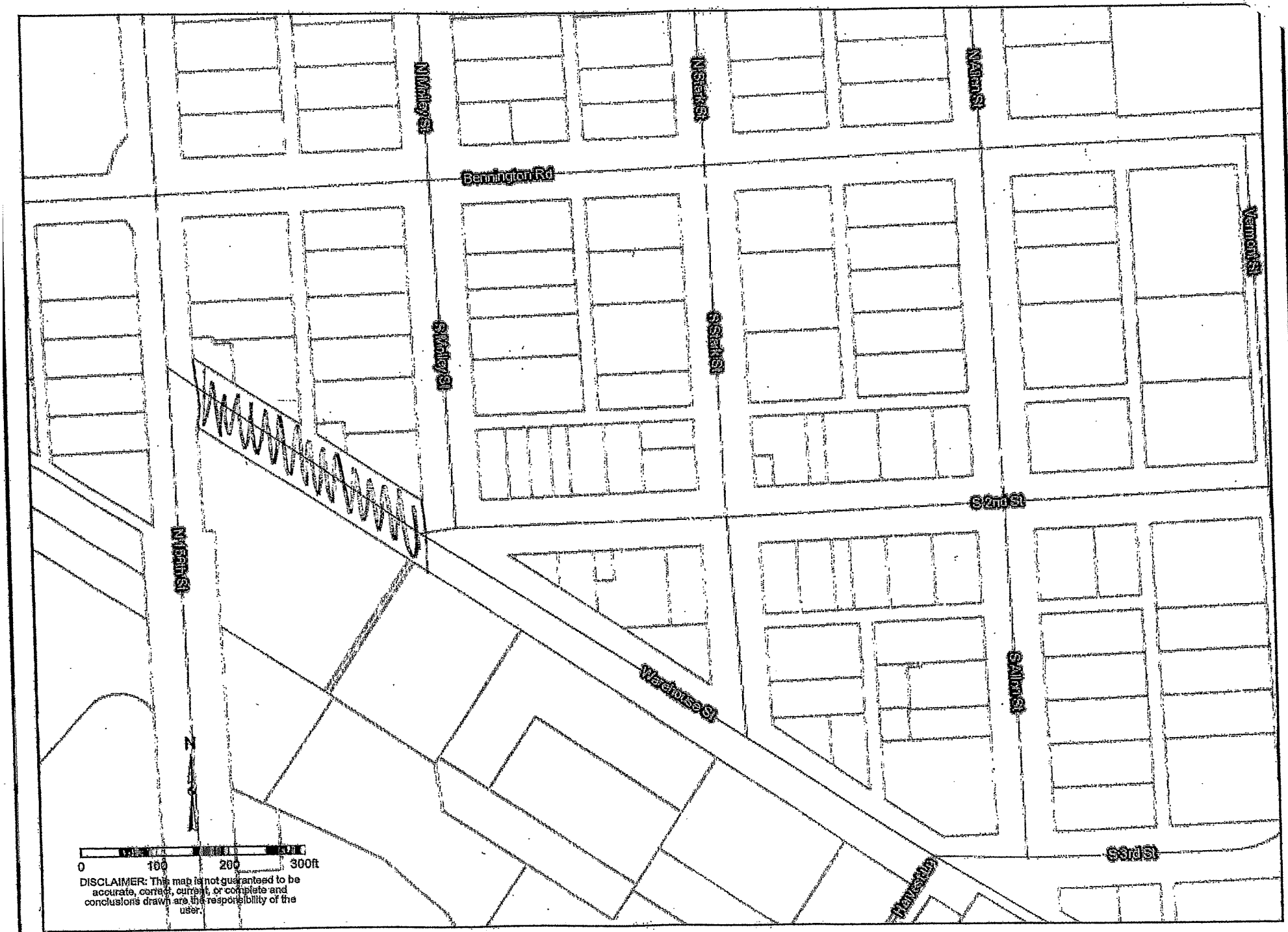
Tractor Show

City of Bennington | 238-2375 | Bennington, NE

STREET CLOSING OR EVENT PERMIT APPLICATION

1. Name of event/activity: Douglas County Farm Bureau Tractor Show
2. Date(s) of event: 8-9-2025
3. Description of event: Tractor Show
4. Name of entity and/or person requesting permit: Douglas County Farm Bureau/ Rob Gottsch
5. Phone number & name of contact person: Rob Gottsch 402-669-2631
6. Event Location: Warehouse Street between 156th and Molly Street
   (be specific-include location of sidewalks or streets upon which the event will be held)
   robgottsch@gmail.com
7. Will event need street(s) closed? Yes
8. If street(s) need to be closed, what is the purpose of the closing? Parking Tractors
9. If street(s) need to be closed, which streets? Warehouse Street 156th to Molly
10. Hours of the event or street closing: 8:00 AM to 1:00 P.M.
11. Estimated number of people attending the event: 200
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: 4-18-2025
    (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:	This area for City Office Use
Council: _____	**Applicable Fees:**
Police Dept: _____	$50 per application
Maintenance Dept: _____	$10 per block
Fire Dept: _____	


N Main St
N State St
Bennington Rd
Vermont St
S Main St
S State St
S 2nd St
N 15th St
Warehouse St
S 3rd St
Transitway
N
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 #5

Resolution No. CDA 2025-02

and

Peddler Permit Applications

NEBRASKA

Good Life. Great Connections.

DEPARTMENT OF LABOR

Contractor Registration Certificate

This certificate is non-transferable

Registration # 13269-25

Date Expiring: 3/25/2026

Legacy Restoration, LLC
Legacy Restoration, LLC
15350 25th Ave. N. Suite 114
Plymouth, MN 55447

Nebraska Department of Labor
550 South 16th Street
Lincoln, NE 68508
402-471-2239

John N. Albin
Commissioner of Labor

217G_Exp.3/25/2026

Insurer Contact Information

National Liability & Fire Insurance Company

1314 Douglas Street, Suite 1400

Omaha, NE 68102

Phone: 402-916-3000

https://www.nationalliabilityfire.com/

Upland Specialty Insurance Company

5050 Quorum Drive, Suite 700-#473

Dallas, TX 75254

Phone: 888-344-7100

https://www.uplandcapgroup.com/

*Lockton Companies

Three City Place Drive, Suite 900

St. Louis, MO 63141-7081

Phone: 314-432-0500

https://global.lockton.com/us/en

***overseer of James River Insurance Company,**

Praetorian Insurance Company, Vantage Risk

Specialty Insurance Company

Rev. 3/3/25

Gmail

Mindi Laaker <clerk@benningtonne.com>

Peddler permit for European college student

1 message

Maciej Marchaj <maciej.marchaj@gmail.com> Wed, May 28, 2025 at 6:28 PM
To: "clerk@benningtonne.com" <clerk@benningtonne.com>

Hello Mindi,

Thank you very much for your time today. As discussed, I attach the documents needed in order to apply for a peddler's permit.

1. Name: Maciej Marchaj
Address: 10212 N 185th Cir, Bennington, NE 68007
Date of Birth: 05/04/1998
Social Security Number: 509-81-2367
Photo of applicant

2. Door-to-door sales of educational resources such as books and apps from toddlers up to college preparation materials. Other than that leadership courses and program teaching kids about moral values.

3. I'm an independent contractor cooperating with Southwestern Advantage.

4. Probably around 2-3 days. Definitely no longer than a week. Starting from 4th of June.

5. Temporary business location: N/A

6. Copy of health department permit: N/A

7. Copy of State of Nebraska sales tax permit: attached

8. Photo ID badge

9. N/A

10. N/A

11. N/A

Below, I'm also sending an Interstate commerce clause letter which has ensured me to waive permit fees in previous cities I have worked

Thank you very much!

$50 pd! mjl
5-29-25

to Drew for background
Check 5-29-25
June 10-16, 2025

SOUTHWESTERN

Date 05/28/2025

TO THE AUTHORITIES OF:

City of Bennington

The business of our Company's wholesale customers, such as this young independent student dealer, is to sell books door-to-door in your state which are purchased by the dealer from our Company in Tennessee.

