City of Bennington
City Council Meeting Agenda
Monday, July 14, 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. June 9, 2025 City Council Meeting Minutes
    B. June 2025 Bills Paid
    C. Keno Receipts: June 8.75%: $7,413.92
    D. JEO Consulting Invoices for:
        i. General Engineering Invoice No. 162040 totaling $14,120.00
        ii. Neumeyer Farm Invoice No. 161877 totaling $6,045.00
        iii. Public Works Building Invoice No. 161717 totaling $13,913.75
            A. Motion

3. Consideration of a Change of Zoning for 27.15 acres located at 10102 N. 156th St. in the Northwest corner of 156th and Rainwood Road from Transitional Agriculture (TA) to a Highway Commercial District (C-1) for the Rainwood Square Development Lots 1-12 and Outlots A-C
    A. Presentation
    B. Public Hearing
    C. Motion

4. Consideration of a Preliminary Plat for 27.15 acres located at 10102 N. 156th St. in the Northwest corner of 156th and Rainwood Road for the Rainwood Square Development Lots 1-12 and Outlots A-C
    A. Presentation
    B. Public Hearing
    C. Motion

5. Consideration of a Conditional Use Permit for a Martial Arts Studio in a Light Industrial District (I-1) located at 15311 Warehouse Street
    A. Presentation
    B. Public Hearing
    C. Motion

6. Consideration of a Conditional Use Permit allowing for an Indoor Training Facility in a C-1 Highway Commercial Zoning District located at 12744-12748 N. 158th Street in Bennington Contractor Bays, LLC
    A. Presentation
    B. Public Hearing
    C. Motion

7. Additional Street Closure – Saturday, August 9, 2025 from 8 a.m. to 1 p.m.
    A. Douglas County Farm Bureau Tractor Show – Rob Gottsch
        i. Motion to Approve

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

9. 2026 Fireworks Permits – Bennington Jaycees and American Legion Post #266
    A. Motion to Approve

10. Public Works Building
    A. Change Order #1 for Unsuitable Soils totaling $2,600
    B. Pay Application #2 to Darland totaling $131,010.70
        i. Motion to Approve

11. Program Agreement with the Nebraska Department of Transportation for the Big Papio Creek Trail Project No. CRP-TAP-28(175) 20% Local Match totaling $339,714
    A. Staff Report
    B. Resolution 2025-03 Approving the Project Program Agreement with NDOT for the Big Papio Creek Trail Project, NDOT Project No. CRP-TAP-28(175)
        i. Motion to Approve

12. Library Report

13. Police Report
    A. License Plate Reader
    B. Tasers
    C. Cruiser

14. Public Works Report

15. Office Report

16. Project Tracker

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

18. 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

6-25-2025 Minutes

City of Bennington
Planning Commission Meeting Minutes
Wednesday, June 25, 2025; 6:00 P.M.
City Office, 15505 Warehouse St.
Bennington, NE
402-238-2375

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

Approval of May 28, 2025 Meeting Minutes
Motion by Valasek, second by Ortiz to approve the minutes as presented. With Bartles abstaining, all voted in favor and the motion carried.

Consideration of a Change of Zoning for 27.15 acres located at 10102 N. 156th St. in the Northwest corner of 156th and Rainwood Road from Transitional Agriculture (TA) to a Highway Commercial District (C-1) for the Rainwood Square Development Lots 1-12 and Outlots A-C

Consideration of a Preliminary Plat for 27.15 acres located at 10102 N. 156th St. in the Northwest corner of 156th and Rainwood Road for the Rainwood Square Development Lots 1-12 and Outlots A-C
City Engineer Julie Ogden, Larry Jobeun with Fullenkamp, Jobeun, Johnson & Beller and Joe Foley with FoleyShald Engineering presented the 12-lot development intended as a Sanitary Improvement District. An interlocal agreement and coordination will be established for participation in the development of Rainwood Road.

Bartels opened a public hearing and concerns were raised regarding drainage of storm water and mud, trash, sewer easement location, commercial taxes compared to residential taxes, the Future Land Use Map and the future of Military Road.

Motion by Bartels, second by Ortiz to recommend approval of the zoning change and preliminary plat subject to compliance with the City Engineer's and Douglas County's reports. All voted in favor and the motion carried.

Consideration of a Conditional Use Permit for a Recreational Facility and Studio in a Light Industrial District (I-1) located at 15311 Warehouse Street
City Engineer Julie Ogden and Business Owner Katie Nielsen presented a Martial Arts Studio discussing parking and instructional hours.

Bartels opened a public hearing and there were no comments.

Motion by Hohman, second by Valasek to recommend approval of the Conditional Use Permit as presented subject to compliance with the City Engineer's report. All voted in favor and the motion carried.

Consideration of a Conditional Use Permit allowing for an Indoor Training Facility in a C-1 Highway Commercial Zoning District located at 12744-12748 N. 158th Street in Bennington Contractor Bays, LLC

City Engineer Julie Ogden, Business Owner Bill Kruse and Property Owner Geoff McGregor presented a baseball training facility discussing parking and instructional hours.

Bartels opened a public hearing and there were no comments.

Motion by Hohman, second by Ortiz to recommend approval of the Conditional Use Permit as presented subject to compliance with the City Engineer's report. All voted in favor and the motion carried.

Adjourn

Motion by Hohman, second by Ortiz to adjourn the meeting at 7:11 p.m. All voted in favor and the motion carried.

ITEM #2 Consent Agenda

City of Bennington
Community Development Agency Meeting Minutes
Monday, June 9, 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, June 9, 2025. In attendance were Agency Members Kaye Bridgeford, Rob Hamilton, and Shane Pekny. Member Adam Lee was absent. City Clerk Mindi Laaker identified the Open Meetings Act location that is available to the public.

Approval of May 12, 2025 Meeting Minutes
Motion by Bridgeford, second by Pekny to approve the minutes as presented. All voted in favor and the motion carried.

Public Comments on any Agenda Items – There were no comments.

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
City Attorney Jeff Miller explained that the Redevelopment and Tax Increment Financing discussions continue therefore there is no resolution to approve at this time.

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

Adjourn
Motion by Pekny, second by Bridgeford to adjourn the meeting at 6:04 p.m. All voted in favor and the motion carried.

City of Bennington
City Council Meeting Minutes
Monday, June 9, 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 6:05 p.m. on Monday, June 9, 2025. In attendance were City Council Members Kaye Bridgeford, Rob Hamilton, and Shane Pekny. Member Adam Lee was absent. City Clerk Mindi Laaker identified the Open Meetings Act location that is available to the public.

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

BILLS PAID IN MAY	
CITY	
RATINA CRAWFORD	1,139.37
MINDI LAAKER	919.37
I3 BANK HSA	163.50
NATIONWIDE	4,534.39
NATIONWIDE	2,421.83
BLUE CROSS BLUE SHIELD OF NEBRASKA	850.36
THE DAILY RECORD	297.32
FILTER SHOP	5.30
MUTUAL OF OMAHA	130.68
MUTUAL OF OMAHA	162.56
OMAHA NEON SIGN COMPANY	1,141.00
PRESTO-X	38.00
WM CORPORATE SERVICES, INC	62.50
YOUNG & WHITE LAW OFFICES	6,526.70
I3 BANK HSA	163.50
IRS TAXES	8,326.95
INTUIT	346.00
RATINA CRAWFORD	1,139.36
MINDI LAAKER	868.29

NATIONWIDE	4,534.39
NATIONWIDE	2,421.83
ALL MAKES	36.85
COX BUSINESS SERVICES	104.68
JEO CONSULTING, INC	11,322.50
L.C. SERVICES	19.00
OPPD	297.42
I3 BANK HSA	163.50
IRS TAXES	3,259.10
BLUE CROSS BLUE SHIELD OF NEBRASKA	850.36
THE DAILY RECORD	23.33
GREAT AMERICA FINANCIAL SERVICE	105.42
MUTUAL OF OMAHA	130.68
MUTUAL OF OMAHA	162.56
OFFICE DEPOT, INC	104.74
PRESTO-X	38.00
I3 BANK HSA	163.50
IRS TAXES	8,151.50
I3 BANK HSA	163.50
CITY TOTAL	**61,289.84**
SEWER	
ONE CALL CONCEPTS	28.93
YOUNG & WHITE LAW OFFICES	135.00
CITY OF OMAHA CASHIER	35,402.47
JEO CONSULTING, INC	2,576.25
PEOPLE SERVICE	1,550.75
SEWER TOTAL	**39,693.40**
LIBRARY	
LYNN BARNA	25.21
JOHNNA BIERMAN	1,346.50
LISA FLAXBEARD	1,538.84
NATALIE HARTLEY	829.74
HEATHER LUTH	1,079.87
LYDIA PILE	171.80
TARYN STERN	144.77
NATALIE HARTLEY	93.43
BAKER & TAYLOR BOOKS	240.55

BLUE CROSS BLUE SHIELD OF NEBRASKA	4,685.19
FILTER SHOP	23.60
MUTUAL OF OMAHA	175.23
MUTUAL OF OMAHA	263.44
BELLWETHER	377.46
COX BUSINESS SERVICES	136.13
JESSICA ROWE-DESILVA	341.00
OFFICE DEPOT, INC	83.98
PENWORTHY	2,522.68
PRESTO-X	28.19
SAM'S CLUB MC/SYNCB	1,856.69
WM CORPORATE SERVICES, INC	120.65
LISA FLAXBEARD	312.69
LYNN BARNA	69.34
JOHNNA BIERMAN	1,346.52
LISA FLAXBEARD	1,538.84
NATALIE HARTLEY	928.12
HEATHER LUTH	1,079.89
LYDIA PILE	188.69
TARYN STERN	222.47
AMAZON CAPITAL SERVICES	64.13
BAKER & TAYLOR BOOKS	275.27
INGRAM	408.48
JENSEN BROTHERS MOWING LLC	3,950.00
L.C. SERVICES	51.00
OPPD	138.60
JESSICA ROWE-DESILVA	341.00
BLUE CROSS BLUE SHIELD OF NEBRASKA	4,685.19
GREAT AMERICA FINANCIAL SERVICE	188.69
GUMDROP BOOKS	563.26
INGRAM	446.51
LERNER PUBLISHING GROUP	511.78
MUTUAL OF OMAHA	175.23
MUTUAL OF OMAHA	263.44
PRESTO-X	28.19
LIBRARY TOTAL	**33,862.28**
POLICE	
JORDAN BRADLEY	175.76

DEVIN CRINKLAW	175.76
ANDREW HILSCHER	2,614.53
JAYME IVERSEN	1,585.49
ROBERT JONES	219.70
NICOLE MARTIN	258.58
STACIA NELSON	1,742.17
JONATHAN STARKE	2,081.10
DANIEL STOCKER	2,042.09
BLUE CROSS BLUE SHIELD OF NEBRASKA	10,275.38
FILTER SHOP	4.70
MUTUAL OF OMAHA	469.93
MUTUAL OF OMAHA	459.15
CUBBY'S	1,159.01
PRESTO-X	41.81
U.S. POSTAL SERVICE	188.00
WM CORPORATE SERVICES, INC	56.50
TARGET	83.44
RAY ALLEN MANUFACTURING	1,299.99
ANDREW HILSCHER	2,614.55
JAYME IVERSEN	1,585.50
NICOLE MARTIN	147.76
STACIA NELSON	1,742.17
MARK NOONAN	117.20
PAUL SMOOT	128.80
JONATHAN STARKE	2,081.10
DANIEL STOCKER	2,042.08
AT&T MOBILITY	346.94
BENNINGTON AUTO SALE	519.01
COX BUSINESS SERVICES	203.32
IDEAL PURE WATER	11.74
OPPD	291.70
JONATHAN STARKE	41.87
BLUE CROSS BLUE SHIELD OF NEBRASKA	10,275.38
GREAT AMERICA FINANCIAL SERVICE	25.80
MUTUAL OF OMAHA	469.93
MUTUAL OF OMAHA	459.15
PRESTO-X	41.81
POLICE TOTAL	**48,078.90**

PARKS	
JOHN BOHRER	994.05
DEREK BRECHBILL	1,583.03
JACOB CONLEY	2,419.39
ZACHARY RAUSCHER	798.37
NATHAN STIER	847.95
AMERICAN LEGION	167.50
BLUE CROSS BLUE SHIELD OF NEBRASKA	916.83
COX BUSINESS SERVICES	46.39
MUTUAL OF OMAHA	239.81
MUTUAL OF OMAHA	50.05
PORTA JOHNS	112.50
SITE ONE LANDSCAPE SUPPLY	1,144.52
JELINEK ACE HARDWARE	202.69
CUBBY'S	148.35
MENARDS	343.08
PAPIO VALLEY NURSERY, INC	637.25
PRESTO-X	32.07
SITE ONE LANDSCAPE SUPPLY	738.38
WM CORPORATE SERVICES, INC	969.10
JOHN BOHRER	994.03
DEREK BRECHBILL	1,583.04
JACOB CONLEY	2,419.41
ZACHARY RAUSCHER	379.62
NATHAN STIER	386.74
AT&T MOBILITY	23.11
JEO CONSULTING, INC	5,142.50
OPPD	857.97
AMAZON	49.70
BLUE CROSS BLUE SHIELD OF NEBRASKA	916.83
GREAT PLAINS NURSERY	399.50
MUTUAL OF OMAHA	239.81
MUTUAL OF OMAHA	50.05
PRESTO-X	32.07
PARKS TOTAL	**25,865.69**
STREETS	
AMERICAN LEGION	167.50

BLUE CROSS BLUE SHIELD OF NEBRASKA	916.82
COX BUSINESS SERVICES	46.40
MUTUAL OF OMAHA	50.05
PORTA JOHNS	112.50
UNIQUE PAVING MATERIALS CORP	1,904.00
JELINEK ACE HARDWARE	202.69
CUBBY'S	148.36
MENARDS	64.71
PAPIO VALLEY NURSERY, INC	637.25
PRESTO-X	32.06
SITE ONE LANDSCAPE SUPPLY	738.38
AT&T MOBILITY	23.11
JEO CONSULTING, INC	13,872.50
OPPD	5,591.69
AMAZON	49.70
BLUE CROSS BLUE SHIELD OF NEBRASKA	916.82
CLEAN SWEEP COMMERCIAL, INC	3,241.50
MICHAEL TODD & COMPANY, INC.	134.52
MUTUAL OF OMAHA	50.05
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**

Motion by Bridgeford, second by Pekny to approve the Consent Agenda. 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, C-1 Highway Commercial and C-4 Flex Business Zoning Districts

City Engineer Julie Ogden explained the addition of language including martial arts and youth gym/play areas.

Adams opened a public hearing and there were no comments.

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

Street Closure / Event Application – Saturday, August 9, 2025 from 8 a.m. to 1 p.m.
Motion by Bridgeford, second by Pekny to approve the Douglas County Farm Bureau Tractor Show. All voted in favor and the motion carried.

Peddler Permit Application
Motion by Bridgeford, second by Pekny to approve the renewal of a one-year permit for Legacy Restoration. All voted in favor and the motion carried.

Motion by Pekny, second by Bridgeford to approve a one week permit for book sales from Southwestern Advantage. All voted in favor and the motion carried.

Pay Applications for Armodus Street Patching
Motion by Bridgeford, second by Pekny to approve Pay Application #1 totaling $82,893.10. All voted in favor and the motion carried.

Motion by Pekny, second by Bridgeford to approve Pay Application #2 & Final totaling $2,563.70 (subject to completion of punch list). All voted in favor and the motion carried.

Public Works Building
Motion by Bridgeford, second by Pekny to approve Pay Application #1 to Darland totaling $48,450.00. 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 Future Land Use Map changes as presented.

Adams opened a public hearing and there were no comments.

Motion by Bridgeford, second by Pekny to approve the Future Land Use Map revisions. All voted in favor and the motion carried.

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
Motion by Pekny, second by Bridgeford to introduce and waive three readings of Ordinance No. 540 AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP AS ADOPED 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 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. All voted in favor and the motion carried.

Motion by Bridgeford, second by Pekny to approve and adopt Ordinance No 540. All voted in favor and the motion carried.

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

Motion by Bridgeford, second by Pekny to introduce and waive three readings of 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 TRASITIONAL 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. All voted in favor and the motion carried.

Motion by Pekny, second by Bridgeford to approve and adopt Ordinance No. 541. All voted in favor and the motion carried.

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

Motion by Pekny, second by Bridgeford to introduce and waive three readings of Ordinance No. 542 AN ORDINANCE AMENDING THE CITY OF BENINGTON'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. All voted in favor and the motion carried.

Motion by Bridgeford, second by Pekny to approve and adopt Ordinance No. 542. All voted in favor and the motion carried.

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

Motion by Bridgeford, second by Pekny to introduce and waive three readings of 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. All voted in favor and the motion carried.

Motion by Bridgeford, second by Pekny to approve and adopt Ordinance No. 543. All voted in favor and the motion carried.

Neumeyer Farm Park

Phase I: Irrigation issues continue to be evaluated.

Phase II: A meeting is scheduled with US HUD Community Project Funding Grant Representatives.

Resolution 2025-02 for 1-Hour Parking Limits Located at South Second and South Stark Streets

Motion by Pekny, second by Bridgeford to table the resolution for further consideration. All voted in favor and the motion carried.

Bennington Soccer Club Addendum Extending the Term of the Agreement until May 31, 2026

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

Library, Police, Public Works, Office and Project Tracker Reports

All monthly reports are on file in the City Office.

Office Report

Motion by Bridgeford, second by Pekny to approve City Treasurer Tina Crawford as an additional signer for Certificate of Deposit renewals. All voted in favor and the motion carried.

Public Comments – Comments were made regarding a crosswalk or signage between the Police Station and Library parking lots crossing 156th Street.

Adjourn

Motion by Bridgeford, second by Pekny to adjourn the meeting at 7:07 p.m. All voted in favor and the motion carried.

BILLS PAID IN JUNE
CITY

22234	THE DAILY RECORD	419.33
22237	OMAHA NEON SIGN COMPANY	562.50
22244	MUD	105.90
22253	WM CORPORATE SERVICES, INC	62.50
22254	YOUNG & WHITE LAW OFFICES	4,326.10
CC	INDEED	396.00
DD	RATINA CRAWFORD	1,139.37
DD	MINDI LAAKER	868.28
AUTO	I3 BANK HSA	163.50
AUTO	IRS TAX PAYMENTS	2,108.82
AUTO	IRS TAX PAYMENTS	8,379.31
AUTO	NATIONWIDE	2,421.83
AUTO	NATIONWIDE	4,534.39
DD	RATINA CRAWFORD	1,178.63
DD	MINDI LAAKER	868.28
AUTO	IRS TAX PAYMENTS	28,237.23
AUTO	NE DEPT OF REVENUE	2,108.82
22261	COX BUSINESS SERVICES	107.39
22264	AT&T MOBILITY	25.80
22265	JEO CONSULTING, INC	63,118.75
22267	OFFICE DEPOT, INC.	104.74
22271	OPPD	297.77
22273	INSPRO MARSH & MCLENNAN AGENCY	5,910.00
CC	IDCREATOR	11.99
AUTO	INTUIT	364.00
CC	U.S. POSTAL SERVICE	146.00
AUTO	I3 BANK HSA	163.50
AUTO	IRS TAX PAYMENTS	8,734.98
22275	THE DAILY RECORD	66.00
22277	GREAT AMERICA FINANCIAL SERVICE	224.52
22279	JOHN W ROKES	1,752.00
22281	OFFICE DEPOT, INC.	166.74
22282	TOWN WEB, LLC	180.00
AUTO	NATIONWIDE	2,469.05
AUTO	NATIONWIDE	4,581.67
AUTO	I3 BANK HSA	163.50
CC	AMAZON	19.21
DD	CLINTON ADAMS	277.05
DD	SHANE PEKNY	193.93
AUTO	I3 BANK HSA	163.50
22288	PRESTO-X	41.42
22290	BENNINGTON SUBURBAN FIRE DISTRICT #7	56,534.78
	CITY TOTAL	**203,699.08**

SEWER

22250	ONE CALL CONCEPTS	24.56
22265	JEO CONSULTING, INC.	1,017.50
22269	PEOPLE SERVICE	1430.00
22274	CITY OF OMAHA CASHIER	58,497.62
	SEWER TOTAL	**60,969.68**

LIBRARY

22231	MOLLY DUNNING	100.00
22232	BAKER & TAYLOR	173.97
22233	COX BUSINESS SERVICES	75.02
22235	DR OXYGEN SCIENCE SHOWS	630.00
22244	MUD	494.20
22249	JESSICA ROWE-DESILVA	341.00
22252	SAM'S CLUB MC/SYNCB	1,469.61
22253	WM CORPORATE SERVICES, INC	120.65

DD	LYNN BARNA	63.02	
DD	JOHNNA BIERMAN	1,357.70	
DD	LISA FLAXBEARD	1,653.65	
DD	NATALIE HARTLEY	472.38	
DD	HEATHER LUTH	1,150.58	
DD	LYDIA PILE	279.34	
DD	TARYN STERN	350.71	
22257	HEATHER LUTH	50.00	REIMBURSEMENT
22258	BAKER & TAYLOR	38.92	
22261	COX BUSINESS SERVICES	200.93	
22263	INGRAM	236.57	
22266	MADE NEW MAKERSPACE	200.00	
DD	LYNN BARNA	113.46	
DD	JOHNNA BIERMAN	1,357.71	
DD	LISA FLAXBEARD	1,568.23	
DD	NATALIE HARTLEY	957.54	
DD	HEATHER LUTH	1,079.89	
DD	LYDIA PILE	188.70	
DD	TARYN STERN	256.09	
22268	OSP, LLC	650.00	
22270	WILDLIFE ENCOUNTERS	350.00	
22271	OPPD	138.60	
22276	COX BUSINESS SERVICES	72.11	
22277	GREAT AMERICA FINANCIAL SERVICE	271.70	
22278	JESSICA ROWE-DESILVA	341.00	
22284	NATALIE HARTLEY	82.38	
22287	NEBRASKA EXTENSION IN DOUGLAS & SARPY COUNTIES	25.00	
22288	PRESTO-X	28.19	
22291	MARY KNOTT	500.00	
	LIBRARY TOTAL	**17,438.85**	

POLICE

22244	MUD	336.00	
22245	ASSOCIATION OF THREAT ASSESSMENT PROFESSIONALS	150.00	
22246	COX BUSINESS SERVICES	203.36	
22247	CREATIVE PRODUCT SOURCING, INC	417.10	
22253	WM CORPORATE SERVICES, INC	56.50	
DD	JORDAN BRADLEY	414.10	
DD	DEVIN CRINKLAW	219.70	
DD	ANDREW HILSCHER	2,614.53	
DD	JAYME IVERSEN	241.66	
DD	ROBERT JONES	1,585.49	
DD	NICOLE MARTIN	295.52	
DD	STACIA NELSON	1,742.17	
DD	PAUL SMOOT	128.78	
DD	JONATHAN STARKE	2,114.15	
DD	DANIEL STOCKER	2,042.09	
DD	ERIC WHITE	395.24	
CC	ZURCHERS	126.91	
22259	BENNINGTON AUTO SALE	175.41	
22262	IDEAL PURE WATER	24.99	
DD	ANDREW HILSCHER	2,614.55	
DD	JAYME IVERSEN	1,768.95	
DD	NICOLE MARTIN	267.81	
DD	DONALD MCGUIRE	285.60	
DD	STACIA NELSON	1,925.62	
DD	MARK NOONAN	138.52	
DD	JONATHAN STARKE	2,257.09	
DD	DANIEL STOCKER	2,042.09	
DD	ERIC WHITE	135.07	
22264	AT&T MOBILITY	350.12	
22271	OPPD	303.21	
22272	CUBBY'S	1,115.55	
22277	GREAT AMERICA FINANCIAL SERVICE	50.02	
22280	NEBRASKA LAW ENFORCEMENT TRAINING CENTER	160.00	
22283	GREAT PLAINS UNIFORMS	220.00	

22288	PRESTO-X	45.57	
CC	NEBRASKA SECRETARY OF STATE	32.50	
	POLICE TOTAL	**26,995.97**	
	PARKS		
22233	COX BUSINESS SERVICES	46.39	
22236	HOME DEPOT CREDIT SERVICES	493.25	
22238	THE ROCK PLACE	1,219.04	
22239	SITE ONE LANDSCAPE SUPPLY	354.89	
22240	STRATEGIC ELECTRIC GROUP, LLC	3,129.40	
22241	TY'S OUTDOOR POWER & SERVICE	218.00	
22244	MUD	2,084.47	
22248	CUBBY'S	227.79	
22251	PORT A JOHNS INC	112.50	
22253	WM CORPORATE SERVICES, INC	733.37	
DD	JOHN BOHRER	994.04	PARKS 2317.03 STREETS 222.18
DD	DEREK BRECHBILL	1,583.03	PARKS 1622.33 STREETS 695.28
DD	JACOB CONLEY	2,419.41	PARKS 2173.97 STREETS 931.70
DD	ZACHARY RAUSCHER	537.74	PARKS 160.00 STREETS 196.00
DD	NATHAN STIER	493.71	PARKS 384.00 STREETS 124.00
22255	DARLAND CONSTRUCTION CO	24,225.00	
22264	AT&T MOBILITY	23.65	
22265	JEO CONSULTING, INC.	1,923.13	
DD	JOHN BOHRER	994.05	PARKS 2142.45 STREETS 396.75
DD	DEREK BRECHBILL	1,583.04	PARKS 1390.56 STREETS 927.04
DD	JACOB CONLEY	2,419.40	PARKS 1863.40 STREETS 1242.27
DD	JACKSON CONRAD	118.18	PARKS 64.00 STREETS 64.00
DD	ZACHARY RAUSCHER	632.70	PARKS 368.00 STREETS 352.00
DD	NATHAN STIER	620.03	PARKS 496.00 STREETS 208.00
22267	OFFICE DEPOT, INC.	20.88	
22271	OPPD	651.40	
22285	COX BUSINESS SERVICES	46.39	
22286	HOME DEPOT CREDIT SERVICES	27.26	
22288	PRESTO-X	32.07	
22289	SITE ONE LANDSCAPE SUPPLY	630.33	
	PARKS TOTAL	**48,594.54**	
	STREETS		
22233	COX BUSINESS SERVICES	46.40	
22236	HOME DEPOT CREDIT SERVICES	329.60	
22239	SITE ONE LANDSCAPE SUPPLY	354.89	
22241	TY'S OUTDOOR POWER & SERVICE	217.99	
22244	MUD	474.00	
22248	CUBBY'S	227.79	
22251	PORT A JOHNS INC	112.50	
22255	DARLAND CONSTRUCTION CO	24,225.00	
22256	ARMODUS, LLC	82,893.10	
22260	CLEAN SWEEP COMMERCIAL INC	3,241.50	
22264	AT&T MOBILITY	23.64	
22265	JEO CONSULTING, INC.	4,233.12	
22267	OFFICE DEPOT, INC.	20.89	
22271	OPPD	5,559.32	

22285	COX BUSINESS SERVICES		46.40
22286	HOME DEPOT CREDIT SERVICES		27.26
22288	PRESTO-X		32.06
22289	SITE ONE LANDSCAPE SUPPLY		123.00
	STREETS TOTAL		**122,188.46**

CITY		**203,699.08**
SEWER		**60,969.68**
LIBRARY		**17,438.85**
POLICE		**26,995.97**
PARKS		**48,594.54**
STREETS		**122,188.46**
TOTAL OF ALL BILLS	**$**	**479,886.58**

GENERAL DEPOSITS

6-Jun	OFFICE DEPOSIT - LIBRARY		222,059.31
10-Jun	STATE OF NEBRASKA - HIGHWAY ALLOCATION		21,649.81
13-Jun	DOUGLAS COUNTY GENERAL		21,877.99
13-Jun	DOUGLAS COUNTY BOND		7,893.35
13-Jun	OFFICE DEPOSIT		15,733.00
20-Jun	MUD/OFFICE DEPOSIT		59,347.41
23-Jun	STATE OF NEBRASKA - SALES TAX		124,343.06
27-Jun	OFFICE DEPOSIT		95,908.36
30-Jun	INTEREST		13,477.48
	DEPOSITS TOTAL	**$**	**582,289.77**
	DIFFERENCE	***$***	***(102,403.19)***
4-Jun	*KENO DEPOSIT*		*4,186.86*
18-Jun	*KENO DEPOSIT*		*3,227.06*
30-Jun	*KENO INTEREST*		*1,244.88*
			8,658.80

JEO CONSULTING GROUP

Engineering | Architecture | Surveying | Planning

Invoice

June 13, 2025
Project No: R090034.13
Invoice No: 162040
Invoice Amount: 14,120.00

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 June 6, 2025

	Contract Amount	Percent Complete	Billed-to-Date	Previous Billing	Current Billing
Hourly Phase(s)					
2025 General Engineering			$60,151.25	$46,031.25	$14,120.00
Total			**$60,151.25**	**$46,031.25**	**$14,120.00**

Total Amount Due Upon Receipt : $14,120.00

Outstanding Invoices

Number	Date	Balance
161078	5/15/2025	15,600.00
Total		**15,600.00**

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

Billing Backup

Tuesday, June 17, 2025
8:47:29 AM

JEO Consulting Group, Inc. Invoice 162040 Dated 6/13/2025

Project R090034.13 Bennington General Engineering

Phase 2025 2025 General Engineering

Task 001 General Assistance/Meetings

Hours this Invoice

		Hours		Amount	
63 - Borchers, Julie	5/12/2025	2.25	250.00	562.50	
63 - Borchers, Julie	5/13/2025	.25	250.00	62.50	
63 - Borchers, Julie	5/14/2025	.25	250.00	62.50	
45 - Nissen, Ann	5/20/2025	3.00	210.00	630.00	
63 - Borchers, Julie	5/21/2025	.50	250.00	125.00	
63 - Borchers, Julie	5/28/2025	1.00	250.00	250.00	
63 - Borchers, Julie	6/2/2025	.25	250.00	62.50	
63 - Borchers, Julie	6/3/2025	1.50	250.00	375.00	
63 - Borchers, Julie	6/4/2025	.50	250.00	125.00	
63 - Borchers, Julie	6/5/2025	.25	250.00	62.50	
Totals		9.75		2,317.50	
Total Labor					**2,317.50**

Total this Task **$2,317.50**

Task 002 Planning & Building Assistance

Hours this Invoice

		Hours		Amount	
63 - Borchers, Julie	5/15/2025	4.25	250.00	1,062.50	
40 - Ray, Jeffrey	5/15/2025	3.00	240.00	720.00	
29 - Woodrum, Madison	5/16/2025	8.00	115.00	920.00	
63 - Borchers, Julie	5/19/2025	.50	250.00	125.00	
63 - Borchers, Julie	5/20/2025	1.00	250.00	250.00	
40 - Ray, Jeffrey	5/20/2025	.50	240.00	120.00	
63 - Borchers, Julie	5/21/2025	.50	250.00	125.00	
63 - Borchers, Julie	5/22/2025	.25	250.00	62.50	
63 - Borchers, Julie	5/28/2025	2.50	250.00	625.00	
63 - Borchers, Julie	5/29/2025	1.50	250.00	375.00	
63 - Borchers, Julie	5/30/2025	1.00	250.00	250.00	
63 - Borchers, Julie	5/31/2025	1.25	250.00	312.50	
63 - Borchers, Julie	6/2/2025	2.00	250.00	500.00	
40 - Ray, Jeffrey	6/2/2025	.50	240.00	120.00	
40 - Ray, Jeffrey	6/2/2025	-.50	240.00	-120.00	
40 - Ray, Jeffrey	6/2/2025	.50	240.00	120.00	
63 - Borchers, Julie	6/4/2025	.25	250.00	62.50	
Totals		27.00		5,630.00	
Total Labor					**5,630.00**

Total this Task **$5,630.00**

Task 003 GIS/Mapping Assistance

Hours this Invoice

			Hours		Amount	
63 - Borchers, Julie		5/19/2025	.50	250.00	125.00	
	Totals		.50		125.00	
	Total Labor					**125.00**
				Total this Task		**$125.00**

Task 006 Street/Bridge Assistance

Hours this Invoice

			Hours		Amount	
63 - Borchers, Julie		5/28/2025	.75	250.00	187.50	
63 - Borchers, Julie		5/29/2025	.75	250.00	187.50	
63 - Borchers, Julie		6/2/2025	.50	250.00	125.00	
63 - Borchers, Julie		6/3/2025	.50	250.00	125.00	
63 - Borchers, Julie		6/5/2025	.50	250.00	125.00	
	Totals		3.00		750.00	
	Total Labor					**750.00**
				Total this Task		**$750.00**

Task 007 Neumeyer Recreational Complex

Hours this Invoice

			Hours		Amount	
63 - Borchers, Julie		5/12/2025	2.00	250.00	500.00	
63 - Borchers, Julie		5/13/2025	.50	250.00	125.00	
63 - Borchers, Julie		5/19/2025	2.75	250.00	687.50	
63 - Borchers, Julie		6/6/2025	.50	250.00	125.00	
	Totals		5.75		1,437.50	
	Total Labor					**1,437.50**
				Total this Task		**$1,437.50**

Task 012 Morgan Ridge

Hours this Invoice

			Hours		Amount	
63 - Borchers, Julie		5/12/2025	1.25	250.00	312.50	
63 - Borchers, Julie		5/19/2025	.25	250.00	62.50	
63 - Borchers, Julie		5/20/2025	1.00	250.00	250.00	
63 - Borchers, Julie		5/21/2025	.50	250.00	125.00	
63 - Borchers, Julie		6/2/2025	.50	250.00	125.00	
63 - Callen, John		6/6/2025	1.00	270.00	270.00	
	Totals		4.50		1,145.00	
	Total Labor					**1,145.00**
				Total this Task		**$1,145.00**

Task 013 Waters Edge @ 168th Subdivision

Hours this Invoice

		Hours		Amount	
63 - Borchers, Julie	5/12/2025	1.00	250.00	250.00	
Totals		1.00		250.00	
Total Labor					**250.00**
			Total this Task		**$250.00**

Task 014 Hagen Hills

Hours this Invoice

		Hours		Amount	
63 - Borchers, Julie	5/15/2025	.50	250.00	125.00	
63 - Borchers, Julie	5/19/2025	.25	250.00	62.50	
63 - Borchers, Julie	5/20/2025	1.00	250.00	250.00	
Totals		1.75		437.50	
Total Labor					**437.50**
			Total this Task		**$437.50**

Task 016 Rainwood Square

Hours this Invoice

		Hours		Amount	
63 - Borchers, Julie	5/29/2025	.75	250.00	187.50	
63 - Borchers, Julie	6/4/2025	4.00	250.00	1,000.00	
45 - Nissen, Ann	6/6/2025	4.00	210.00	840.00	
45 - Nissen, Ann	6/6/2025	-4.00	210.00	-840.00	
45 - Nissen, Ann	6/6/2025	4.00	210.00	840.00	
Totals		8.75		2,027.50	
Total Labor					**2,027.50**
			Total this Task		**$2,027.50**
			Total this Phase		**$14,120.00**
			Total this Project		**$14,120.00**
			Total this Report		**$14,120.00**

JEO CONSULTING GROUP

Engineering | Architecture | Surveying | Planning

Invoice

June 10, 2025
Project No: R231502.03
Invoice No: 161877
Invoice Amount: 6,045.00

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 30, 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	$19,200.00	0.00
Hourly to a Maximum Phase(s)					
Environmental Review	$92,000.00		$32,500.00	$26,455.00	$6,045.00
Total	**$188,000.00**		**$51,700.00**	**$45,655.00**	**$6,045.00**

Total Amount Due Upon Receipt : $6,045.00

Outstanding Invoices

Number	Date	Balance
161133	5/16/2025	40,575.00
Total		**40,575.00**

Email invoices to: clerk@benningtonne.com

JEO CONSULTING GROUP

Engineering | Architecture | Surveying | Planning

Invoice

June 5, 2025
Project No: R220296.01
Invoice No: 161717
Invoice Amount: 13,913.75

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 30, 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			$12,881.25	$1,247.50	$11,633.75
SWPPP			0.00	0.00	0.00
Construction Staking			$2,280.00	0.00	$2,280.00
Reimbursable Expenses			$697.64	$697.64	0.00
Total	**$150,000.00**		**$165,858.89**	**$151,945.14**	**$13,913.75**

Total Amount Due Upon Receipt : $13,913.75

Outstanding Invoices

Number	Date	Balance
160937	5/12/2025	1,247.50
Total		**1,247.50**

Item #3 & 4

Change of Zoning

Preliminary Plat

Rainwood Square

APPLICATION FOR A CHANGE OF ZONING

City of Bennington, NE

NOTE: Form must be filled out completely before the City will accept this application for processing, please print or type.