The business of dealers in Southwestern products falls precisely within the description of the kind of business which is protected by the Interstate Commerce Clause from the imposition of local license fees and taxes.

Their business is to solicit orders for the sale of books from their own retail customers. The dealer fills the orders by purchasing the books from our Company, which are shipped to the dealer from our warehouse near Nashville, Tennessee.

We are confident that this wholesale customer will abide by your rules and regulations. Any courtesies extended by you to her/him will be appreciated.

Respectfully,

Dave Causer

Dave Causer
President

Wholesale Customer Maciej Marchaj

(531) 230-2570 maciej mǎchaj marchaj

Item #6

Pay Application

Armodus

Contractor's Application for Payment

Owner:	City of Bennington	**Owner's Project No.:**	090034
Engineer:		**Engineer's Project No.:**	
Contractor:	Armodus, LLC	**Contractor's Project No.:**	
Project:	Bennington 2025 Street Patching		
Contract:	Bennington 2025 Street Patching		
Application No.:	1	**Application Date:**	6/4/2025
Application Period:	**From** 5/1/2025	**to**	6/6/2025

1. Original Contract Price		$ 57,912.00
2. Net change by Change Orders		$ 27,544.80
3. Current Contract Price (Line 1 + Line 2)		$ 85,456.80
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)		$ 85,456.80
5. Retainage		
a. 3% X $ 85,456.80 Work Completed =	$ 2,563.70	
b. X $ - Stored Materials =	$ -	
c. Total Retainage (Line 5.a + Line 5.b)		$ 2,563.70
6. Amount eligible to date (Line 4 - Line 5.c)		$ 82,893.10
7. Less previous payments (Line 6 from prior application)		
8. Amount due this application		$ 82,893.10
9. Balance to finish, including retainage (Line 3 - Line 4 + Line 5.c)		$ 2,563.70

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:
(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;
(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and
(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor: Armodus, LLC (1620 IA-183, Mondamin, IA 51557)

Signature: D-L W-- **Date:** 6/3/2025

Recommended by Public Works Director		**Approved by Owner**	
By:	Jake Conley	**By:**	
Title:	Public Works Director	**Title:**	
Date:	6/4/2025	**Date:**	
Approved by Funding Agency			
By:	NA	**By:**	NA
Title:	NA	**Title:**	NA
Date:	NA	**Date:**	NA

Contractor's Application for Payment

Owner:	City of Bennington	**Owner's Project No.:**	090034
Engineer:		**Engineer's Project No.:**	
Contractor:	Armodus, LLC	**Contractor's Project No.:**	
Project:	Bennington 2025 Street Patching		
Contract:	Bennington 2025 Street Patching		
Application No.:	2 & Final	**Application Date:**	6/4/2025
Application Period:	**From** 5/1/2025	**to**	6/6/2025

1. Original Contract Price		$ 57,912.00
2. Net change by Change Orders		$ 27,544.80
3. Current Contract Price (Line 1 + Line 2)		$ 85,456.80
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)		$ 85,456.80
5. Retainage		
a. 0% X $ 85,456.80 Work Completed =	$ -	
b. X $ - Stored Materials =	$ -	
c. Total Retainage (Line 5.a + Line 5.b)		$ -
6. Amount eligible to date (Line 4 - Line 5.c)		$ 85,456.80
7. Less previous payments (Line 6 from prior application)		$ 82,893.10
8. Amount due this application		$ 2,563.70
9. Balance to finish, including retainage (Line 3 - Line 4 + Line 5.c)		$ -

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:
(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;
(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and
(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor: Armodus, LLC (1620 IA-183, Mondamin, IA 51557)

Signature: [signature] **Date:** 6/3/2025

Recommended by Public Works Director		**Approved by Owner**	
By:	Jake Conley	**By:**	
Title:	Public Works Director	**Title:**	
Date:	6/4/2025	**Date:**	
Approved by Funding Agency			
By:	NA	**By:**	NA
Title:	NA	**Title:**	NA
Date:	NA	**Date:**	NA

Item #7

Pay Application

Darland

Application and Certificate For Payment

To Owner:	City of Bennington 15505 Warehouse Street Bennington, NE 68007	Project:	Bennington PW Building 15801 Bennington Rd. Bennington, NE 68007	Application No: 1	Date: 05/25/2025
				Period To: 05/31/25	
				Architect's Project No:	
From (Contractor):	Darland Construction Co. 4115 S 133rd Street Omaha, NE 68137	Contractor Job Number:	25-1-007	Contract Date:	
		Via (Architect):			
Phone:		Contract For:			

Contractor's Application For Payment

Change Order Summary	Number	Date Approved	Additions	Deductions
Change orders approved in previous months by owner				
Change orders approved this month	PCCO 001	05/07/25		-17,000.00
Totals				-17,000.00
Net change by change orders			-17,000.00	

Original contract sum	1,731,875.00
Net change by change orders	-17,000.00
Contract sum to date	1,714,875.00
Total completed and stored to date	51,000.00
Retainage	
5.0% of completed work	2,550.00
0.0% of stored material	0.00
Total retainage	2,550.00
Total earned less retainage	48,450.00
Less previous certificates of payment	0.00
0.000% of taxable amount	0.00
Current sales tax	0.00
Current payment due	**48,450.00**
Balance to finish, including retainage	1,666,425.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Contractor:

By: _____ Date: 6/1/25

State of: Nebraska County of: Douglas

Subscribed and sworn to before me this 1st day of June, 2025 (year). Notary public: Julie A. Vodicka

My commission expires _____

GENERAL NOTARY-State of Nebraska
JULIE A VODICKA
My Comm. Exp. April 10, 2029

Architect's Certificate for Payment

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the Amount Certified.

Amount Certified: $ _____

Architect:

By: _____ Date: 6.03.2025

This Certification is not negotiable. The Amount Certified is payable only to the Contractor named herein. Issuance, payment, and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Application and Certificate For Payment -- page 2

To Owner: City of Bennington
From (Contractor): Darland Construction Co.
Project: Bennington PW Building

Application No: 1 Date: 05/25/25 Period To: 05/31/25
Contractor's Job Number: 25-1-007
Architect's Project No:

Item Number	Description	Scheduled Value	Work Completed: Previous Application	Work Completed: This Period	Materials Presently Stored	Completed and Stored to Date	%	Balance to Finish	Retention	Memo
001.00	Grading	74,294.00	0.00	20,000.00	0.00	20,000.00	26.92	54,294.00	1,000.00	
002.00	Site Utilities	62,985.00	0.00	0.00	0.00	0.00	0.00	62,985.00	0.00	
003.00	Site Concrete	84,351.00	0.00	0.00	0.00	0.00	0.00	84,351.00	0.00	
004.00	Landscaping	10,000.00	0.00	0.00	0.00	0.00	0.00	10,000.00	0.00	
005.00	Site Improvements	4,545.00	0.00	0.00	0.00	0.00	0.00	4,545.00	0.00	
006.00	Building Concrete	199,385.00	0.00	0.00	0.00	0.00	0.00	199,385.00	0.00	
007.00	Miscellaneous Steel	104,772.00	0.00	0.00	0.00	0.00	0.00	104,772.00	0.00	
008.00	Millwork	3,275.00	0.00	0.00	0.00	0.00	0.00	3,275.00	0.00	
009.00	Joint Sealants	7,321.00	0.00	0.00	0.00	0.00	0.00	7,321.00	0.00	
010.00	Openings	60,580.00	0.00	0.00	0.00	0.00	0.00	60,580.00	0.00	
011.00	Drywall & Acoustic Ceilings	64,000.00	0.00	0.00	0.00	0.00	0.00	64,000.00	0.00	
012.00	Finishes	21,687.00	0.00	0.00	0.00	0.00	0.00	21,687.00	0.00	
013.00	Pre-Engineered Metal Building	420,300.00	0.00	0.00	0.00	0.00	0.00	420,300.00	0.00	
014.00	Fire Sprinkler System	35,860.00	0.00	0.00	0.00	0.00	0.00	35,860.00	0.00	
015.00	Plumbing	83,757.00	0.00	0.00	0.00	0.00	0.00	83,757.00	0.00	
016.00	HVAC	86,486.00	0.00	0.00	0.00	0.00	0.00	86,486.00	0.00	
017.00	Electrical	114,950.00	0.00	0.00	0.00	0.00	0.00	114,950.00	0.00	
018.00	GC's/GR's/Fee	276,327.00	0.00	31,000.00	0.00	31,000.00	11.22	245,327.00	1,550.00	
	Application Total	1,714,875.00	0.00	51,000.00	0.00	51,000.00	2.97	1,663,875.00	2,550.00	

CONDITIONAL CONTRACTOR'S WAIVER OF LIEN

The undersigned, **Darland Construction Co.** ("Contractor") has been employed by **City of Bennington**, ("Owner") to furnish labor and materials for the project known as **Bennington Public Works Building**, located at **15801 Bennington Rd, Bennington NE 68007**.