Date: 05/27/2025 Email Address: dan.graves@gravesdevelopment.com

Applicant's Name: Graves Development Resources Phone Number: 402-614-9100

Applicant's Address: 3803 N 153rd Street, Suite 201

Present Use of Subject Property: Single Family Acreage

Proposed Use of Subject Property: Commercial

Current Zoning: AG Proposed Zoning: C-1 (Highway Commercial)

Legal Description of Property Requested to be Rezoned: 10102 N 156 ST, NW corner of 156th and Rainwood Road

Area of Subject Property (square feet or acres): 27.15 acres

How are Adjoining Properties used (actual use):

North: Single Family Acreage East: Single Family Acreage

South: Single Family Acreage West: Future School Site

If exhibits are furnished, please describe and number on attached page.

- furnish site plan showing existing and proposed structures, easements, water courses, curb cuts, etc.

JUSTIFICATION:

The rezoning request must be justified. Please answer questions 1 to 4 on a separate page and attach to this application.

1. What is the general character of the area?
2. Can soil conditions support the types of development in the proposed zoning district? What is the soil classification of the area?
3. What type of sewer and water system will be used?
4. How will the proposed zoning district affect traffic in the area? Will streets or roads need to be updated for access to the area? If yes, what will the requirements be?

The Zoning Administrator, who may be accompanied by others, is hereby authorized to enter upon the property during normal working hours for the purpose of becoming familiar with the proposed situation.

Signature of Owner or Agent: Eugene J Graves

OFFICE USE ONLY:

Permit No. _____ Fee Paid $ 500.00 Check No. 10606 mjl

Date _____ Approved ☐ Denied ☐ _____ Chair, Bennington Planning Commission

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

APPLICATION FOR A PRELIMINARY PLAT

City of Bennington, NE

NOTE: Form must be filled out completely before the City will accept this application for processing, please print or type.

OFFICE USE ONLY:
Receipt Number: _____
Fee Paid $ 1412.50 V# 10603 mjl
Preliminary Plat #: _____

Date: 05/23/2025

SUBDIVIDER:
Name: Graves Development Resources
Address: 3803 N 153rd Street, Suite 201
O = 68116
Phone Number: 402-614-9100
E-Mail: dan.graves@gravesdevelopment.com

AGENT (Authorized to act on behalf of Subdivider):
Name: _____
Address: _____
Phone Number: _____
E-Mail: _____

OWNER:
Name: Bear Homes PC
Address: 10102 N 156th Street
Bennington NE, 68007
Phone Number: _____
E-Mail: _____

ANY OTHER ASSOCIATES:
Name: _____
Address: _____
Phone Number: _____
E-Mail: _____

LEGAL DESCRIPTION & GENERAL LOCATION:

10102 N 156 ST, NW corner of 156th and Rainwood Road

NAME OF PRELIMINARY PLAT Rainwood Square NUMBER OF LOTS: 15

1. Does the subdivider have any interest in the land surrounding the preliminary plat? Yes ☐ No ■
   If yes, please describe the nature of such interest:

2. Will the preliminary plat require any zoning or other action (rezoning, planned development, conditional use or vacations) to complete the development? Yes ■ No ☐ If yes, please describe the nature of such action:
   Future Land Use Map Amendment
3. Does the preliminary plat deviate from the requirements of the Zoning Regulations of the City of Bennington or the City's Subdivision Regulations? Yes ☐ No ■ If yes, please state each deviation, how the proposal meets the intent of the these regulations and why the proposal should be accepted (attach additional sheets as needed):

4. Is any part of the land within the preliminary plat within a flood plain? Yes ☐ No ■
   If yes, please include the following information on attached sheets:
   - Hydrological and grade information to determine frequency and extent of inundation of flood waters
   - Location of proposed use and type of use, areas of habitation and employment to include location, size and floor elevation of any structures, location and elevation of parking areas, use and location /elevation of all open space
   - All plans and other information shall conform to the City's Zoning and Subdivision Regulations
   - Limits of the flood plain
   - Amount of fill material brought into the flood plain
   - A certificate that grading will not result in any increase in the flood plain

Signature of Owner or Agent: _____ Date: May 22 2025

June 19, 2025

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

RE: Rainwood Square – Preliminary Plat and Rezoning Review
JEO Project No. 090034

Dear Commission and Council Members:

JEO Consulting Group has received a copy of the preliminary plat documents and re-zoning request for the above referenced subdivision. We have reviewed these documents in accordance with Article 3, Section 3 of the subdivision regulations and would offer the following comments, questions and observations for the Planning Commission's scheduled meeting.

Preliminary Plat & Associated Agreements

1. The preliminary plat for Rainwood Square includes twelve (12) commercial lots and three (3) outlots. The plat includes the required information except as noted below:
    a. Legal description of the boundary of property included in plat.
    b. Street side yard set back is the same as the front yard. Correct the setback table accordingly.
2. The lots appear to meet the minimum width and area for the C-1 zoning district. Setbacks noted match that of the district also except that the street side yard setback is the same as the front yard setback.
3. The access road between lots 8 and 9 is on an easement. Consideration should be made to have this roadway be placed in row (private road) or created as an alley as the easement reduces the usable width for lot 9 to be less than the minimum lot width.
    a. Setbacks for the lots should also provide some separation between the access road and the lot improvements.
4. This development is planned to be funded with a new SID. A lot-owners or business owners association will need to be created for maintenance of the outlots and any common facilities.
5. The City Attorney, Jeff Miller, will be working on a draft copy of the subdivision agreement for the final plat submittal.
6. In review of the Source and Use of Funds:
    a. The total general obligation costs are shown at about 3.8%, which is acceptable thus far.
    b. It appears that the cost share reimbursements for water main pioneering, sanitary sewer outfall cost share (to Morgan Ridge SID), Rainwood Road cost share (to Douglas County) are included – fees to be updated as the development progresses.
    c. There is a utility relocation fee – what is that for?
    d. Park fee for commercial property is $1,754 per acre. The amount shown in the SUF document does not appear to be correct – this is paid by the developer and not the SID so it should not impact the viability of the SID.

Waiver Request

1. No waivers have been requested with this application.

Re-Zoning

1. The Developer is requesting to re-zone the property C-1, Highway Commercial District.
2. The property is currently outside of the corporate limits and is zoned TA-Transitional Agriculture. The Future Land Use Map, as recently updated, within the City's Comprehensive Plan, designates this parcel as Commercial with some residential on the northwest portion. Zoning the entre property to commercial does not conflict with the city's future vision for the area.
3. The property to the west is zoned R-3 (medium density residential) and the property to the north is TA (transitional agriculture). Both properties are being used for residential purposes. That will require landscape buffers on the proposed development.
    a. Section 4.09.05 of zoning regulations requires that lot setbacks for commercial or industrial property adjacent to residential property be increased to 40 feet and include a landscaped buffer. The fence requirement in this section appears to only apply to industrial property. This increased setback applies to Lots 11 & 12.
    b. Landscaping plans, meeting the requirements of Section 7.09 of the zoning regulations will be required with the final plat submittal.

Grading & Erosion Control

1. The grading plan does not show creating building pad sites for the lots and additional grading will be required upon improvement of each lot.
2. How will the steep slope along the western boundary be stabilized?
    a. Do these grades coordinate with the post development grades for Morgan Ridge?
3. A wetland delineation study has been provided for the development.
    a. There are drainage paths across the property but they do not meet with requirements for a waterway that is under the jurisdiction of the US Army Corps of Engineers.
    b. The wetland review did not find any wetlands on the property which included both a desktop review as well as a field visit in April 2025.
4. Erosion Control Plans for the construction phase of the development are included in submittal. Continue development of these plans and provide updates with the final plat.
    a. Additional temporary silt basins may be needed.
    b. Show locations of the concrete wash out.
    c. Will top soils be stockpiled on the site and re-used? If so, show that on the final plan.
    d. The construction entrance was not shown, and please add label to the SWPPP sign location as if shown, I could not locate it.

Utilities (sanitary sewer and water)

1. The water main shall be looped with connections to mains in Rainwood Road and 156th Street. An 8" main is currently proposed within the development. Coordinate size with MUD.
    a. A flushing hydrant will be needed at the dead end near lot 8/outlot A.
    b. Fire hydrant locations (even if preliminary) should be shown on the exhibit for the final plat.
2. Design calculations for sizing of sanitary sewer mains and outfall was provided and we had a few comments on the calculations.
    a. The sanitary sewer through the development could be extended to Rainwood Road and provide service to the property to the south. This may require an increase in pipe size though the development but would eliminate the need for a sewer main along Rainwood Road.
    b. Is the peaking factor in the table based on the equation from Section 3.2.9 of the Omaha Wastewater Collection System Design Manual?
    c. The peak flow shown on this sheet is less than that from the design calculations from the Morgan Ridge Development, who is designing and installing the outfall sewer which confirms that the outfall should have the capacity to serve this development. Their estimate was for all residential lots which estimates higher flows than residential.
3. An outfall sewer along 156th Street will be required and tie into that being constructed by the Morgan Ridge Development. The sizing of this outfall sewer shall provide the appropriate capacity to serve the property further south per the City of Bennington Comprehensive Plan. The outfall shall be constructed along all 156th Street frontage to allow for future connections to the south.
4. The outfall will require an easement or permit for construction and maintenance from Douglas County as it appears to be located in the Right of Way for 156th Street.
5. The internal sanitary sewer (all 8" centered in streets B, C & D) will connect to the outfall sewer at 156th Street.

Streets

1. A traffic impact study and geotechnical report are required for this development and they shall be submitted for review prior to the final plat.
    a. The city can provide a copy of the Morgan Ridge Traffic impact study which is the last one (4-6-2022) for the area that includes the 156th Street and Rainwood Road.
2. All access points to Rainwood Road and 156th Street shall meet County access rules and will require a permit from the county for the connection.
    a. Lots that abut either Rainwood Road or 156th Street will not have access to these roads. This note should be added to the plat.
3. The proposed roadway is 27 feet wide, with curb and gutter, will this provide enough width to allow for appropriate movements by the commercial truck traffic?
4. Design speeds are noted as follows:
    a. Interior streets – 30 mph (signed for 25 mph)
5. Intersection radii are now shown on the plans. The general requirements are:
    a. County roads should probably be 50 feet but could be less if appropriate.

   b. Interior streets are usually 25 feet but commercial truck movements should be reviewed and radii increase as needed to avoid damage to curbs and walks.
6. Provide profile for access road between lots 8 & 9.
7. A typical section for the roadway should be provided and it should include sidewalk locations and subgrade preparation information with the pavement thickness.
8. An exhibit showing sidewalk locations shall be provided for both interior and exterior walks. Walks adjacent to lots shall be constructed by the lot owner with building construction. Exterior walks, where required should be constructed with other public improvements.

Drainage/Storm Sewer

1. The City recently updated the subdivision regulations which included changing the storm water detention requirements to require a no net increase for both the 10-year and 100-year events.
2. There is continued coordination needed between the Morgan Ridge Development and the proposed development on the flows leaving the basin on Outlot L. This will be worked out prior to the final plat submittal.
3. The comments JEO has on the drainage study are:
   a. The study shows Street D as being overtopped with the 100 year event with a peak elevation of 1127.04. If this overtopping is allowed, it can not encroach upon the 156th Street paving and confirmation of this should be provided in the report.
   b. The 156th Street ditch flow has a 9.3 foot per second of velocity per the study. What is the plan for erosion control?
   c. Provide the flow velocity for the north ditch that goes to the northeast pond and also address erosion control plans in the study.

If you have any questions, comments or concerns with any of the statements, please feel free to contact me at 402.443.4661.

Sincerely,

Julie Ogden, PE
jogden@jeo.com

JAO:jao
Enclosures – preliminary plat documents with comments

cc: Mindi Laaker, Bennington City Clerk (PO Box 221, Bennington NE 68007)
Brett Shald/Joe Foley, Foley-Shald (14503 Grover Street Ste 102, Omaha, NE 68154)
Jeff Miller, Young and White Law Offices (8742 Frederick Street, Omaha, NE 68124)

DOUGLAS COUNTY ENGINEER

15505 West Maple Road
Omaha, Nebraska 68116-5173
402-444-6372
Fax: 402-444-6244
engineer@douglascounty-ne.gov

Ms. Mindi Laaker
City Clerk
City of Bennington
15512 Warehouse Street
Bennington, NE 68007

RE: June 24, 2025 PLANNING COMMISSION MEETING

Dear Ms. Laaker:

The Douglas County Engineer's Office submits the following review comments regarding the agenda items scheduled for discussion before the Planning Commission Meeting on June 25, 2025.

Item 4) Preliminary Plat for Rainwood Square Development

1. Right of way dedication meets County Standards. Additional ROW will be needed along 156th.
2. Proposed site grades along the southern and eastern boundaries of the platting, adjacent to 156th Street and Rainwood Road, must be coordinated with the future improvement of those roadways. The consultant will be required to submit cross section information, for review purposes, that shows the relationship of the proposed site grading to the existing and future 156th Street and Rainwood Road improvements. Certification of the grade coordination will be required prior to the City of Bennington's approval of the final plat.
3. It should be noted on the plat that direct access to 156th Street or Rainwood Road, from the adjacent lots or outlots, will not be permitted.
4. If Rainwood Square will not be located in a Sanitary Improvement District, a maintenance agreement will be required before Douglas County will provide routine maintenance of public streets or request street lights on behalf of the Developer. If not located in a Sanitary Improvement District, major maintenance activities are the responsibility of the adjacent property owner.
5. Vacation of public right of way on north side of Rainwood road would need to follow state statutes and the drainage area put into SID an outlot will be required.
6. Storm sewer design computations and final plans must be submitted to this office for review that relate to the handling of roadway and site drainage along the development boundary adjacent to 156th Street and Rainwood Road.
7. The proposed street connections from the development to 156th Street and Rainwood Road will require permits from this office and must meet proper sight distance criteria and incorporate intersection improvements as required by current City/County Access Policy. The cost of the roadway improvements for the street connections, if required, will be the responsibility of the developer. The sight distance criteria to be used in the evaluation, of the driveway connections, will be AASHTO Stopping Sight Distance for 50 MPH design (425').
8. CAD files for the preliminary plat and final plat shall be submitted to the Douglas County Engineer's Office for review.
9. Any grading, sewer or utility work, sidewalk, landscaping, ADA curb ramps or any other

DOUGLAS COUNTY ENGINEER

15505 West Maple Road
Omaha, Nebraska 68116-5173
402-444-6372
Fax: 402-444-6244
engineer@douglascounty-ne.gov

improvements carried out in conjunction with this development, in 156th Street and Rainwood Road right-of-ways, will require a permit(s) from this office.

10. It should be noted on the plat that Street "D", to 156th Street from the site, will be restricted to right-in/right-out vehicular turning movements at the time that 156th Street is upgraded to a 4-lane section with raised medians.
11. An Interlocal Agreement with Douglas County will be needed for the necessary improvements of Rainwood Road and 156th Street, prior to the signing of the final plat.

If you have any questions concerning the above, please contact this office.

Sincerely,

Lee Harris

Lee Harris
Civil Engineer

RAINWOOD SQUARE

PRELIMINARY PLAT

Lots 1 to 12 and Outlots A to C, inclusive

ZONING

EXISTING:
AG (AGRICULTURAL DISTRICT)
PROPOSED:
C-1 (HIGHWAY COMMERCIAL DISTRICT)

UTILITY COMPANIES

POWER - OMAHA PUBLIC POWER DISTRICT
GAS - METROPOLITAN UTILITIES DISTRICT
WATER - METROPOLITAN UTILITIES DISTRICT
SEWER - CITY OF BENNINGTON

LEGAL DESCRIPTION

LANDS SUCT 15 TOWN 15 RANGE 11

NOTES

1. ALL DISTANCES SHOWN ARE IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES, NOT CHORD DISTANCES
3. ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.
4. PROPOSED STORM SEWER AND DRAINAGE EASEMENTS AND SANITARY SEWER EASEMENTS TO CITY OF BENNINGTON VIA SEPARATE RECORDED INSTRUMENTS.

5. No access will be allowed to 156th Street or Rainwood Road from any lots with frontage along either of the roadways.

CENTERLINE CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD DIRECTION
A	200	21.18'	6°04'06"	10.60'	21.17'	N3°16'35"E

PROPERTY SETBACK TABLE

FRONT YARD	SIDE YARD/STREET SIDE YARD	REAR YARD
25 FT*	10 FT	25 FT

*IF PARKING IS PRESENT IN THE FRONT YARD, FRONT YARD SETBACK IS 50 FT

Street side yard is same as front yard.

CONTROL NOTES

1. HORIZONTAL DATUM IS BASED ON DOUGLAS COUNTY LOW DISTORTION COORDINATE SYSTEM.
2. VERTICAL DATUM IS BASED ON NAVD88 (GEOID-12A).

LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING PROPERTY LINE
- EXISTING SANITARY SEWER
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING OVERHEAD ELECTRIC
- EXISTING WATER MAIN
- EXISTING STORM SEWER
- EXISTING COMMUNICATION LINES
- EXISTING FENCE
- PROPOSED PAVEMENT
- PROPOSED BACK OF CURB
- PROPOSED GUTTER
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CENTERLINE
- PROPOSED PROPERTY SETBACK
- PROPOSED BUFFERYARD

OWNER / APPLICANT

BEAR HOMES FC
10102 N 156 ST
BENNINGTON, NE 68007

GDL, LLC
2503 N 156TH ST, STE. 201
OMAHA, NE 68116

ENGINEER

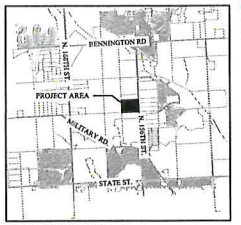
FOLEYSHALD ENGINEERING
14303 GROVER ST, SUITE 102
OMAHA, NE 68144
402-504-3093

SURVEYOR

CATLETT LAND SURVEYING
13650 S 150TH CT
BENNET, NE 68317
402-217-5816

SHEET INDEX

1 OF 1	PRELIMINARY PLAT
EXHIBIT A	DEMOLITION & EXISTING CONDITIONS
EXHIBIT B	GRADING & DRAINAGE PLAN
EXHIBIT C	PAVING & STORM SEWER PLAN
EXHIBIT D	STREET PROFILES
EXHIBIT E	UTILITY PLAN
EXHIBIT F	EROSION CONTROL PLAN



VICINITY MAP
NOT TO SCALE

provide outline of buildings/improvements on adjacent lots

dimension

JOHN & MARSHA GALLOWAY TR ETAL

OUTLOT A 63,162 SF 1.45 AC

OUTLOT B 29,202 SF 0.67 AC

OWNER: HRC MORGAN RIDGE LLC

OWNER: DOUGLAS COUNTY SCHOOL DIST. 059

OWNER: MCILNAY ETAL TR SHAWN A

OWNER: MORIARTY CHARLES P

OWNER: CAROL J NEFF TRUST ETAL

4.09.05 Any yard for a commercial or industrial use, which is adjacent to any residential use or district, shall be increased to 40 feet and shall contain landscaping and planting suitable to provide effective screening. Included in the increased yard, a solid or semi-solid fence or wall at least six feet, but not more than eight feet high shall be provided adjacent to an adjoining residential district unless the adjacent residential district and industrial district are separated by a street right-of-way. The owner or owners of the property in the Industrial District shall maintain said fence or wall in good condition. Said fencing shall be constructed of commercially available fencing.

should this be a private road or alley instead? that would require a road dedication but would address concerns with lot setbacks.

Minimum lot width is 150 feet for C-1 Zoning,the access easement reduces it to be about 140 feet. Building setbacks should be provided from the edge of the access easement.

Wrong

show ROW and property lines on east side of 156th Street

add dimension

Will any of the existing utility easements be vacated with improvements?

Douglas County

OWNER: JOHANSEN ETAL TR HERBERT J

RAINWOOD ROAD

N 156TH STREET (VARIABLE WIDTH ROW)

STREET A

STREET B

STREET C

STREET D

60.00' ROW

27.00' PVMT

10' UTILITY EASEMENT

30' ACCESS EASEMENT

15.00' LANDSCAPE EASEMENT

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FoleyShald ENGINEER
14303 GROVER STREET, SUITE 102 | OMAHA, N

REVISIONS

NUMBER	DATE	DESCRIP

Rainwood Square

10102 N 156th St

FSE: CA-4197
FSE #: 115.001

May 27, 2025

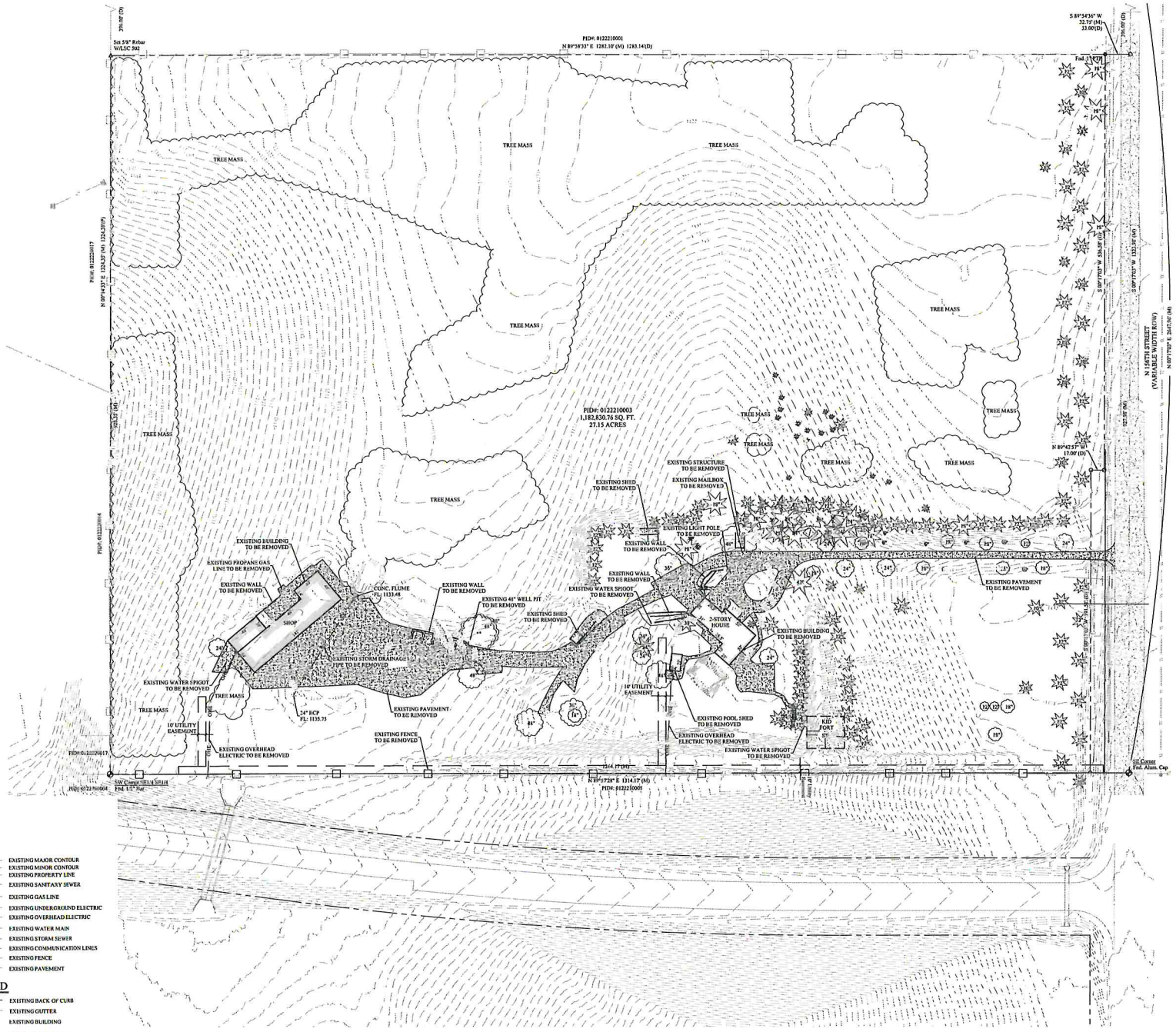
Preliminary
NOT FOR CONSTRUCTION

Preliminary Plat

1 of 1

RAINWOOD SQUARE

PRELIMINARY PLAT



LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING PROPERTY LINE
- SS — EXISTING SANITARY SEWER
- GAS — EXISTING GAS LINE
- UGE — EXISTING UNDERGROUND ELECTRIC
- OHE — EXISTING OVERHEAD ELECTRIC
- W — EXISTING WATER MAIN
- ST — EXISTING STORM SEWER
- T — EXISTING COMMUNICATION LINES
- EXISTING FENCE
- EXISTING PAVEMENT

DEMO LEGEND

- EXISTING BACK OF CURB
- EXISTING GUTTER
- EXISTING BUILDING
- EXISTING PAVEMENT

N W E S

Scale 25 0 50 100 feet

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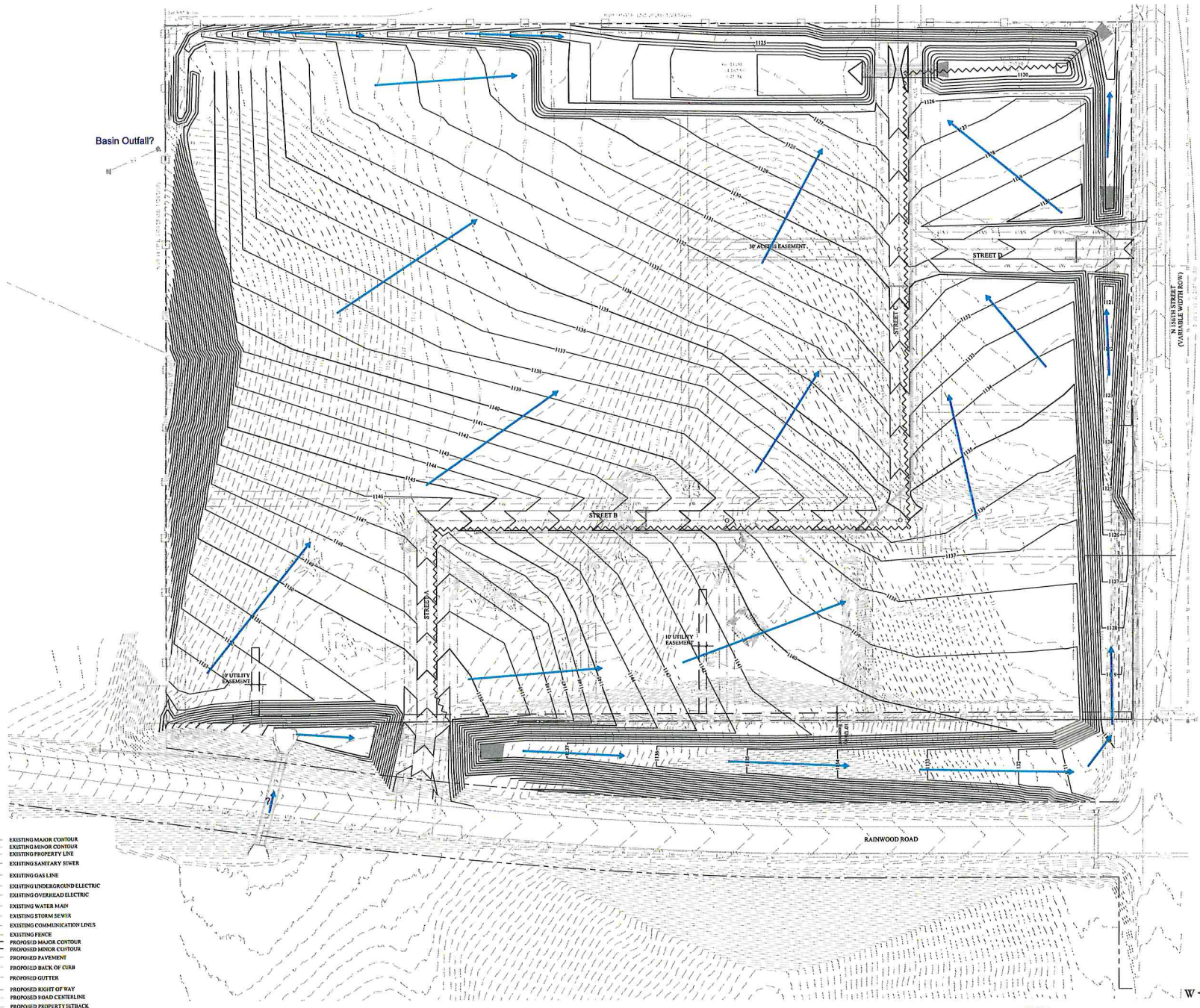
Preliminary
NOT FOR CONSTRUCTION

Demolition & Existing Conditions

Exhibit A

RAINWOOD SQUARE

PRELIMINARY PLAT



LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING PROPERTY LINE
- EXISTING SANITARY SEWER
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING OVERHEAD ELECTRIC
- EXISTING WATER MAIN
- EXISTING STORM SEWER
- EXISTING COMMUNICATION LINES
- EXISTING FENCE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED PAVEMENT
- PROPOSED BACK OF CURB
- PROPOSED GUTTER
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CENTERLINE
- PROPOSED PROPERTY SETBACK

Nebraska811
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N W E S

50 0 50 100
scale: 25 feet

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REVISIONS

NUMBER	DATE	DESCRIP

Rainwood Square

10102 N 156th St

FSE: CA-4197
FSE #: 115.001

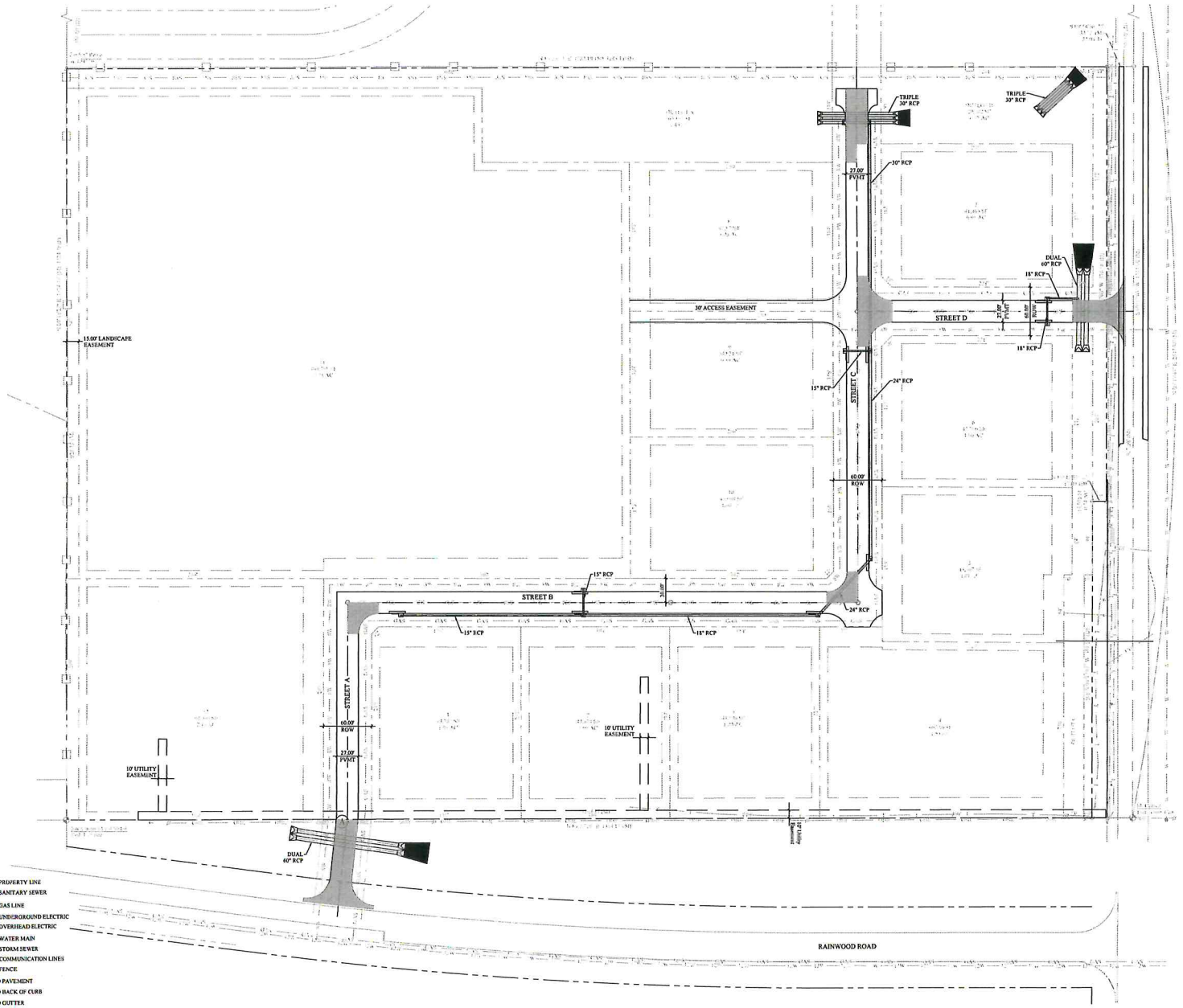
May 27, 2025

Preliminary
NOT FOR CONSTRUCTION

Grading & Drainage Plan

Exhibit E

RAINWOOD SQUARE
PRELIMINARY PLAT



LEGEND

- EXISTING PROPERTY LINE
- EXISTING SANITARY SEWER
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING OVERHEAD ELECTRIC
- EXISTING WATER MAIN
- EXISTING STORM SEWER
- EXISTING COMMUNICATION LINES
- EXISTING FENCE
- PROPOSED PAVEMENT
- PROPOSED BACK OF CURB
- PROPOSED GUTTER
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CENTERLINE
- PROPOSED WATER SERVICE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED PROPERTY SETBACK
- PROPOSED BUFFERYARD
- PROPOSED CURB INLET
- PROPOSED GENERAL OBLIGATION STREET PAVEMENT 7" THICK

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N W E S

scale 25 0 50 100 feet

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14503 GROVER STREET, SUITE 102 | OMAHA, NE

REVISIONS

NUMBER	DATE	DESCRIP

Rainwood Square

10102 N 156th St

FSE: CA-4197
FSE #: 115.001

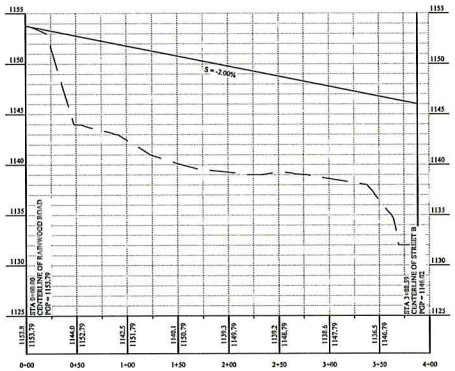
May 27, 2025

Preliminary
NOT FOR CONSTRUCTION

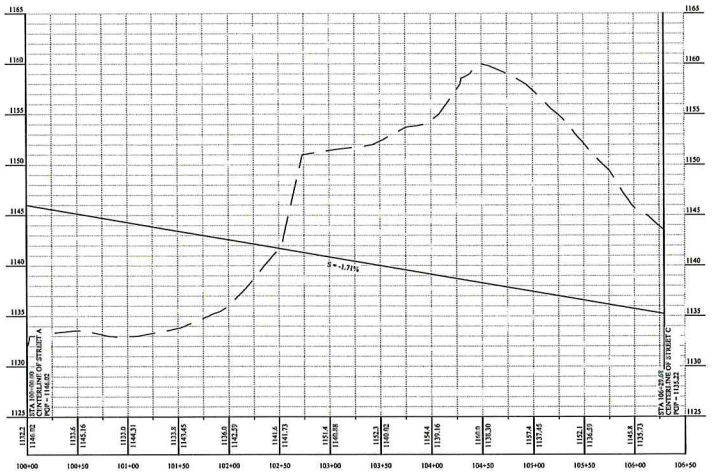
Paving &
Storm Sewer Plan

Exhibit C

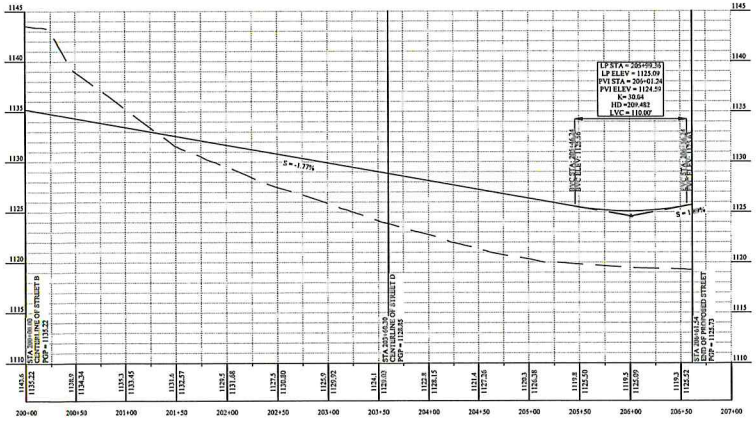
RAINWOOD SQUARE
PRELIMINARY PLAT



STREET A
H. SCALE: 1" = 50'-0"
V. SCALE: 1" = 5'-0"

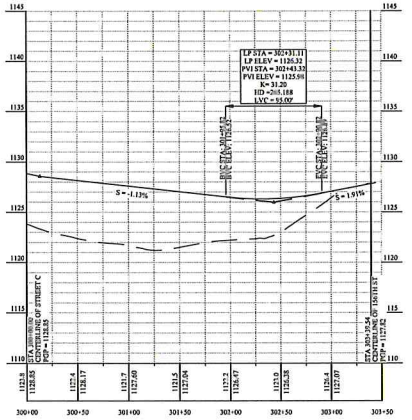


STREET B
H. SCALE: 1" = 50'-0"
V. SCALE: 1" = 5'-0"



STREET C
H. SCALE: 1" = 50'-0"
V. SCALE: 1" = 5'-0"

What about the profile for the easement/access road proposed between Lots 8 & 9.