Conditioned upon Owner's payment in the amount of **$48,450.00**, Contractor does hereby waive, release and surrender any and all liens or claims of right of lien for labor, services, material, fixtures, apparatus or machinery included in the invoiced amount above. The right to lien shall remain for any amounts unbilled and retainage withheld for the period up to and including **May 31, 2025**. In addition, if any amounts remain unpaid from previous pay requests, such payment must be received by Contractor to remove the conditional status of this waiver.

Darland Construction Co.

Date signed 6/2/25

John Maderak, Senior Project Manager

NOTARY SEAL

STATE OF **NEBRASKA**

COUNTY OF **DOUGLAS**

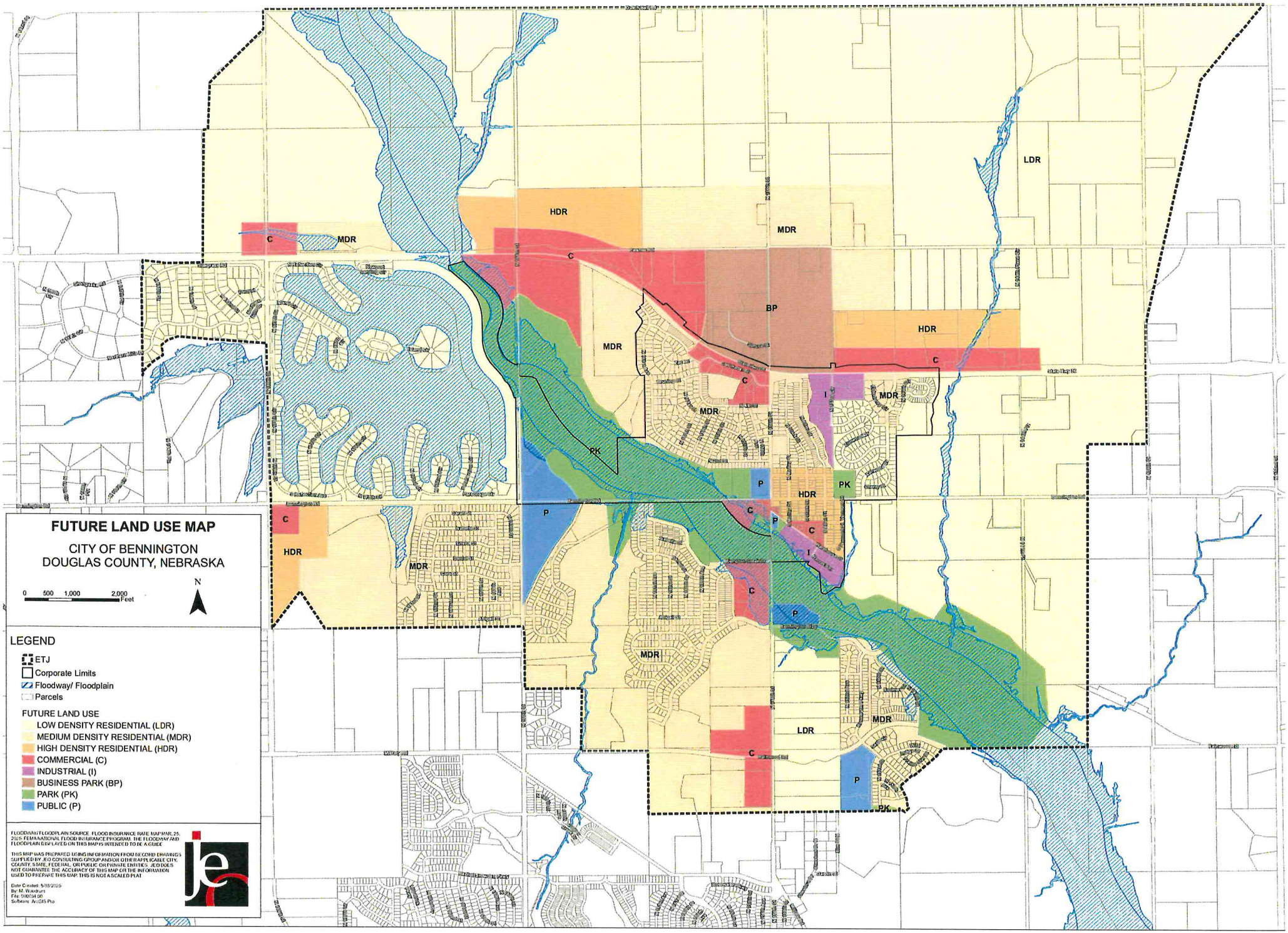
I, Julie A. Vodicka, a Notary Public in and for said County, do hereby certify that John Maderak, personally known to me to be Senior Project Manager of Darland Construction Co. and the identical person described in and whose name is affixed to the above instrument, and acknowledged the execution thereof to be his/her voluntary act and deed. Given under my hand and seal this 2nd day of June, 2025.

Julie A. Vodicka

GENERAL NOTARY-State of Nebraska
JULIE A VODICKA
My Comm. Exp. April 10, 2029

Item #8

Comprehensive Plan Revisions


FUTURE LAND USE MAP
CITY OF BENNINGTON
DOUGLAS COUNTY, NEBRASKA
0 500 1,000 2,000 Feet
N
LEGEND
ETJ
Corporate Limits
Floodway/ Floodplain
Parcels
FUTURE LAND USE
LOW DENSITY RESIDENTIAL (LDR)
MEDIUM DENSITY RESIDENTIAL (MDR)
HIGH DENSITY RESIDENTIAL (HDR)
COMMERCIAL (C)
INDUSTRIAL (I)
BUSINESS PARK (BP)
PARK (PK)
PUBLIC (P)
FLOODWAY/ FLOODPLAIN SOURCE: FLOOD INSURANCE RATE MAP MAR 25, 2025; FEMA NATIONAL FLOOD INSURANCE PROGRAM. THE FLOODWAY AND FLOODPLAIN DISPLAYED ON THIS MAP IS INTENDED TO BE A GUIDE
THIS MAP WAS PREPARED USING INFORMATION FROM RECORD DRAWINGS SUPPLIED BY JEO CONSULTING GROUP AND/OR OTHER APPLICABLE CITY, COUNTY, STATE, 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
Date Created: 5/19/2026
By: M. Woodrum
File: 090034.00
Software: ArcGIS Pro
LDR
HDR
MDR
C
BP
I
PK
P

Item #9

Ordinance No. 540

Zoning Map Amendment

Morgan Ridge Phase 2

PROCEEDINGS AND PASSAGE OF ORDINANCE NO. 540:

The Mayor and City Council of the City of Bennington, Nebraska, met in regular session on June 9, 2025, at 6:00 p.m., at the Bennington City Office, 15505 Warehouse Street, and passed the following described ordinance:

ORDINANCE NO. 540

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP AS ADOPTED BY CITY OF BENNINGTON ZONING REGULATION 3.02 VIA CITY OF BENNINGTON ORDINANCE NO. 460 FROM A TA TRANSITIONAL AGRICULTURE ZONING DISTRICT TO AN R-3 MEDIUM DENSITY RESIDENTIAL ZONING DISTRICT FOR THE LAND BEING PLATTED AS THE MORGAN RIDGE PHASE 2 SUBDIVISION LOTS 239-373 AND OUTLOTS I-O, LOCATED IN SECTION 15, TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BENNINGTON, DOUGLAS COUNTY, NEBRASKA:

WHEREAS, it appears desirable and for the public good and the best interests of the City of Bennington that an Ordinance be passed amending the Official Zoning Map as adopted by City of Bennington Zoning Regulation 3.02 via City of Bennington Ordinance No. 460 from a TA Transitional Agriculture Zoning District to an R-3 Medium Density Residential Zoning District for the land being platted as the Morgan Ridge Phase 2 Subdivision Lots 239-373 and Outlots I-O, located in Section 15, Township 16 North, Range 11 East of the 6th P.M., Douglas County, Nebraska; and

WHEREAS, such amendment of the Official Zoning Map has been previously considered and recommended for approval by the City of Bennington's Planning Commission.