STREET D
H. SCALE: 1" = 50'-0"
V. SCALE: 1" = 5'-0"

FoleyShal
ENGINEER
14503 GROVER STREET, SUITE 102 | OMAHA, N

REVISIONS

NUMBER	DATE	DESCRIP

Rainwood Square

10102 N 156th St

FSE: CA-4197
FSE #: 115.001

May 27, 2025

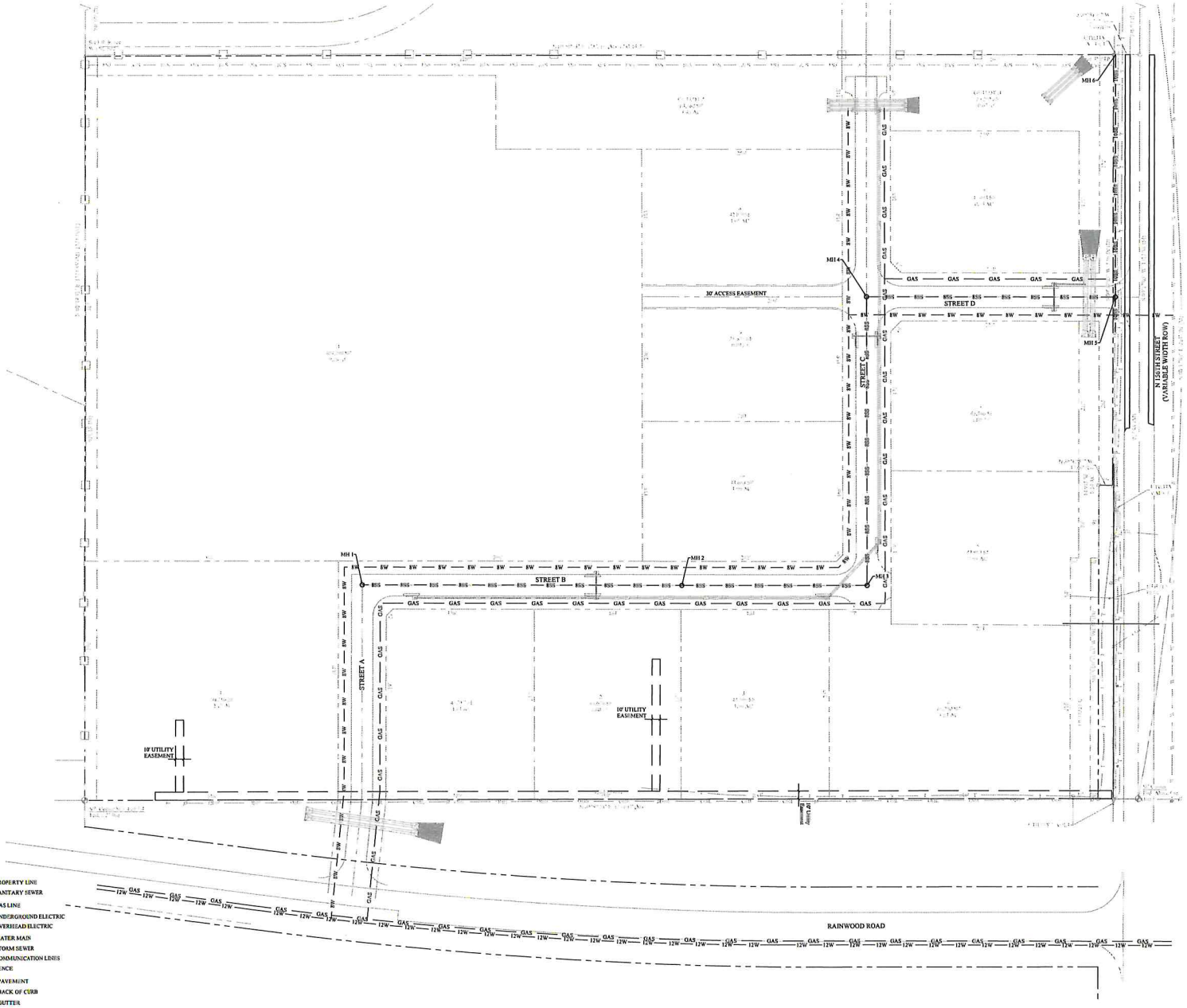
Preliminary
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811 Nebraska811 Know what's below. Call before you dig.

Street Profile

Exhibit I

RAINWOOD SQUARE
PRELIMINARY PLAT



LEGEND

- EXISTING PROPERTY LINE
- EXISTING SANITARY SEWER
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING OVERHEAD ELECTRIC
- EXISTING WATER MAIN
- EXISTING STORM SEWER
- EXISTING COMMUNICATION LINES
- EXISTING FENCE
- PROPOSED PAVEMENT
- PROPOSED BACK OF CURB
- PROPOSED GUTTER
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CENTERLINE
- PROPOSED WATER SERVICE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED PROPERTY SETBACK
- PROPOSED BUFFERYARD

811 Know what's below. Call before you dig.

N
W E
S

50 0 50 100
scale 25 feet

FoleyShal ENGINEER
14303 GROVER STREET, SUITE 102 | OMAHA, NE

REVISIONS

NUMBER	DATE	DESCRIP

Rainwood Square

10102 N 156th St

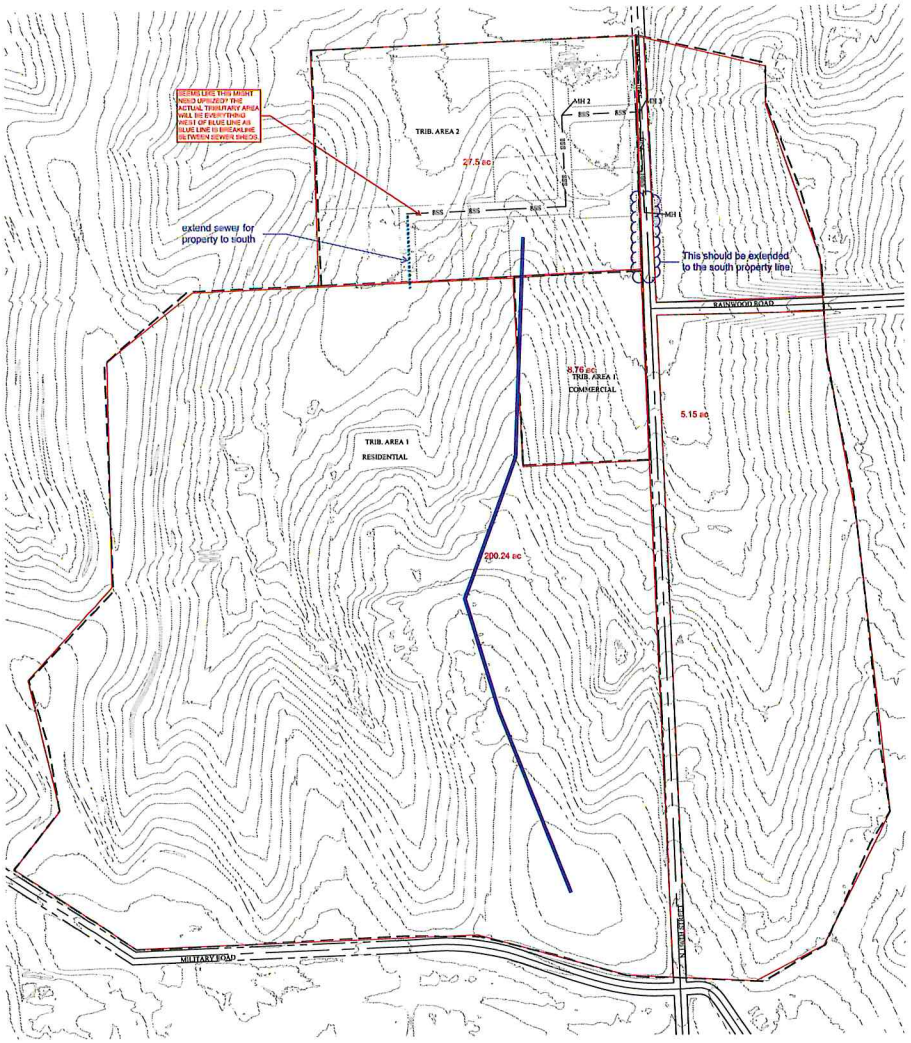
FSE: CA-4197
FSE #: 115.001

May 27, 2025

Preliminary
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Utility Plan

Exhibit E



LEGEND

- SEWER SERVICE BOUNDARY
- 8SS — PROPOSED 8IN SANITARY SEWER
- 10SS — PROPOSED 10IN SANITARY SEWER
- PROPERTY LINE
- EXISTING CONTOUR LINES
- ROADWAY CENTERLINE
- R.O.W LINE

N W E S

200 0 200 400
scale 100 feet

Project Name: Rainwood Square
OPW Project #: 115.001
Prepared by: Jacob Nourzad
Date: 5/27/15

Single Family Density = 4.25 D.U. per acre
Nonresidential = 27.5 people per acre

Notes:
User Input in Blue, Calculated values in Black
See description tab for details on each column
Assumed d/D = 0.8

Gravity Sanitary Sewer Design Form

Quantity of Wastewater Calculations

Gravity Sewer Calculations

Trib. Area	From	To	Residential: No. of D.U.	Residential: Density (per D.U.)	Residential: Ea. Pop	Residential: Unit Flow Rate (gpd)	Nonresidential: Area	Nonresidential: Density	Nonresidential: Ea. Pop	Nonresidential: Unit Flow Rate (gpd)	Industrial: Unit Flow Rate (gpd)	ADWF Part of Study (gpd)	ADWF SUM (gpd)	Peak Factor Served: Part of Study	Peak Factor Served: SUM	Unit Flow Rate (gpd/c)	I/I (gpd)	Average (gpd)	PF	PWWF (gpd)	PWWF (cfs)	Pipe Slope S (ft/ft)	Pipe Length L (ft)	Manning's n	Pipe Dia D (in)	Flow Area A (ft²)	Hyd Radius (ft)	Full Pipe Capacity Q (cfs)	Enough Capacity?	Comments
(1)																				(2)	(3)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(12)	
003			750	3.47	3.952	84	8.7	24	245	30		163,800	163,800	2.505	2.505	17	39,312	196,612	2.84	558,705	0.86	0.0018	400	0.013	10	0.47	0.25	1.13	YES	188 Acres of Future Residential + 8 Acres of Future Commercial
002							27.5	28	718	30		22,918	22,918	2.703	2.703	17	12,573	35,046	3.66	109,705	0.17	0.0043	210	0.013	8	0.30	0.20	0.75	YES	12 Acres of Commercial
001												0	186,818	0	2,858	17	49,586	237,479	2.77	644,435	1.00	0.0025	360	0.013	10	0.47	0.25	1.13	YES	Impact Point #1 - Impact Point #2

FoleyShal ENGINEER
14503 GROVER STREET, SUITE 102 | OMAHA, N

REVISIONS

NUMBER	DATE	DESCRIP

Rainwood Square

10102 N 156th St

FSE: CA-4197
FSE #: 115.001

Aug. 1, 2019

Preliminary
NOT FOR CONSTRUCTION

Sanitary Sewer Exhibit

1 of 1

Item #5

Conditional Use Permit

Martial Arts Studio

15311 Warehouse Street

APPLICATION FOR A CONDITIONAL USE PERMIT

City of Bennington, NE

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

Date: 5-12-25 E-mail address: NielsenNinjas@outlook.com

Property Owner's Name: Rodger Hanten Phone Number: 402-669-1791 (Owner)

Property Address: 15311 Warehouse St. Parcel # 0611190008

Pursuant to the Bennington Zoning Ordinance, application is herby made for the following proposed use of property or structure:

Conditional use falling under the recreational facility and Studio (Zone 2.03.318 and 2.03.474A) for the property listed

Legal Description of Property Requested:

Parcel # 0611190008 Zoning I-1 + DDO

Area of Property (square feet or acres): 0.54 Acres Current Zoning: I-1 + DDO

Will use in all other respects conform to the applicable regulations of the district in which it is located?

Yes ☒ No ☐

Will use conform to all other applicable regulations and laws of any governmental jurisdiction?

Yes ☒ No ☐

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

Will ingress and egress be so designed as to minimize traffic congestion in the public streets/roads?

Yes ☒ No ☐

Estimated Cost of Structure? _____

The following exhibits are required with this application.

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

Signature of Owner: Hers Rental Days LLC. 18012 N. 152nd Cir Primary Leasor: Katie Nielsen

Mailing Address of Owner: 18012 N 152nd Circle Bennington NE Katie Nielsen

OFFICE USE ONLY:

Permit No. _____ Fee Paid $ 250.00 mj Check No. 1085 5-23-25

Date _____ Approved ☐

Approved with conditions ☐

Denied ☐ Chair, Bennington Planning Commission

Date _____ Approved ☐

Approved with conditions ☐

Denied ☐ Mayor, City of Bennington

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

City Clerk

June 19, 2025

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

RE: 15311 Warehouse Street – Conditional Use Permit for Martial Arts Studio (I-1 Zone)
Bennington, NE
JEO Project No. 090034

Dear Commissioners and Council:

JEO Consulting Group has received a copy of the Conditional Use Permit application and documents for the above referenced property. We have reviewed these documents and would offer the following comments, questions and observations for the Planning Commission's scheduled meeting on June 25, 2025. Based on a review of the submitted documents, all specifications as outlined in Article 6, of the zoning regulations have been met in regard to the submittal documents. Below are our review comments on these documents related to both Article 6 and Section 7.02 (Parking) regulations.

Site & Operation Plan Comments

1. The zoning for the site is I-1 with adjacent commercial and industrial property as noted on the attached map. A Conditional Use Permit has been approved for a Dance Studio in Bay 1, the Martial Arts Studio would be in Bay 2.
2. The site plan provided shows that building is located on the north end of the lot with 15 parking stalls (including 1 accessible stall) on the north and east sides. The bay for the martial arts studio could include one bathroom and the rest would be instruction area. No office or waiting area is planned.
    a. The required parking for the Dance Studio in Bay 1 is 8 stalls. Their hours of operation are Monday to Thursday, 4 to 8:30 PM and Saturdays 9 am to noon.
    b. For the proposed Martial Arts Studio, the parking requirement is "One space for every 200 feet of classroom space plus one space per employee".
        965 sf/200 = 4.8 stall – 5 required + 2 employees (average) per class = 7 stalls
    c. 8 stalls for dance + 7 stalls for martial arts = 15 stalls; which means the site has the appropriate number of parking stalls. Overflow parking could be provided within the gravel portion of the lot.
3. The access aisle or the Handicap stall must be 8 feet wide for the full length of the parking stall per ADA regulations. The slopes in this access aisle shall not exceed 2% in any direction.
4. While a curb ramp for pedestrian crossing of Harvest Lane or Warehouse Street is not required today, the site plan should show where it could be located in the future and not impact parking or the access isle for the handicap stall.
    a. The Warehouse Street ramp would line up with an existing driveway which prevents its construction right now.
5. The martial arts operation plan includes the class type/size, hours and employee information as required. The hours of operation appear to mirror that of the dance studio next door should not adversely (see recommendation in "c" below) impact adjacent residential properties with hours ending about 8:00 pm on weeknights.
    a. Class times, Monday thru Friday 4 to 8 pm & Saturday 9 am to 11 am
    b. Private (one on one instruction) training appointments will be available outside of these hours.
    c. I would recommend that with an approval of the CUP, that all instruction (classes or individual) be completed before 8:30 pm on weeknights and 9 pm on weekends and not start before 9 am on any day.

Conditional Use Permit (per section 6.06)

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

1. *That the establishment, maintenance, or operation of the use will not be detrimental to or endanger the public health, safety, moral, comfort, or general welfare of the community.*
   a. Engineer's Comment: The proposed use should not endanger public health, safety or general welfare of the community.
2. *That the use will not be injurious to the use and enjoyments of other property in the immediate vicinity for the purpose already permitted, nor substantially diminishes and impair property values within the neighborhood.*
   a. Engineer's Comment: All services will be provided indoors and should not impact adjacent property use. The site is adjacent to other industrial and commercial property adjacent to the downtown business district. The adjacent industrial uses should not interfere with the proposed conditional use.
3. *That the establishment of the use will not impede the normal and orderly development of the surrounding property for uses permitted in the district.*
   a. Engineer's Comment: This will not impact development or re-development within the downtown area.
4. *That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.*
   a. Engineer's Comment: The site is a corner lot and has access to utilities and streets. The site will provide parking as required by Section 7.02 for the Martial Arts Studio Use.
5. *That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.*
   a. Engineer's Comment: The hours of operation are weeknight evenings and Saturday morning should not impact traffic in this area with adequate off-street parking.
6. *The use shall not include noise, which is objectionable due to volume, frequency, or beat unless muffled or otherwise controlled.*
   a. Engineer's Comment: all services will be provided indoors.
7. *The use shall not involve any pollution of the air by fly-ash, dust, vapors or other substance which is harmful to health, animals, vegetation or other property or which can cause soiling, discomfort, or irritation.*
   a. Engineer's Comment: Not applicable
8. *The use shall not involve any malodorous gas or matter, which is discernible on any adjoining lot or property.*
   a. Engineer's Comment: Not applicable
9. *The use shall not involve any direct or reflected glare, which is visible from any adjoining property or from any public street, road, or highway.*
   a. Engineer's Comment: New building is under construction and has been reviewed/approved by the Design Review Board so this should not impact any adjacent properties.
10. *The use shall not involve any activity substantially increasing the movement of traffic on public streets unless procedures are instituted to limit traffic hazards and congestion.*
    a. Engineer's Comment: Use as per operational plan should not impact traffic and parking for classes will be provided on site to limit impacts to on-street parking and driveway access.
11. *The use shall not involve any activity substantially increasing the burden on any public utilities or facilities unless provisions are made for any necessary adjustments.*
    a. Engineer's Comment: Not applicable.

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

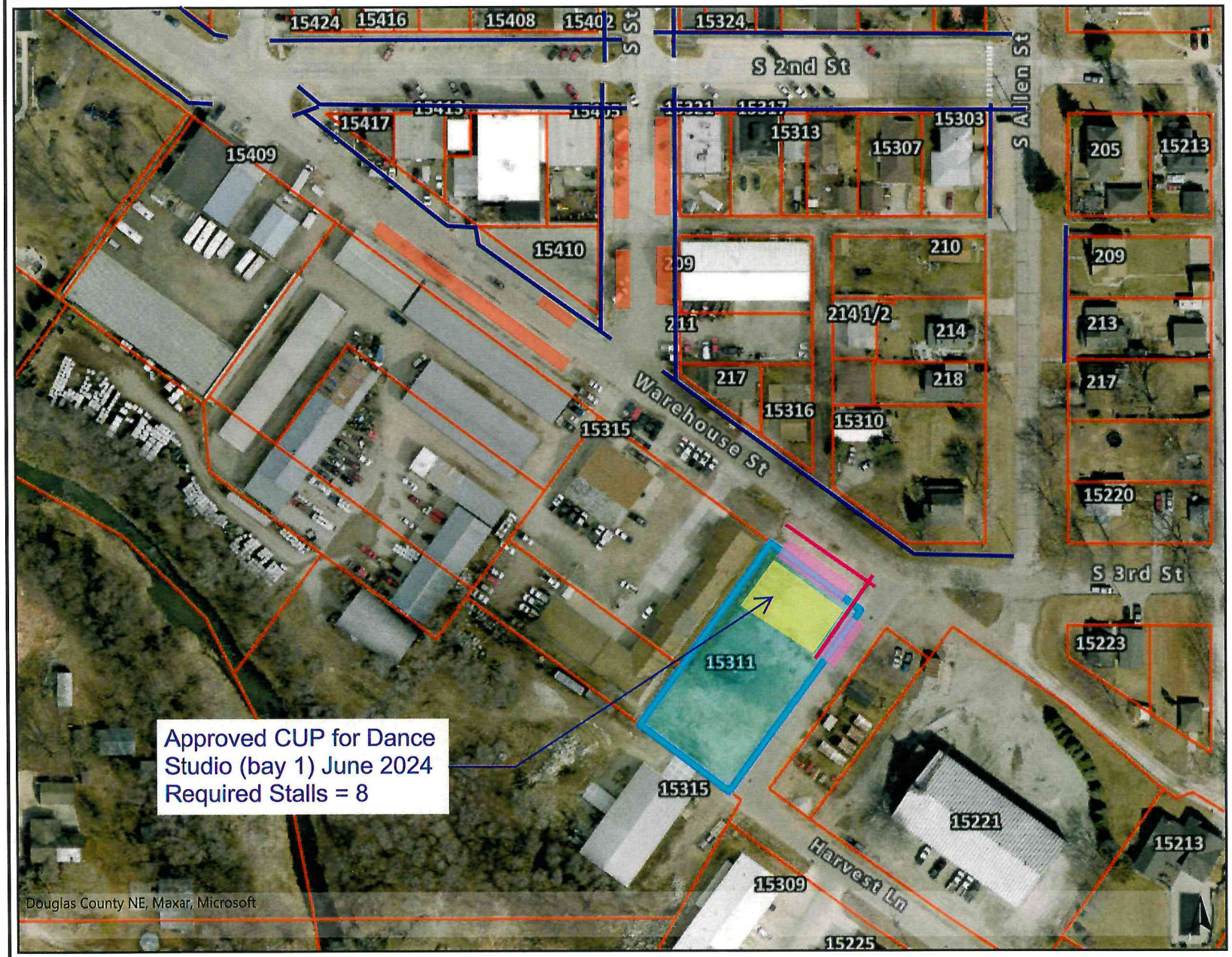
Sincerely,

Julie Ogden, PE
jogden@jeo.com

JAO:jao
Attachment – aerial map, site map, building plan, operation plan

cc: Mindi Laaker, Bennington City Clerk (PO Box 221, Bennington NE 68007)
Jeff Miller, Young and White Law Offices (8742 Frederick Street, Omaha, NE 68124)
Katie Nielsen, applicant (NielsenNinjas@outlook.com)
Rodger Hanten, property owner, (hantenhome@gmail.com)

15311 Warehouse Street



Legend

Parcels

Property Lines (Parcels)

Public Parking

Sidewalk

Proposed walk

Proposed Building

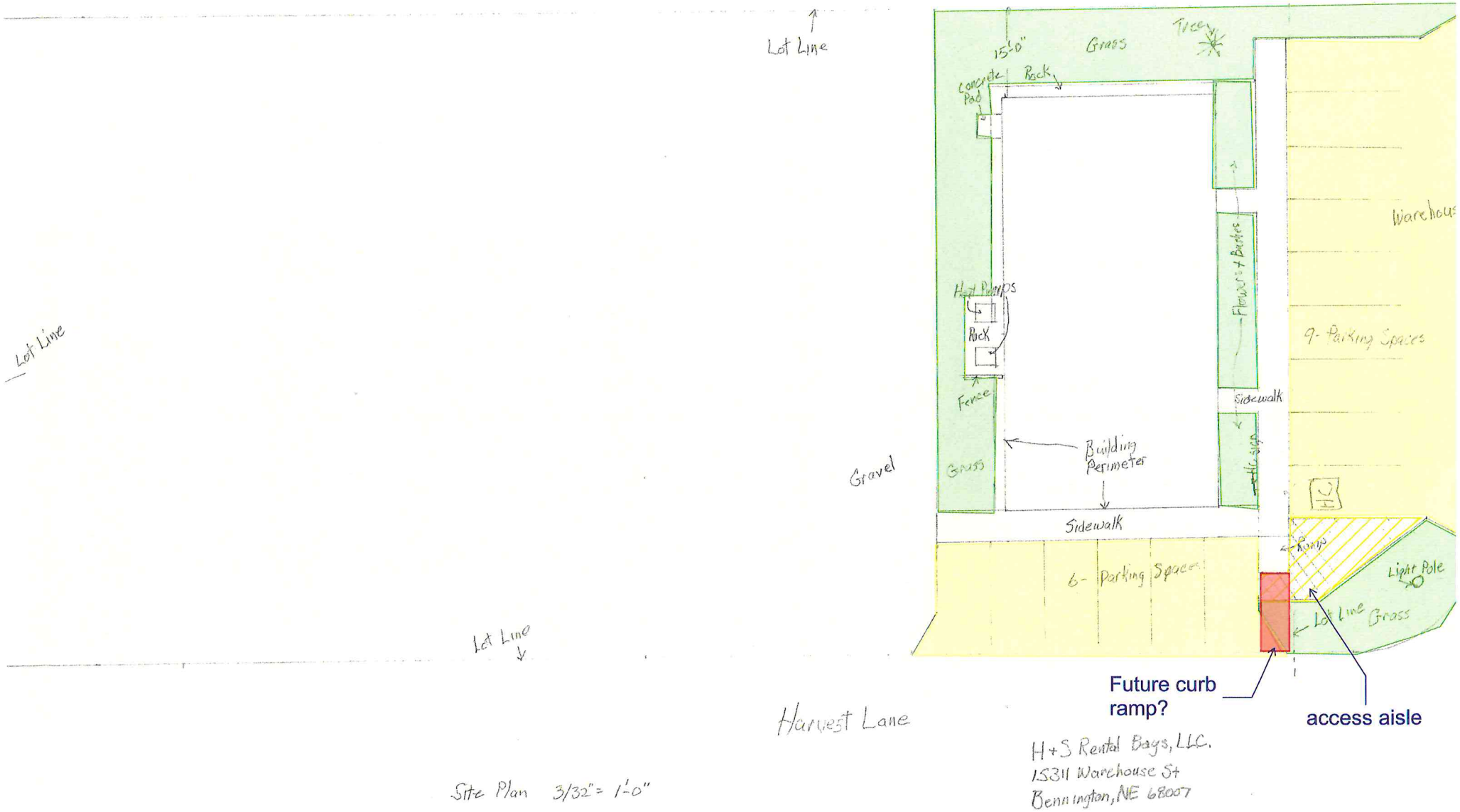
Proposed Parking

0 200 400 ft

Please contact Douglas County GIS for map questions (gis@douglascounty-ne.gov)

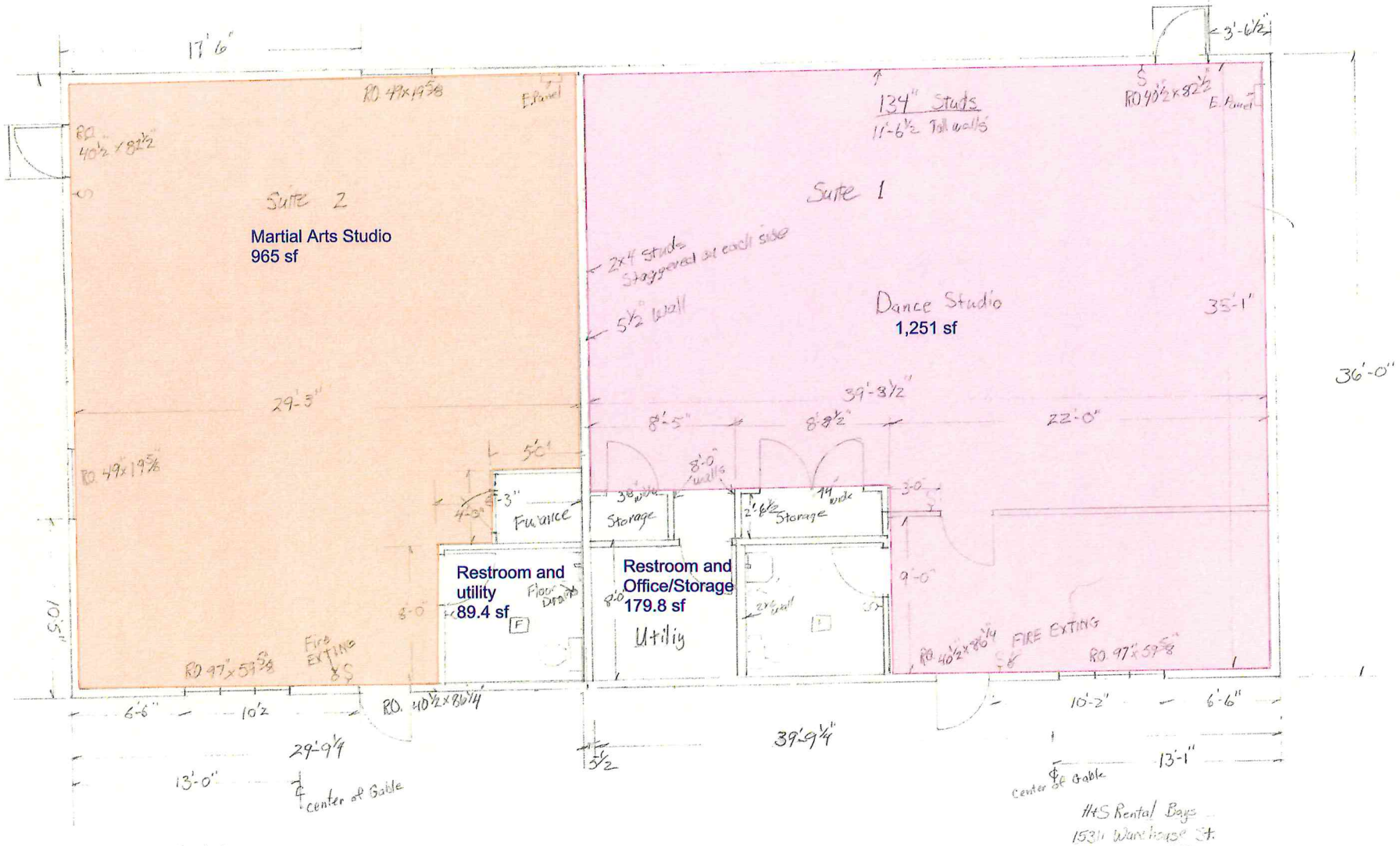
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This map is a user generated static output from an Internet mapping site and is for reference only. Data on this map may or may not be accurate, current, or otherwise reliable. It is for informational purposes only, and may not be suitable for legal, engineering, or surveying purposes. Do NOT use property lines from this website for plan submissions.



Site Plan 3/32" = 1'-0"

H+S Rental Bays, LLC.
15311 Warehouse St
Bennington, NE 68007



Scale ¼" = 1'-0"
Floor plan

H&S Rental Bays
1531 Warehouse St.
Bennington NE 68007

Operations Plan for RWTB Bennington

1. Staff Background: Jake and Katie Nielsen

For those unfamiliar with us, we'd love to introduce ourselves and share a little background about our business.

We've been married for 15 years, have two wonderful children, and have lived in Bennington since 2014. We are active members of St. John's Lutheran Church and built our forever home in Ridgewood. We have two children (7 and 4 years old) and they have completed 1st grade at Bennington Elementary and preschool at Kids Kingdom, which they loved so much they didn't want summer break to come yet!

Jake is a retired police officer (retired due to injuries) who served honorably for 12 years in the Fremont and Bellevue, Nebraska, areas. Now a proud stay-at-home dad, he is also the primary instructor for RWTB Bennington. Teaching is his passion, and he uses his law enforcement background, along with his 10 Black Belts, to empower students in self-defense while challenging them to continually learn and grow.

I am a pediatric nurse at Children's Nebraska, where I have worked for 17 years. Teaching children and helping them build self-confidence brings me so much joy. Seeing their smiles when they achieve something new and recognizing their unique talents is the best part of teaching for me. In addition to my expertise in working with children, I recently earned my Master's Degree in Business Administration. My goal is to apply this knowledge to managing our small business, which was the driving force behind pursuing this degree—and I'm excited to put it into action.

2. Business Background

Our business is a branch of Rosenbach Warrior Training Branch based in Fremont, which has successfully trained students in self-defense for over 50 years and operates five active branches. Our guiding principles—self-discipline, self-control, and self-respect—reflect our commitment to inner strength and personal growth. We focus on building skills to empower ourselves rather than using them negatively towards anyone else.

Our foundational martial arts styles include Tae Kwon Do, Ninjitsu, and Hapkido. We officially founded our business in July 2019, and despite challenges such as COVID, we've continued to grow steadily. We owe much of our success to our incredible community and the dedicated students who have stood by us.

Currently, we train at St. John's Lutheran Church, which has been a wonderful and gracious host. However, the church schedule is at full capacity for available class times.

3. Class Information

Target Audience: Children, teens, adults, fitness/wellness enthusiasts, families, and competitive martial artists.

Our classes run year-round, with 1-2 lead instructors and 1-2 assistant instructors (current Black Belt students) per session, depending on class size.

Current classes:

- Lil Dragons (ages 5-8): Class size 10-14 students. 2-4 instructors.
- Jr/adults martial arts (ages 9-adult). Class size 10-12 students. 1-3 instructors.

Future classes *(estimated class sizes and names are subject to change):*

- My Grown-Up & Me (ages 0-4): Class size 10-15 kids with 10-15 grown-ups. 1-3 instructors.
- Adults-only martial arts (adults ages 16+): Class size 15-20. 1-3 instructors.
- Saber knights (light saber class/think Star Wars, ages 12+): Class size 10-14. 1-2 instructors.
- Weapons training (ages 9-adult): class size 10-14. Weapons include martial arts weapons of wooden or foam swords, nunchucks, half staffs, and long/bo staff. 1-2 instructors.

Additional Offerings

- Martial Arts Equipment Supply: Already partnered with Century Martial Arts, the industry leader. Future plans include becoming a resource for local martial arts schools.
- Specialty Classes & Events:
    - Private lessons & small group training
    - Homeschool events/classes
    - Self-defense seminars
- Fitness & Wellness Programs
    - Workout classes (kickboxing, etc.), mens/womens fitness/health groups
    - Personal training sessions
    - Family wellness programs (healthy eating, family-friendly workouts)

4. Business Hours

Current Hours:

- Tuesdays: 5:00 PM – 7:00 PM
- Thursdays: 7:00 PM – 8:00 PM

Future Hours: (Expanding availability)

- Monday–Friday: 4:00 PM – 8:00 PM
- Saturday: Specialty classes 9:00 AM – 11:00 AM (Afternoons reserved for private lessons/special events)
- Sunday: Closed (Available for private lessons or special events upon request)
- Daytime Availability: No scheduled daytime classes at this time. Appointments available for personal training, small group training, and special events.

5. Building Maintenance

The property owner will handle building maintenance.

6. Community Engagement & Marketing

Plans include collaborating with local and downtown Bennington businesses for cross-promotional marketing. For example, offering local coffee and treats during Saturday morning classes to enhance community engagement.

- Additional marketing strategies:
    - Community Event Board featuring local businesses, advertisements, and upcoming events.
    - Participation in Bennington DAZE and other relevant community gatherings to increase visibility and attract new students.