Section 1. The Official Zoning Map as adopted by Section 3.02 of the City of Bennington Zoning Regulations via City of Bennington Ordinance No. 460, shall be amended so that the land located in Section 15, Township 16 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, that is being platted as the Morgan Ridge Phase 2 Subdivision Lots 239-373 and Outlots I-O shall be changed from a TA Transitional Agriculture Zoning District to an R-3 Medium Density Residential Zoning District.

Section 2. The amendment set forth in Section 1 of this Ordinance shall be reflected in the Official Zoning Map as adopted by City of Bennington Zoning Regulation Section 3.02 via City of Bennington Ordinance No. 460.

Following the introduction, the Ordinance was read by title for the first time at which time Council member _____ moved that the statutory rule requiring that an ordinance be read by title on three separate occasions be dispensed with. Council member _____ seconded the motion. Upon roll call vote the following Council members voted YEA:_____.
The following voted NAY:_____.
The motion to suspend the rules was adopted by three-fourths of the Council and the statutory rule was declared suspended for consideration of said Ordinance.

Said Ordinance was then read by title and thereafter Council member _____ moved for final passage of the Ordinance, which motion was seconded by Council member _____. The Mayor then stated the question was "Shall Ordinance No. 540 be passed and adopted?" Upon roll call vote, the following Council members voted YEA:_____.
The following voted NAY:_____.
The passage and adoption of said Ordinance having been concurred by a majority of all members of the Council, the Mayor declared the Ordinance adopted and the Mayor in the presence of the Council signed and approved the Ordinance and the Clerk attested the passage and approval of the same and affixed her signature thereto.

PASSED AND APPROVED this 9th day of June, 2025.

_____
MAYOR CLINT ADAMS

ATTEST:

_____
CITY CLERK MINDI LAAKER

Item #10

Ordinance No. 541

Zoning Map Amendment

Hagan Hills Subdivision

PROCEEDINGS AND PASSAGE OF ORDINANCE NO. 541:

The Mayor and City Council of the City of Bennington, Nebraska, met in regular session on June 9, 2025, at 6:00 p.m., at the Bennington City Office, 15505 Warehouse Street, and passed the following described ordinance:

ORDINANCE NO. 541

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP AS ADOPTED BY CITY OF BENNINGTON ZONING REGULATION 3.02 VIA CITY OF BENNINGTON ORDINANCE NO. 460 FROM A TA TRANSITIONAL AGRICULTURE ZONING DISTRICT TO AN R-3 MEDIUM DENSITY RESIDENTIAL ZONING DISTRICT FOR THE LAND BEING PLATTED AS THE HAGEN HILLS SUBDIVISION LOTS 47-89 AND OUTLOT F, LOCATED IN SECTION 15, TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BENNINGTON, DOUGLAS COUNTY, NEBRASKA:

WHEREAS, it appears desirable and for the public good and the best interests of the City of Bennington that an Ordinance be passed amending the Official Zoning Map as adopted by City of Bennington Zoning Regulation 3.02 via City of Bennington Ordinance No. 460 from a TA Transitional Agriculture Zoning District to an R-3 Medium Density Residential Zoning District for the land being platted as the Hagen Hills Subdivision Lots 47-89 and Outlot F, located in Section 15, Township 16 North, Range 11 East of the 6th P.M., Douglas County, Nebraska; and

WHEREAS, such amendment of the Official Zoning Map has been previously considered and recommended for approval by the City of Bennington's Planning Commission.

Section 1. The Official Zoning Map as adopted by Section 3.02 of the City of Bennington Zoning Regulations via City of Bennington Ordinance No. 460, shall be amended so that the land located in Section 15, Township 16 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, that is being platted as the Hagen Hills Subdivision Lots 47-89 and Outlot F, shall be changed from a TA Transitional Agriculture Zoning District to an R-3 Medium Density Residential Zoning District.

Section 2. The amendment set forth in Section 1 of this Ordinance shall be reflected in the Official Zoning Map as adopted by City of Bennington Zoning Regulation Section 3.02 via City of Bennington Ordinance No. 460.

Following the introduction, the Ordinance was read by title for the first time at which time Council member _____ moved that the statutory rule requiring that an ordinance be read by title on three separate occasions be dispensed with. Council member _____ seconded the motion. Upon roll call vote the following Council members voted YEA:_____.
The following voted NAY:_____.
The motion to suspend the rules was adopted by three-fourths of the Council and the statutory rule was declared suspended for consideration of said Ordinance.

Said Ordinance was then read by title and thereafter Council member _____ moved for final passage of the Ordinance, which motion was seconded by Council member _____. The Mayor then stated the question was "Shall Ordinance No. 541 be passed and adopted?" Upon roll call vote, the following Council members voted YEA:_____.
The following voted NAY:_____.
The passage and adoption of said Ordinance having been concurred by a majority of all members of the Council, the Mayor declared the Ordinance adopted and the Mayor in the presence of the Council signed and approved the Ordinance and the Clerk attested the passage and approval of the same and affixed her signature thereto.

PASSED AND APPROVED this 9th day of June, 2025.

_____
MAYOR CLINT ADAMS

ATTEST:

_____
CITY CLERK MINDI LAAKER

ITEM #11

Ordinance No. 542

Zoning Regs Amendments

Studios, Indoor Playground,

Gym Conditional Use

C-1, C-4, I-1

PROCEEDINGS AND PASSAGE OF ORDINANCE NO. 542:

The Mayor and City Council of the City of Bennington, Nebraska, met in regular session on June 9, 2025 at 6:00 p.m., at the Bennington City Office, 15505 Warehouse Street, and acted on the following described ordinance:

ORDINANCE NO. 542

AN ORDINANCE AMENDING THE CITY OF BENNINGTON'S ZONING REGULATIONS SECTIONS 2.03.88A, 2.03.119A, 2.03.193A, 2.03.256A, 2.03.474A, AND 2.03.515A REGARDING STUDIO DEFINITIONS, AND SECTIONS 5.10.03, 5.13.03, AND 5.14.03 REGARDING THE C-1 HIGHWAY COMMERCIAL, C-4 FLEX BUSINESS, AND I-1 LIGHT INDUSTRIAL ZONING DISTRICTS AND STUDIO CONDITIONAL USES AND INDOOR YOUTH PLAYGROUND OR GYM CONDITIONAL USES.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BENNINGTON, DOUGLAS COUNTY, NEBRASKA:

Section 1. Sections 2.03.88A, 2.03.119A, 2.03.193A, 2.03.256A, 2.03.474A, and 2.03.515A of the Zoning Regulations of the City of Bennington regarding definitions of types of Studio uses are hereby amended as follows:

2.03.88A **CHEER STUDIO** see ~~Studio, Dance/Yoga/Cheer/Gymnastics~~Studio, dance/yoga/cheer/gymnastics/martial arts/boxing.

2.03.119A **DANCE STUDIO** see ~~Studio, Dance/Yoga/Cheer/Gymnastics~~Studio, dance/yoga/cheer/gymnastics/martial arts/boxing.