Item #6

Conditional Use Permit

Indoor Training Facility

12744-12748 N. 158th Street

APPLICATION FOR A CONDITIONAL USE PERMIT

City of Bennington, NE

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

Date: 9-6-25 E-mail address: geoff@mcgregorint.com

Property Owner's Name: Bennington Contractor Bays, LLC Phone Number: 402-334-2123

Property Address: 12744-12748 N 158h Street Bennington, NE 68007

Pursuant to the Bennington Zoning Ordinance, application is herby made for the following proposed use of property or structure: Property is zoned C-1 and has a CUP for Business-Commerical Flex currenlty. Applicant is requesting a CUP for Personal Services. To allow for an indoor personal baseball training facility.

Legal Description of Property Requested:
MCGREGOR BRAE LOT 2 BLOCK 0 LOT 2

Area of Property (square feet or acres): 2.243 Current Zoning: C-1

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

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

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

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

Estimated Cost of Structure? NA

The following exhibits are required with this application.

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

Signature of Owner: _____

Mailing Address of Owner: 11750 Stonegate Circle Omaha NE 68164

OFFICE USE ONLY:

Permit No. _____ Fee Paid $ 100.00 Check No. 3140596 mjl

Date _____ Approved ☐
Approved with conditions ☐
Denied ☐

_____
Chair, Bennington Planning Commission

Date _____ Approved ☐
Approved with conditions ☐
Denied ☐

_____
Mayor, City of Bennington

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

June 19, 2025

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

RE: 12744-12748 N 158th Street – Conditional Use Permit, Recreational Establishment
(C-1 Zone with a CUP for Business-Commercial Flex Use)
Bennington, NE
JEO Project No. 090034

Dear Commissioners and Council:

JEO Consulting Group has received a copy of the Conditional Use Permit application and documents for the above referenced property. We have reviewed these documents and would offer the following comments, questions and observations for the Planning Commission's scheduled meeting on June 25, 2025. Based on a review of the submitted documents, all specifications as outlined in Article 6, of the zoning regulations have been met in regard to the submittal documents. Below are our review comments on these documents related to both Article 6 and Section 7.02 (Parking) regulations.

Site & Operation Plan Comments

1. The zoning for the site is C-1 (highway commercial) and has an approved Conditional Use Permit for the Contractor Bays. The only other lot with improvements within the development is the Lock Box Storage Units.
    a. Recreational Establishments are a conditional use within the C-1 Zoning district and the use is not excluded under Section 7.19.05 – Facility Activities (for the Business-Commercial Flex Use).
2. The site plan provided shows that building is located on the north end of the lot with 8 parking stall (including 1 accessible stall) out front.
    a. The required parking for Recreational Facilities is based on the licensed capacity of the building. For this use, we will use the capacity allowed for the largest service provided which is team clinics at 16 people/occupants (team of 12 and 4 coaches/parents) plus the staff for the clinic. The requirement is "One space for every four persons".
        16 people + 1 staff/4 = 4.25 stall = 5 stalls
    b. The Business-Commercial Flex use parking requirement is "one stall for every 500 sf of gross floor area". For these three bays that would be:
        3,750 sf/500 = 7.5 stall provided
    c. 5 stalls for recreational establishment and the base use requires 2.5 stalls per bay (total of 7.5 stalls); which means the site provides adequate parking for the proposed use.
3. The operation plan includes the class type/size and employee information as required but the hours of operation are not included.

Conditional Use Permit (per section 6.06)

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

1. *That the establishment, maintenance, or operation of the use will not be detrimental to or endanger the public health, safety, moral, comfort, or general welfare of the community.*
    a. Engineer's Comment: The proposed use should not endanger public health, safety or general welfare of the community.
2. *That the use will not be injurious to the use and enjoyments of other property in the immediate vicinity for the purpose already permitted, nor substantially diminishes and impair property values within the neighborhood.*
    a. Engineer's Comment: All services will be provided indoors and should not impact adjacent property use.

3. *That the establishment of the use will not impede the normal and orderly development of the surrounding property for uses permitted in the district.*
   a. Engineer's Comment: This will not impact development of adjacent lots nor adjacent undeveloped property.
4. *That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.*
   a. Engineer's Comment: The site is a lot within a newer subdivision and has access to utilities and streets. The site will provide parking as required by Section 7.02 for the Recreational Establishment Use.
5. *That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.*
   a. Engineer's Comment: The hours of operation are not provided but the services will be by appointment only. There is the option to reserve a cage for members on line and use a code to enter building so those would not require an employee to be present.
6. *The use shall not include noise, which is objectionable due to volume, frequency, or beat unless muffled or otherwise controlled.*
   a. Engineer's Comment: all services will be provided indoors.
7. *The use shall not involve any pollution of the air by fly-ash, dust, vapors or other substance which is harmful to health, animals, vegetation or other property or which can cause soiling, discomfort, or irritation.*
   a. Engineer's Comment: Not applicable
8. *The use shall not involve any malodorous gas or matter, which is discernible on any adjoining lot or property.*
   a. Engineer's Comment: Not applicable
9. *The use shall not involve any direct or reflected glare, which is visible from any adjoining property or from any public street, road, or highway.*
   a. Engineer's Comment: New building is under construction and has been reviewed/approved by the Design Review Board so this should not impact any adjacent properties.
10. *The use shall not involve any activity substantially increasing the movement of traffic on public streets unless procedures are instituted to limit traffic hazards and congestion.*
    a. Engineer's Comment: Use as per operational plan should not impact traffic and parking will be provided on site to limit impacts to access.
11. *The use shall not involve any activity substantially increasing the burden on any public utilities or facilities unless provisions are made for any necessary adjustments.*
    a. Engineer's Comment: Not applicable.

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

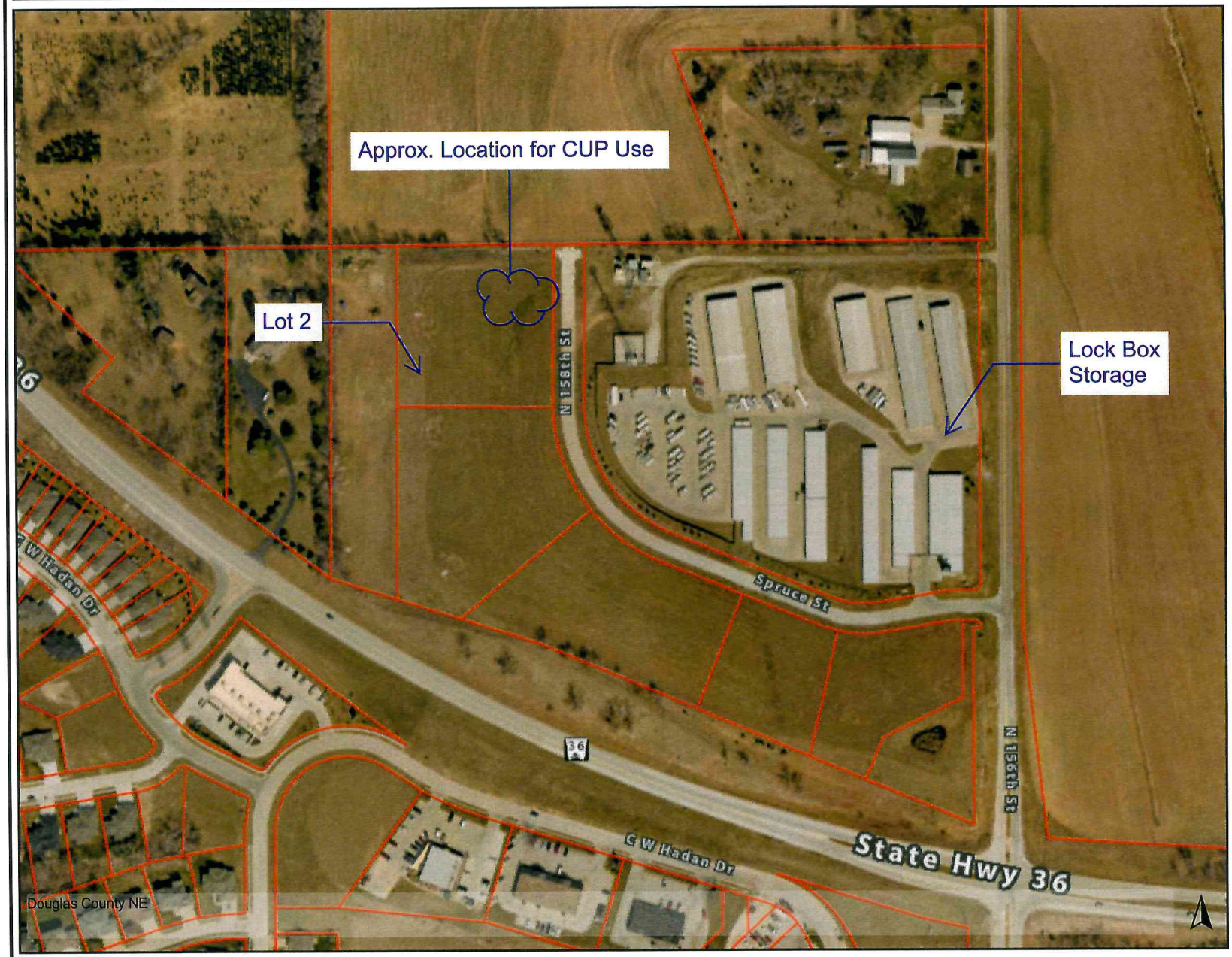
Sincerely,

Julie Ogden, PE
jogden@jeo.com

JAO:jao
Attachment – site map, building plan, operation plan

cc: Mindi Laaker, Bennington City Clerk (PO Box 221, Bennington NE 68007)
Jeff Miller, Young and White Law Offices (8742 Frederick Street, Omaha, NE 68124)
Bill Kruse, applicant (coachkruseprime@gmail.com)
Geoff McGregor, property owner (geoff@mcgregorint.com)

DCGIS | Map Title



Legend

Parcels_public

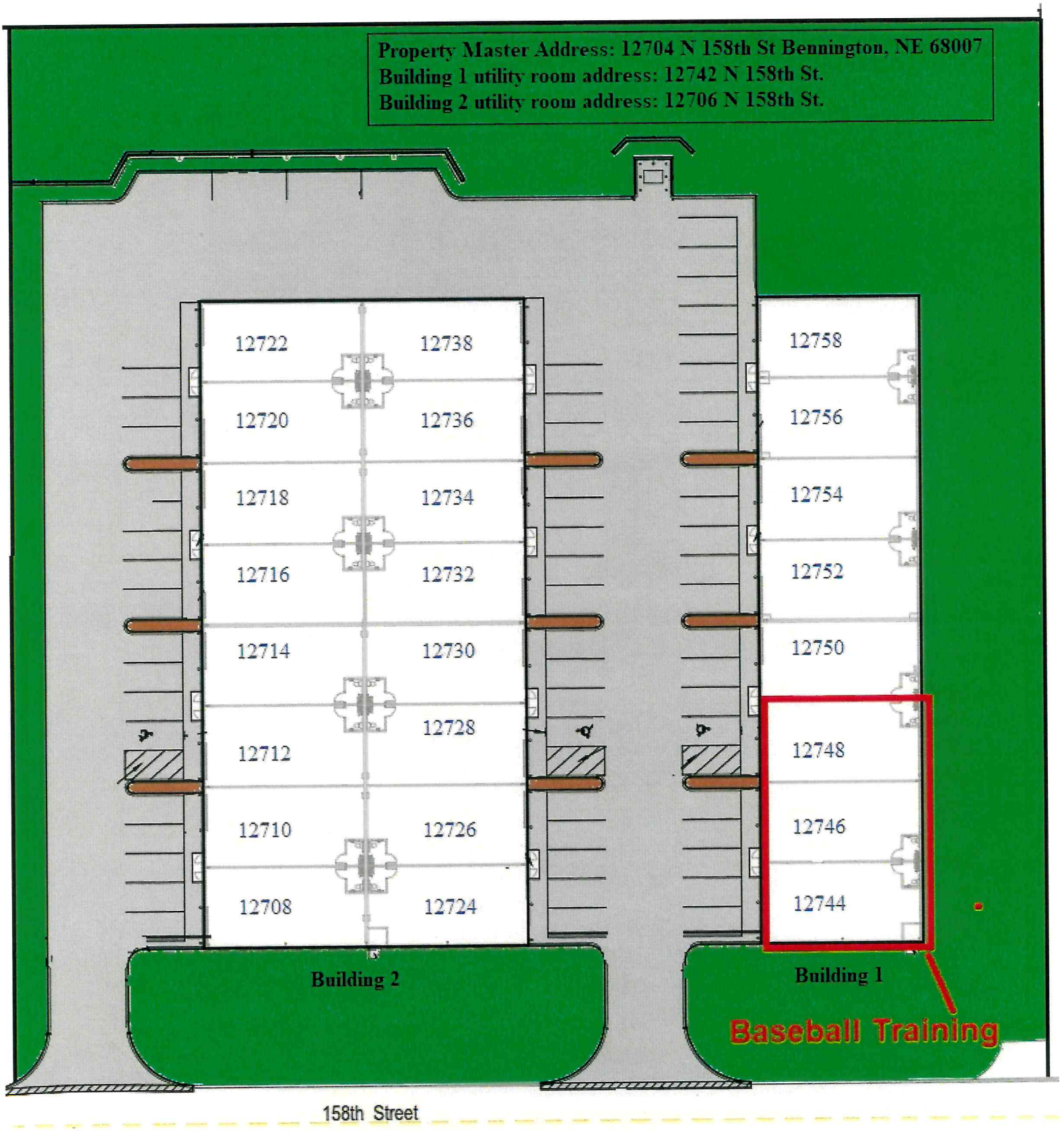
Property Lines (Parcels)

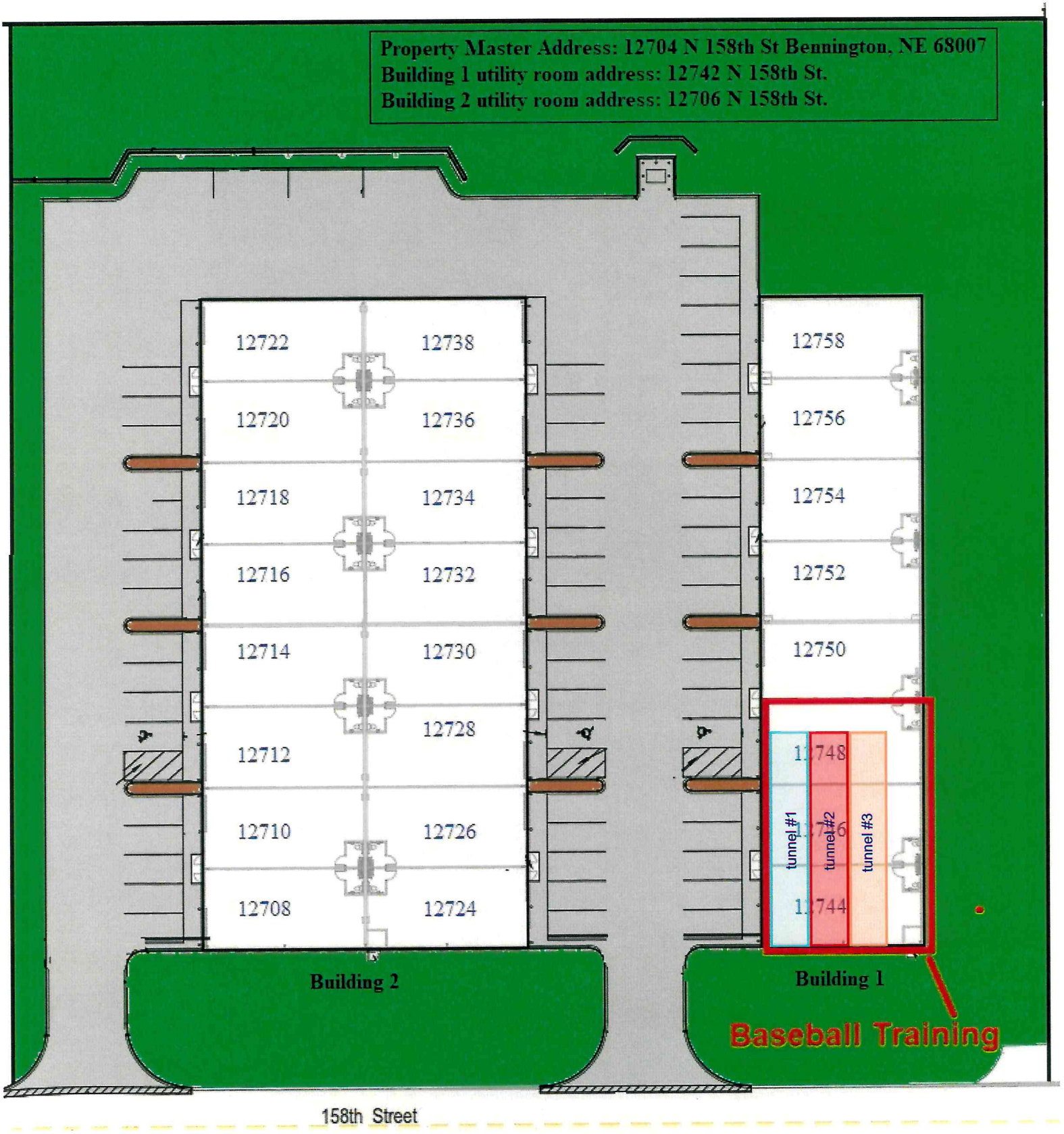
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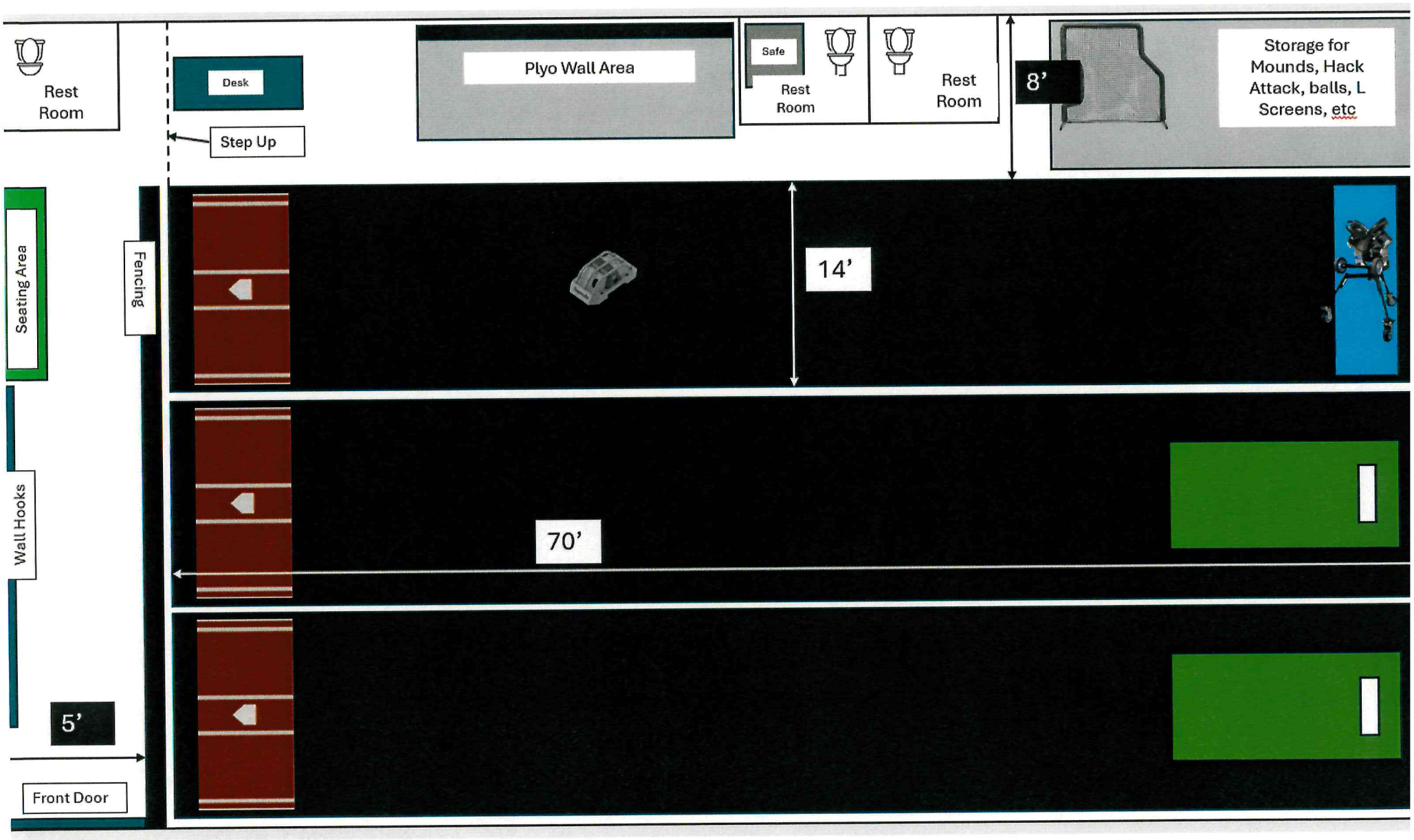
Please contact Douglas County GIS for map questions (gis@douglascounty-ne.gov)