2.03.193A **GYMNASTICS STUDIO** see ~~Studio, Dance/Yoga/Cheer/Gymnastics~~ Studio, dance/yoga/cheer/gymnastics/martial arts/boxing.

2.03.256A **MARTIAL ARTS** shall mean any of several arts of combat and self-defense (such as karate and judo) that are widely practiced as sport. See also Studio, dance/yoga/cheer/gymnastics/martial arts/boxing.

2.03.474A **STUDIO, DANCE/YOGA/CHEER/GYMNASTICS/MARTIAL ARTS /BOXING** shall mean a small-scale facility, typically accommodating one or two groups of students at a time within no more than two instruction spaces. These facilities include individual and group instruction and training in the arts; production rehearsal; dance, gymnastics, cheer, yoga, martial arts, boxing and similar instruction; and aerobics, with no other

fitness facilities or equipment. This does not include uses defined in Adult Establishments.

2.03.515A **YOGA STUDIO** see ~~Studio, Dance/Yoga/Cheer/Gymnastics~~Studio, dance/yoga/cheer/gymnastics/martial arts/boxing.

Section 2. Section 5.10.03 of the Zoning Regulations of the City of Bennington regarding studio uses which are a conditional use in the C-1 Highway Commercial Zoning District is hereby amended as follows:

5.10.03 **Conditional Uses:**

The following may be allowed through the approval of a Conditional Use Permit, as established by this Ordinance, provide all noted, as well as any special conditions required by the City Council are met.

A. Temporary structure for festivals or commercial events.
B. Drive-in restaurants.
C. Recreational establishments.
D. Gasoline service stations with service and/or repair.
E. Churches, temples, seminaries, and convents including residences for teachers and pastors, and family child care I and II as accessory uses for churches and temples.
F. Automobile display, sales, service, and repair.
G. Laundry pickup and delivery stations.
H. Printing and publishing.
I. Apartment Buildings.
J. Living quarters used by watchmen or custodians of the commercially used property.
K. Motels, hotels and trailer campgrounds.
L. Farm implement display or salesroom.
M. Boats/other watercraft, sales and service.
N. Car Wash.
O. Outdoor storage facilities in conjunction with self-storage units.
P. Radio, television and communication towers and transmitters, provided:
    i. The use shall comply with Section 7.08 of this Ordinance.
    ii. The structure is within 1,500 feet of an identified major intersection.
    iii. Any proposed tower construction within 300 feet of the Highway 36 centerline shall be reviewed by the Property Management Division of the Nebraska Department of Transportation. This requirement is due to a potential corridor protection area being designated along Highway 36.

iv. Consistent with Section 7.08.05 of this Zoning Ordinances, the Planning Commission may recommend, and the City Council may approve the Tower Development Permit as requested in the pending application with any conditions or safeguards they deem reasonable based upon the application and / or input received at the public hearings.

v. Notwithstanding the provision of any other ordinance governing separation between towers, if a permit is granted for a new tower within a district, the separation distance between such tower and any preexisting towers shall be the distance, determined by the City Council at the time such Tower Development Permit is granted. The minimum distance shall be based upon current engineering data submitted by the applicant for the tower. Engineering data, at a minimum, shall include the determined manufacturer's designed fall distance rate.

vi. All other setbacks between the tower, residentially zoned districts and occupied structures as set forth in Section 7.08.06 of the Zoning Ordinance shall be set back the greater of (i) a distance equal to the tower manufacturer's designed fall distance rate, or (ii) the distances set forth in Sections 7.08.06 (A) and (B).

Q. Family child care I and II.

R. Event Center.

S. Dance/Yoga/Cheer/Gymnastics/Martial Arts/Boxing Studio, not including those classified as an Adult Establishment.

T. Business-Commercial Flex subject to requirements in Section 7.19 with a prohibition on outdoor storage.

Section 3. Section 5.13.03 of the Zoning Regulations of the City of Bennington regarding studio uses and indoor youth playground or gym uses which are conditional uses in the C-4 Flex Business Zoning District is hereby amended as follows:

5.13.03 Conditional Uses:

The following uses may be allowed through the approval of a Conditional Use Permit, as established by this Ordinance, provide all noted, as well as any special conditions required by the City Council are met.

A. Radio, television and communication towers and transmitters, provided:

i. The use shall comply with Section 7.08 of this Ordinance.

ii. The structure is within 1,500 feet of an identified major intersection.

iii. Any proposed tower construction within 300 feet of the Highway 36 centerline shall be reviewed by the Property Management Division of the Nebraska Department of Transportation. This requirement is due to a potential corridor protection area being designated along Highway 36.

iv. Consistent with Section 7.08.05 of this Zoning Ordinances, the Planning Commission may recommend, and the City Council may approve the Tower Development Permit as requested in the pending application with any conditions or safeguards they deem reasonable based upon the application and / or input received at the public hearing.

v. Notwithstanding the provision of any other ordinance governing separation between towers, if a permit is granted for a new tower within a district, the separation distance between such tower and any preexisting towers shall be the distance determined by the City Council at the time such Tower Development Permit is granted. The minimum distance shall be based upon current engineering data submitted by the applicant for the tower. Engineering data, at a minimum, shall include the determined manufacturer's designed fall distance rate.

vi. All other setbacks between the tower, residentially zoned districts and occupied structures as set forth in Section 7.08.06 of the Zoning Ordinance shall be set back the greater of (i) a distance equal to the tower's manufacturer's designed fall distance rate, or (ii) the distances set forth in Sections 7.08.06 (A) and (B).

B. Overhead and underground utility main transmission lines including but not limited to power, telephone, gas, fuel, or fertilizer lines, substations, terminal facilities, and reservoirs.

C. Auto repair.

D. Used car dealerships.

E. Industrial uses.

F. Bars.

G. Eating establishment.

H. Coffee kiosk.

I. Civic, public, and semipublic uses.

J. Recreation facilities.

K. Car wash.

L. Family child care I and II.

M. Outdoor storage containers.

N. Event Center.

O. Farm Implement Sales and Service.

P. Dance/Yoga/Cheer/Gymnastics/Martial Arts/Boxing Studio, not including those classified as an Adult Establishment.

Q. Indoor youth playground or gym.

Section 4. Section 5.14.03 of the Zoning Regulations of the City of Bennington regarding studio uses and indoor youth playground or gym uses which are conditional uses in the I-1 Light Industrial Zoning District is hereby amended as follows:

5.14.03 Conditional Uses:

The following uses may be allowed through the approval of a Conditional Use Permit, as established by this Ordinance, provide all noted, as well as any special conditions required by the City Council are met.

A. Radio, television and communication towers and transmitters, provided.

i. The use shall comply with Section 7.08 of this Ordinance.

ii. The structure is within 1,500 feet of an identified major intersection.

iii. Any proposed tower construction within 300 feet of the Highway 36 centerline shall be reviewed by the Property Management Division of the Nebraska Department of Transportation. This requirement is due to a potential corridor protection area being designated along Highway 36.

iv. Consistent with Section 7.08.05 oof this Zoning Ordinances, the Planning Commission may recommend, and the City Council may approve the Tower Development Permit as requested in the pending application with any conditions or safeguards they deem reasonable based upon the application and / or input received at the public hearings.

v. Notwithstanding the provision of any other ordinance governing separation between towers, if a permit is granted for a new tower within a district, the separation distance between such tower and any preexisting towers shall be the distance, determined by the City Council at the time such Tower Development Permit is granted. The minimum distance shall be based upon current engineering data submitted by the applicant for the tower. Engineering data, at a minimum, shall include the determined manufacturer's designed fall distance rate.

vi. All other setbacks between the tower, residentially zoned districts and occupied structures as set forth in Section 7.08.06 of the Zoning Ordinance shall be set back the greater of (i) a distance equal to the tower manufacturer's designed fall

distance rate, or (ii) the distances set forth in sections 7.08.06 (A) and (B).

B. Overhead and underground utility main transmission lines including but not limited to power, telephone, gas, fuel, or fertilizer lines, substations, terminal facilities, and reservoirs.
C. Cabinetry millwork.
D. Used car dealerships.
E. Outdoor storage containers.
F. Adult entertainment per Section 7.17.
G. Event Center.
H. Dance/Yoga/Cheer/Gymnastics/Martial Arts/Boxing Studio, not including those classified as an Adult Establishment.
I. Indoor youth playground or gym.

Section 5. The previous Sections 2.03.88A, 2.03.119A, 2.03.193A, 2.03.256A, 2.03.474A, 2.03.515A, 5.10.03, 5.13.03, and 5.14.03 of the Zoning Regulations of the City of Bennington are hereby repealed and the above amended Sections 2.03.88A, 2.03.119A, 2.03.193A, 2.03.256A, 2.03.474A, 2.03.515A, 5.10.03, 5.13.03, and 5.14.03 are substituted therefor.

Section 2.03.256A as set forth in Section 1 of this Ordinance is adopted and added to the Zoning Regulations of the City of Bennington as a new Section 2.03.256A.

Following the introduction, the Ordinance was read by title for the first time at which time Council member _____ moved that the statutory rule requiring that an ordinance be read by title on three separate occasions be dispensed with. Council member _____ seconded the motion. Upon roll call vote the following Council members voted YEA: _____.
The following voted NAY: _____.
The motion to suspend the rules was adopted by three-fourths of the Council and the statutory rule was declared suspended for consideration of said Ordinance.

Said Ordinance was then read by title and thereafter Council member _____ moved for final passage of the Ordinance, which motion was seconded by Council member _____. The Mayor then stated the question was "Shall Ordinance No. 542 be passed and adopted?" Upon roll call vote, the following Council members voted YEA: _____.
The following voted NAY: _____.
The passage and adoption of said Ordinance having been concurred by a majority of all members of the Council, the Mayor declared the Ordinance adopted and the Mayor in the presence of the Council signed and approved the Ordinance and the Clerk attested the passage and approval of the same and affixed her signature thereto.

PASSED AND APPROVED this 9th day of June, 2025.

ATTEST:

CITY CLERK MINDI LAAKER

MAYOR CLINT ADAMS

ITEM #12

Ordinance No. 543

Future Land Use Amendments

PROCEEDINGS AND PASSAGE OF ORDINANCE NO. 543:

The Mayor and City Council of the City of Bennington, Nebraska, met in regular session on June 9, 2025, at 6:00 p.m., at the Bennington City Office, 15505 Warehouse Street, and passed the following described ordinance:

ORDINANCE NO. 543

AN ORDINANCE AMENDING THE FUTURE LAND USE PLAN IN THE BENNINGTON 2018 COMPREHENSIVE PLAN SO AS TO DESIGNATE COMMERCIAL AND HIGH DENSITY RESIDENTIAL AT THE SOUTHEAST CORNER OF NORTH 180TH STREET AND BENNINGTON ROAD AND TO EXPAND THE COMMERCIAL DESIGNATION ON THE WEST SIDE OF NORTH 156TH STREET SOUTH OF THE PAPILLION CREEK.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BENNINGTON, DOUGLAS COUNTY, NEBRASKA:

WHEREAS, it appears desirable and for the public good and the best interests of the City of Bennington that an Ordinance be passed amending the Future Land Use Plan in the Bennington 2018 Comprehensive Plan so as to designate Commercial and High Density Residential on the southeast corner of North 180th Street and Bennington Road and to expand the Commercial designation on the west side of North 156th Street south of the Papillion Creek.

WHEREAS, such amendments to the Future Land Use Plan of the Bennington 2018 Comprehensive Plan have been previously considered and recommended for approval by the City of Bennington's Planning Commission.

Section 1. The Future Land Use Plan in the Bennington 2018 Comprehensive Plan is hereby amended, as shown and depicted in the Bennington Future Land Use Plan which is attached hereto and incorporated herein as Exhibit "A", as follows:

A. The area in the southeast corner of the intersection of North 180th Street and Bennington Road is changed from a future land use designation of Medium Density Residential to Commercial and High Density Residential.

B. The Commercial area designation that is on the west side of North 156th and south of the Papillion Creek is expanded to the north, south, and west.

Following the introduction, the Ordinance was read by title for the first time at which time Council member _____ moved that the statutory rule requiring that an ordinance be read by title on three separate occasions be dispensed with. Council member _____ seconded the motion. Upon roll call vote the following Council members voted YEA: _____.
The following voted NAY: _____.

The motion to suspend the rules was adopted by three-fourths of the Council and the statutory rule was declared suspended for consideration of said Ordinance.

Said Ordinance was then read by title and thereafter Council member _____ moved for final passage of the Ordinance, which motion was seconded by Council member _____. The Mayor then stated the question was "Shall Ordinance No. 543 be passed and adopted?" Upon roll call vote, the following Council members voted YEA: _____.
The following voted NAY: _____.
The passage and adoption of said Ordinance having been concurred by a majority of all members of the Council, the Mayor declared the Ordinance adopted and the Mayor in the presence of the Council signed and approved the Ordinance and the Clerk attested the passage and approval of the same and affixed her signature thereto.

PASSED AND APPROVED this 9th day of June, 2025.

ATTEST:

_____ _____

CITY CLERK MINDI LAAKER MAYOR CLINT ADAMS

ITEM #13

Neumeyer Farm Park

ITEM #14

Resolution 2025-02

Main Street Parking

CITY OF BENNINGTON
CITY COUNCIL

RESOLUTION NO. 2025-02

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF BENNINGTON, NEBRASKA, PROVIDING FOR SIGNS RESTRICTING PARKING TO "ONE HOUR PARKING 7:00 A.M. TO 5:00 P.M." BE INSTALLED FOR ONE PARKING STALL ON SOUTH 2nd STREET AND FOR ONE PARKING STALL ON SOUTH STARK STREET

WHEREAS, the City Council of the City of Bennington is authorized to provide for the placement of signs for the purpose of regulating parking; and

WHEREAS, the Mayor and City Council have determined that it is desirable and for the public good and the best interests of the City of Bennington that signs restricting parking to "one hour parking 7:00 a.m. to 5:00 p.m." be installed for one parking stall on South 2nd Street and for one parking stall on South Stark Street.

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

Section 1. That one sign restricting parking to "one hour parking 7:00 a.m. to 5:00 p.m." shall be installed on the north side of South 2nd Street for one parking stall at approximately 15323 South 2nd Street, and that one sign restricting parking to "one hour parking 7:00 a.m. to 5:00 p.m." shall be installed on the west side of South Stark Street for one parking stall at approximately 132 South Stark Street.

PASSED AND APPROVED this 9th day of June, 2025.

CITY OF BENNINGTON, NEBRASKA

By: _____
Mayor Clint Adams

ATTEST:

_____
City Clerk Mindi Laaker

ITEM #15

Soccer Club Addendum

Second Addendum

To

City of Bennington/Bennington Soccer Club Agreement

This Second Addendum to the 2022-2025 City of Bennington/Bennington Soccer Club Agreement, is made and entered into as of the last date below written, by and between the Bennington Soccer Club ("BENSC") and the City of Bennington ("City").

1. Section 2(a) of the 2022-2025 Agreement regarding the Term of the Agreement is revoked and the following is substituted therefor:

   The term of this Agreement is four (4) years, commencing May 31, 2022 and ending on May 31, 2026.

2. All other terms and conditions of the 2022-2025 Agreement between the BENSC and the City, and the Addendum thereto of September 2024, are hereby confirmed by the BENSC and the City, except to the extent expressly in conflict with the terms of this Second Addendum.

CITY OF BENNINGTON	BENNINGTON SOCCER CLUB
BY:_____	BY:_____
Clint Adams, Mayor	President
DATE:_____	DATE:_____

CITY OF BENNINGTON/BENNINGTON SOCCER CLUB AGREEMENT

This Use Agreement is entered by and between the City of Bennington (hereinafter "City") and the Bennington Soccer Club, a Nebraska non-profit corporation (hereinafter "BENSC").

The parties agree as follows:

1. Premises. This Use Agreement is for the Bennington soccer fields, known as Johns Bohn Park, located within the City of Bennington.

2. Term. The term of this Agreement is three (3) years, commencing May 31, 2022 and ending on May 31, 2025.

3. Improvements. BENSC shall be permitted to improve the Premises in a manner that is not detrimental to the Premises. BENSC shall obtain prior approval from the Director of Parks and Streets for any such improvements, which approval shall not unreasonably be withheld. If a dispute arises, it shall be referred to the Mayor. If a resolution is still not reached, it will be referred to the City Council for a final determination. Improvements does not refer to maintenance items such as placing dirt, rock, mulch or other general maintenance items (including painting and repair). BENSC is permitted to perform maintenance items without further approval.

4. Permitted Use. BENSC may use the Premises for purposes of BENSC-sponsored youth soccer practices and games between March 1st to October 31st during the term of this Agreement ("spring, summer academy, and fall soccer seasons"). During this time period, BENSC use shall take precedence over other organized youth soccer practices and games which may be sought to be conducted on or scheduled for the Premises at the same time. When BENSC practices and games are not being conducted, the Premises shall be available and open to public use the same as other City parks. City sponsored construction or City emergencies shall take precedence over BENSC uses.

The parties shall consult and cooperate with each other to resolve any conflicts in use. City and its representatives shall have free access to the Premises during BENSC's use of the Premises.

5. Responsibilities.

   a. BENSC's Responsibilities. BENSC duties performed by Volunteer Citizens during the soccer season:

   BENSC agrees to procure and pay the cost of the portable toilet at Johns-Bohn Park. Placement of the toilet will be agreed upon by BENSC, the Public Works Director and the toilet contractor.

   Volunteers shall police the Premises on a nightly basis to pick up loose trash so that it is not mowed over by the City. BENSC is not responsible if a raccoon or other animal climbs into the trash cans overnight and removes trash or knocks over any trash cans. This also applies to high winds and weather or citizens

littering during the daytime. If it is time to mow, the City will need to pick up the trash as to not mow over it.

BENSC will apply fertilizer and weed/feed to the fields and common areas as needed to supplement the work performed by City. Said contractor must work and coordinate with the City to notify them when chemicals are used.

BENSC will work with the Director of Parks and Streets on the placement of goals for mowing during and after the respective seasons to make sure areas are rotated and mowed.

BENSC will be granted access to the Premises with vehicles for doing maintenance and upkeep of the premises, delivering supplies, etc.

BENSC shall inspect the Premises prior to each use to ensure that there are no unsafe conditions. If there are any unsafe conditions, BENSC shall promptly notify City and not use the Premises until City has corrected such conditions.

BENSC shall be responsible for providing all personnel necessary for its use of the Premises, including but not limited to field preparation personnel, umpires, and security or safety personnel. BENSC shall be responsible for the supervision and control of all persons during its use of the Premises, including the supervision and control of spectators. BENSC shall ensure that those present on the Premises during its use are provided a safe environment in which to play or watch a game and that the activities that occur are wholesome and consistent with good sportsmanship guidelines.

BENSC will be responsible for all field painting/marking on all soccer fields.

BENSC will be responsible for painting of all parking lines on the east side parking lot at the main soccer complex.

BENSC will be responsible for the upkeep and maintenance of the shed located on the east side of the main parking lot.

BENSC will be responsible for the upkeep and maintenance of the Bennington Soccer Complex signs posted on the east and west ends of the main soccer complex.

b. City Responsibilities.

City will use their available equipment to grade and surface the parking lots prior to the respective spring and fall seasons to avoid large holes or other hazards.

City shall be responsible for maintaining the Premises, including mowing, fertilizing, weed eating, trimming, and all other responsibilities of ownership except as detailed herein outside the perimeter of the fields. Contractors will apply fertilizer and chemicals as needed to the fields themselves.

The City shall apply weed killer with their sprayer, or spray packs as needed. The City shall mow once a week on Wednesday in preparation for the weekly schedule. If weather does not allow a cutting on Wednesday, the City will mow at the soonest available time. At the request of the BENSC Fields and Facilities Director, the City shall mow a second time during the week at a rate agreed upon by both parties ($65). The second cutting would be most beneficial on Thursday or Friday of the week.

BENSC agrees to pay a one time payment of $390 to cover six additional mowings to be done prior to tournaments or as otherwise reasonably requested by BENSC.

The City shall empty all trash cans as needed into the dumpsters for pick up. If additional pick up of individual trash cans is needed, the City will pick up at their judgment.

6. Insurance and Indemnification.

a. Insurance. City shall at all times during the term of this Agreement maintain and keep in effect at its own expense public liability, property damage, employer's liability, and worker's compensation insurance in such amounts as City determines to be reasonably appropriate, insuring City and its officers, employees, and agents, against all liabilities for injuries and/or damages to persons or property arising from the negligence or omissions of City and its officers, employees, and agents in the performance of this Agreement. BENSC shall at all times during the terms of this Agreement maintain and keep in effect at its own expenses general liability in the amount of $1,000,000 and accident medical insurance in such amounts as City reasonably determines to be appropriate insuring BENSC and its officers, employees, agents, and volunteers against liabilities for injuries and/or damage to persons arising from the negligence of BENSC and its officers, employees, agents and volunteers. Further, BENSC shall insure that any contractor that it retains to perform work on the Premises shall have liability and workers' compensation insurance in an amount that City reasonably determines. Any such insurance policies shall specifically name City and BENSC as an additional insured, and the contractors shall furnish City and BENSC with a certificate of such policy.

b. Indemnification. BENSC shall at all times indemnify, defend and hold harmless City and City's officers, employees, agents, and volunteers against all losses, claims, liabilities, costs or expenses (including court costs and reasonable attorney's fees) incurred by reason of any damage to any property (including without limitation, BENSC's own property; the Premises and other property of City) or any injury (including but not limited to death) to any person occurring in, on or about the Premises or in relation to BENSC's use of the Premises, to the extent that such injury or damage is caused by or arises out of or is incidental to BENSC's use of the Premises, or results from the negligence or willful misconduct of BENSC, its agents, servants, employees, invitees, or visitors.

7. Non-discrimination. City and BENSC shall not, in the performance of this agreement, discriminate or permit discrimination in violation of federal or state laws or local ordinances because of race, color, sex, age, or disability.

8. Assignment and Successors. BENSC shall not have the right to assign its rights or responsibilities under this Use Agreement in whole or in part without the written consent of the City. The consent of City to any such assignment shall not relieve BENSC from any of its obligations or liabilities under this Use Agreement. This Use Agreement shall be binding upon the parties' successors.

9. Amendment. This Use Agreement may be amended, provided that such amendment is in writing and executed by both parties.

IN WITNESS WHEREOF, this Use Agreement has been executed by the duly authorized representatives of the parties on the dates set forth below.

CITY OF BENNINGTON

BY: _____
Zac Johns, Mayor

DATE: 6-13-22

BENNINGTON SOCCER CLUB

BY: _____
President

Attest: _____
Secretary

DATE: 7/5/2022

ITEM #16

Library Report

Bennington City Council Meeting
June 9, 2025
Library Report

Bennington Public Library Board of Trustees Meeting
May 27, 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 April statistical report.

Another Out and About Storytime will be held at Cup and Cone on Wednesday, May 28.

Summer Reading promotional efforts this month included the distribution of brochures and bookmarks to area schools, summer reading newsletter emailed to patrons via Constant Contact, summer promo video (via Youtube link) sent to school media specialists, yard signs, summer reading page on website, and decorations in the library.

Summer reading donations to-date total $1,357 from these donors: Bennington Woman's Club, Bennington Lions Club, Jeremy Havekost, Heritage Elementary PTO, Pine Creek Elementary PTO, Bennington Auto Sales, and Anchor Point Elementary PTO. In-kind reading prize donors include Bennington Runza, Don and Millies, Papa Johns, i3 Bank, North Shore Shave Ice, and Tom Rivera Farmers Insurance.

The staff will host a summer reading booth in the park during the Bennington Daze farmer's market as well as a table at the Friday BBQ at the high school. The Friends of the Library will begin setting up the book sale in the conference room next Wednesday afternoon. The Friends are also hosting the library's parade entry. They ordered magnets with the library's hours on them to hand out along the parade route. Library staff members walking in the parade include Johnna, Heather, Lydia, and Taryn.

Over 60 volunteens have signed up to help out at the library this summer. Johnna is holding multiple volunteer training sessions this week.

In accordance with the newly adopted bylaws of the Teen Advisory Board (BLAB) an online application form was created and is now available for interested teens to complete.

The herbs and vegetables have been planted in our community garden. A Signup Genius was created for Bennington Woman's Club members to sign up to help with the watering.

Lake Cunningham invited the library to have an information table at their Rock the C Concert on Saturday, May 31. Heather and Johnna will set up and man the table.

Administrative/Facilities Maintenance/Personnel

A proposal for the replacement of the library lighting controls system is expected today from Strategic Electric.

The first budget deadline for 2025-26 is July 10, when department heads meet with Mayor Adams to review their proposed budgets and end of year estimates.

The TRLS (Three Rivers Library System) Annual meeting in Fremont (Keene Memorial Library) is coming up this Friday. It is an opportunity to earn CE hours and network with libraries in the system.

Heather will be attending the Southeast Library System's Golden Sower Reading Day in Seward tomorrow.

We will continue to have staff meetings on Wednesday mornings at 9:00 AM. Mary Knott, our summer intern, will be joining us for the first time tomorrow.

Staff evaluations for Natalie, Johnna, and Heather were conducted this month.

Bennington Public Library
April 2025 Statistics

	2025	2024
Circulation-physcial items	9294	9299
Overdrive	2524	2114
OD Audio	*1134	*933
OD eBook	*871	*719
OD Magazine	*146	*69
OD BPS all formats	*373	*393
Book Club Kits	30	30
Total Circulation	**11848**	**11443**
Newsbank search/view/session	**393/2795/122**	**423/2902/123**
Computer Use	**169**	**94**
Study Room Use	**27**	**27**
Conference Room Use	**18**	**27**
Cards issued		
City	12	5
Douglas County	53	51
Omaha	19	3
Other County		
Washington County	1	
Total cards	**85**	**59**
Presch STEAM (4)	158	177
Storytime (4)	219	133
Koala-T Storytime (3)	73	105
Saturday Storytime (2)	52	36
Our & About ST-Cup & Cone	65	15
Open Art Studio (5)	117	109
LEGO (5)	121	50
Read to a dog	52	33
Total Children's (26)	**857**	**658**
Teen Time (5)	18	23
Teen Book Club	0	6
Teen BLAB	4	5
Outreach-BMS/BMSSS (4)	27	n/a
Teen Crochet Corner (2)	8	26
YA/Teen programs (13)	**57**	**60**
Book Club-1st Wed	12	12
Book Club-3rd Tues	9	11
Book Club-RW	6	7
Craft Circle	15	
Total Adult (4)	**42**	**30**
Library Visits	3382	3241
Volunteers/Hours	18/105	21/124
Copier/Printer 3/13-4/12	2529	2144

collectioncode	checkout	renew	total
Adult DVDs	24	26	50
Adult Fiction	552	687	1239
Adult Large Print Fiction	0	1	1
Adult Magazines	16	5	21
Adult Nonfiction	93	173	266
Cake Pans	5	0	5
Interlibrary Loan	16	8	24
Childrens Boardbooks	88	96	184
Childrens Chapter Books	475	625	1100
Childrens Comic Books	10	20	30
Childrens Books on CD	2	6	8
Childrens DVDs	75	114	189
Childrens Easy Readers	675	889	1564
Childrens Graphic Novels	315	408	723
Childrens Magazines	12	0	12
Childrens Nonfiction	413	587	1000
Childrens Picture Books	1029	1145	2174
Childrens Playaways	75	102	177
Childrens Readalongs	63	82	145
Kits	19	0	19
Special Collections	20	0	20
Young Adult Fiction	102	203	305
Young Adult Graphic Novels	11	11	22
Young Adult Nonfiction	5	8	13
Young Adult Playaways	1	2	3
Total	**4096**	**5198**	**9294**

Self-directed/Passive Programming	
Scavenger hunt	340 (children)
Book Madness Final Round	85 (gen interest)

Social Media Stats 5/27/2025

TikTok: 1461 followers; 48.1K likes

Instagram: 619 followers; 4177 views in the last 28 days; 1370 accounts reached **Facebook**: 2055 followers; 8677 views in the last 28 days; 1799 accounts reached

Website: 6305 views in last 30 days

Google: 5.0 Star Rating, 33 reviews

Comment 3 weeks ago: *"I absolutely love this little library! The librarians are full of joy and knowledge which makes visiting the library, finding a new book, or exploring something with children a wonderful experience!"*

ITEM #18

Public Works Report

May 2025 Public Works Report

Parks:

Continue to hand water Neumeyer field where irrigation isn't reaching

Spray weeds in city parks

Apply iron fertilizer to Neumeyer field

Seed neumeyer field and apply ½ rate starter fertilizer

Pressure test quick connect points at Neumeyer field

Clean off graffiti from Tim Ohrt sidewalk

Continue to dump trash from all public trash cans weekly

Perform scheduled maintenance on mowers

Take over mowing for legion baseball field

Plant a few more trees from 4H donation/grant

Continue to develop Logemann field (west of the BAL fields)

Streets:

Meeting with Armodus to go over street patching

Straighten signs that have been blown over by winds this winter

Armodus completed street patching projects throughout town

General:

Meetings with Darland construction-GC for new public works building

Remove WM dumpster with totes at Tim Ohrt Park due to improper use

Pick up plants for flower posse

Continue to speak with NEMA/FEMA. All projects have been approved, the money has been obligated, waiting for funds to be dispersed.

Turned in required documents for Celebrate tree grant ($3,000)

Jake tendered resignation. Final day was 6/8. It has been a pleasure to serve this community alongside the council, mayor, and coworkers- I look forward to working with you again in the future. Will remain a resident of our community and invested in our success.

ITEM #19

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 -- 8 MONTH REVIEW 5/31/2025

EXPENSE IMPACTS TO BUDGET

(IMPACTS LISTED IN RED ARE RESTRICTED FUND IMPACTS)

	YTD Spend	Budgeted	Difference
• 6197 - PW BUILDING ENGINEERING	$144,815	$75,000	$69,815
•	$0	$0	$0
•	$0	$0	$0
•	$0	$0	$0
•	$0	$0	$0
•	$0	$0	$0
	NET EFFECT		$69,815

REVENUE IMPACTS TO BUDGET

	YTD Deposits	Budgeted	Difference
• 5010 - LOCAL SALES TAX (AT 91% SALES TAX IS UP)	$819,887	$900,000	-$80,113
•	$0	$0	$0
•	$0	$0	$0
•	$0	$0	$0
•	$0	$0	$0
•	$0	$0	$0
	NET EFFECT		-$80,113.39

ITEM #20

Project Tracker

City of Bennington Project Tracker

Jun-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 • permit discussion and access to 15215 Harvest Lane
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 (now June). • 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/drainage 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.
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. Julie assisted John with adding information to the HUD Portal to allow a grant agreement to be prepared. JEO continues to work 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 PDF 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. Work has been completed and pay application on June's agenda for approval.
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 payment has been received from NDED by soccer club and they will forward to the city. Warranty will expire in December 2025. Jake has been working with staff and contractor on sprinkler coverage issues - it is still a work in process.
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.
Logemann Splashpad at Neumeyer Farm Park	231502.01	Aquatics	Julie & Jon Haauck	Yes	On Hold	Alternate funding needs to be deteremined prior to project moving forward.

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.
Rainwood Square	090034	Planning	Julie Ogden	General Engineering	prep for next PC meeting	This is propsoed to be a tweleve (12) lot commercial subdivision at the northwest corner of 156th and Rainwood road. The total site is about 28 acres.