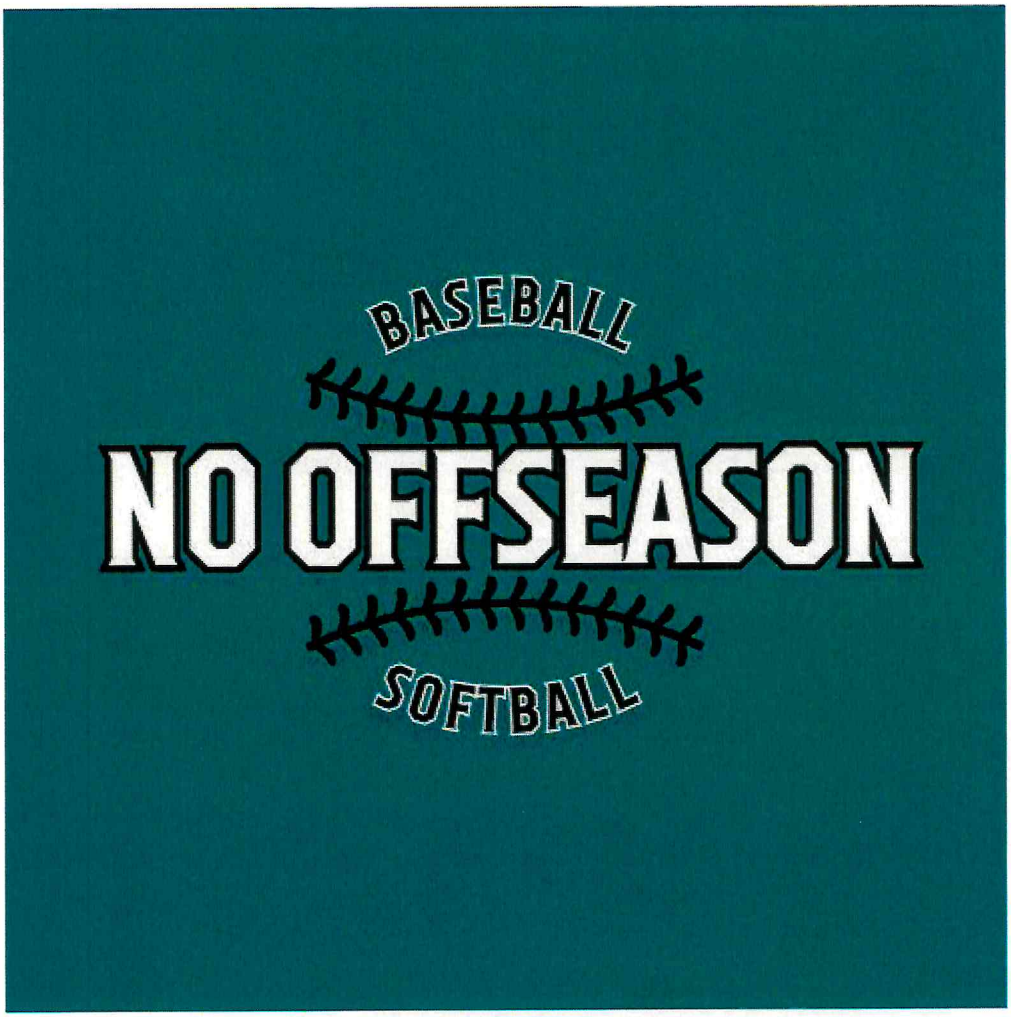
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Property Master Address: 12704 N 158th St Bennington, NE 68007
Building 1 utility room address: 12742 N 158th St.
Building 2 utility room address: 12706 N 158th St.
12722
12738
12720
12736
12718
12734
12716
12732
12714
12730
12728
12712
12710
12726
12708
12724
12758
12756
12754
12752
12750
12748
12746
12744
Building 2
Building 1
Baseball Training
158th Street


Property Master Address: 12704 N 158th St Bennington, NE 68007
Building 1 utility room address: 12742 N 158th St.
Building 2 utility room address: 12706 N 158th St.
12722
12738
12720
12736
12718
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12732
12714
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12712
12710
12726
12708
12724
12758
12756
12754
12752
12750
12748
tunnel #1
tunnel #2
tunnel #3
12744
Building 2
Building 1
Baseball Training
158th Street


Rest Room
Desk
Step Up
Plyo Wall Area
Safe
Rest Room
Rest Room
8'
Storage for Mounds, Hack Attack, balls, L Screens, etc
Seating Area
Fencing
14'
70'
Wall Hooks
5'
Front Door


BASEBALL
NO OFFSEASON
SOFTBALL

Executive Summary

No Offseason Baseball and Softball Academy LLC aims to provide comprehensive training programs for young athletes in Bennington, Nebraska and the surrounding area, focusing on skill development, sportsmanship, and personal growth. Our mission is to foster a love for baseball and softball among the youth, preparing them for competitive play and instilling values that extend beyond the field.

Company Description

Located in Bennington, Nebraska, our facility will cater to youth athletes aged 6-18, offering specialized training in hitting, pitching, fielding, and game strategy. By focusing on this demographic, we aim to fill a gap in the local market, providing a dedicated space for young players to develop their skills year-round.

I have been coaching youth baseball and softball players for almost 10 years at the tee ball, recreational, and highly competitive level. I have been offering private lessons for various players throughout Omaha for a year. The demand has outpaced my capacity, leading me to discover the need in this market.

Market Analysis

Bennington and its surrounding areas have a vibrant youth sports community but lack specialized facilities dedicated solely to baseball and softball training. Our target market includes local youth athletes, school teams, travel teams and recreational leagues seeking professional training environments. By offering tailored programs and state-of-the-art equipment, we position ourselves to become the premier destination for baseball and softball training in the region.

Organization and Management

Our management team will consist of:

- **CEO/Director/Head Coach/Head Trainer/Program Creator**: Oversees overall operations and strategic planning. The only
- **Office Manager**: Handles administrative tasks and customer service.

This structure ensures efficient operation and a high standard of training and customer service.

Services Offered

- **Individual and Group Training Sessions**: Customized coaching focusing on specific skills and positions per sport.
- **Team Clinics**: Workshops designed for entire teams to improve cohesion and strategy, including practice plans to provide the most value for teams working indoors. Team sizes will consist of a single team with 12 or fewer players.
- **Seasonal Camps**: Intensive training programs during off-seasons to maintain and enhance skills. Max class sizes will range from 5 to 8 players.

- **Memberships Renting Cage Time**: Athletes will be able to rent tunnels or cages to practice their game on their own time.
- **Renting Space**: Available for Teams to rent for their indoor practices.
- **Video and Data Analysis**: Utilizing technology (Rapsodo) to provide feedback on mechanics and performance and show growth over time through personalized accounts.
- **Strength and Conditioning Programs**: Focused on enhancing athletic performance and injury prevention. This program will utilize Baseball Flow, a plyometrics program to improve athleticism and will take place in the main turf area as a class. Class sizes will range from 2 to 8 players.

Marketing and Sales Strategy

To attract and retain clients, we will implement the following strategies:

- **Community Outreach**: Partnering with local schools, travel teams, and recreational leagues to offer free workshops and demonstrations.
- **Social Media Campaigns**: Utilizing platforms like Facebook and Instagram to share success stories, training tips, and promotional offers.
- **Referral Programs**: Offering discounts to clients who refer new members.
- **Open House Events**: Inviting the community to tour the facility, meet the staff, and participate in sample training sessions.
- **Commercial Advertising**: Billboards and other signage throughout Bennington and the surrounding Omaha area.

Operational Plan

- **Location**: Secure a facility in a convenient location in Bennington with ample parking and easy access.
- **Facility Design**: Equip the facility with batting cages, pitching mounds, and training areas.
- **Staffing**: Offering Services for the training sessions, team clinics, camps, and analysis will be myself. Facility will come equipped with Key Fob access for standard Hours of Operation each day allowing members to use the facility at times that are convenient for them.
- **Safety Protocols**: Implement comprehensive safety measures, including regular equipment maintenance, staff training in first aid, and adherence to local regulations.
- **Hours of Operation**: Daily access to the building will be provided by Secure Door Access codes from 5am to 11pm. Non primary hours will be available for Members to use various tunnels without having an employee on site but will be monitored with security cameras. Lessons, Camps, and other by Appointment services will be conducted by CEO/Director. Team Practices where the building will be rented out entirely will be without an Employee on site and supervised by the team's coach.

Financial Plan

Initial funding will be sought through a combination of personal investment and a bank loan. Projected expenses include facility lease or purchase, equipment acquisition, marketing, and operational costs. Revenue streams will consist of membership fees, individual session charges, clinics, camps, and merchandise sales.

Conclusion

By establishing the No Offseason Baseball and Softball Academy, we aim to provide a much-needed service to the community, fostering athletic development and personal growth among local youth. With a passionate founder, supportive wife and family, strategic marketing, and a focus on quality training, we are poised for success in this endeavor.

Item #7

Amended Street Closure

Tractor Show

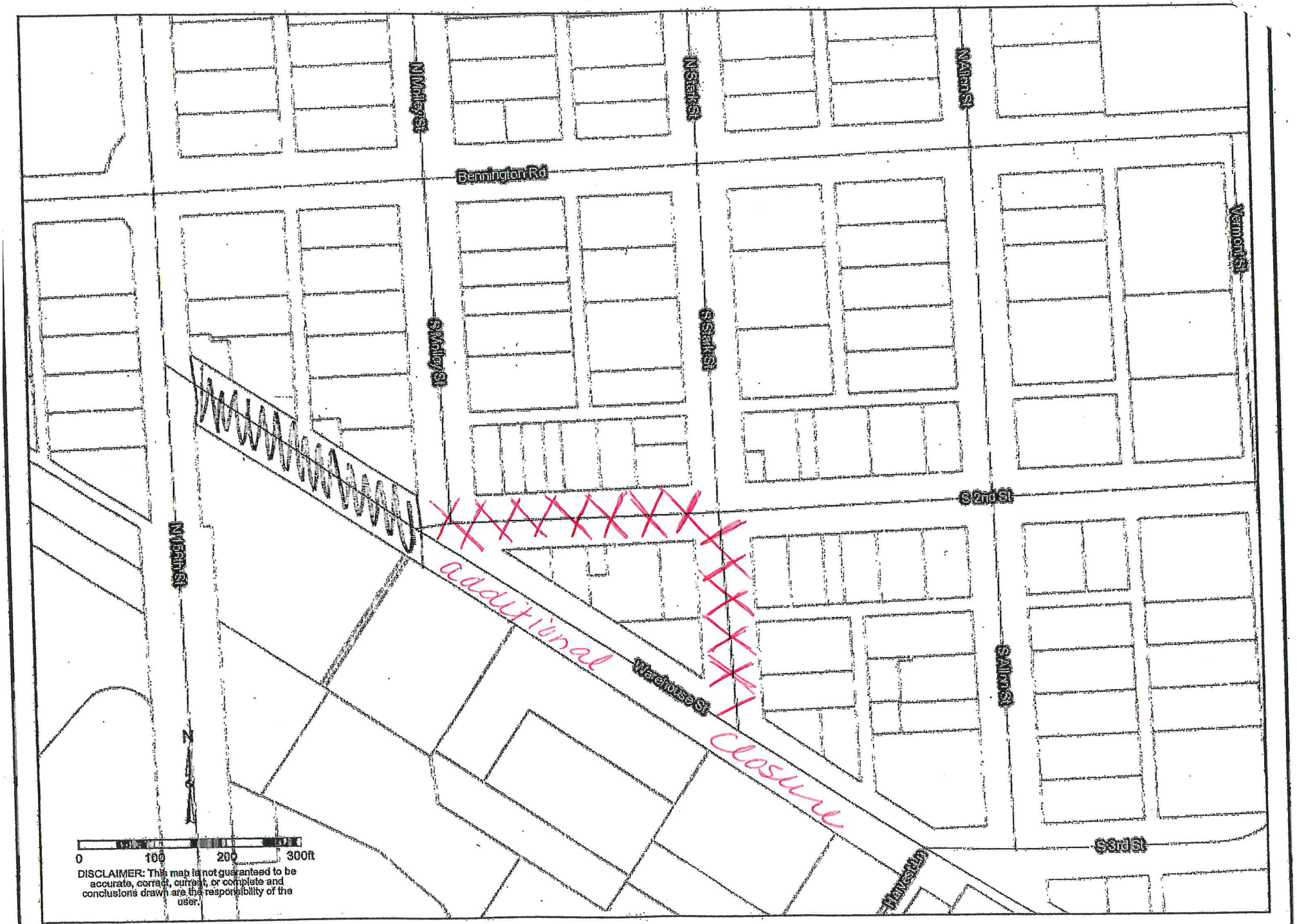
City of Bennington | 238-2375 | Bennington, NE

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 402-609-2031
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) spoke to Rob 6-10-25 mjl

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

This area for City Office Use
Applicable Fees:
$50 per application
$10 per block


N Main St
N Stark St
N Allen St
Bennington Rd
Vermont St
S Main St
S Stark St
S 2nd St
N 15th St
additional
Warehouse St
closure
S Allen St
S 3rd St
Hanes Ln
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 #8

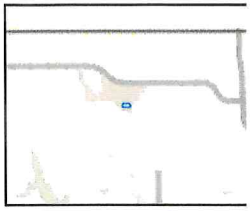
Resolution 2025-02

1-Hour Parking Limits

DCGIS

Bennington Downtown Parking - June 2025





Legend

Parcels_public

Property Lines (Parcels)

Handicap Parking Stall

Existing 1-Hour Stall

Proposed 1-Hour Stall

0 250 500 ft

Please contact Douglas County GIS for map questions (gis@douglascounty-ne.gov)

Printed from dogis.org: 06/19/2025 14:34:59

This map is a user generated static output from an Internet mapping site and is for reference only. Data on this map may or may not be accurate, current, or otherwise reliable. It is for informational purposes only, and may not be suitable for legal, engineering, or surveying purposes. Do NOT use property lines from this website for plan submissions.

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 south side of South 2nd Street for one parking stall at approximately 15321 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 _____ day of _____, 2025.

CITY OF BENNINGTON, NEBRASKA

By: _____
Mayor Clint Adams

ATTEST:

_____
City Clerk Mindi Laaker

Item #9

2026 Fireworks Permits

Bennington Jaycees

American Legion

Item #10

Public Works Building

Change Order #1

Pay Application #2

AIA® Document G701® – 2017

Change Order

PROJECT: *(Name and address)*
Bennington Public Works Building
Bennington, Nebraska

CONTRACT INFORMATION:
Contr Construction
Date April 22, 2025

CHANGE ORDER INFORMATION:
Change Order Number: 002
Date: July 2, 2025

OWNER: *(Name and address)*
City of Bennington
15505 Warehouse Street
Bennington, NE 68007

ARCHITECT: *(Name and address)*
JEO Architecture, Inc.
2000 Q Street, Suite 500
Lincoln, Nebraska 68503

CONTRACTOR: *(Name and address)*
Darland Construction Co
4115 So. 133rd St
Omaha, NE 68137

THE CONTRACT IS CHANGED AS FOLLOWS:
(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)
A portion of the building pad was overexcavated and filled with controlled fill - Add $2,600

The original Contract Sum was	$	1,731,875.00
The net change by previously authorized Change Orders	$	-17,000.00
The Contract Sum prior to this Change Order was	$	1,714,875.00
The Contract Sum will be increased by this Change Order in the amount of	$	2,600.00
The new Contract Sum including this Change Order will be	$	1,717,475.00

The Contract Time will be unchanged by Zero (0) days.
The new date of Substantial Completion will be March 4, 2026

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

JEO Architecture, Inc.	Darland Construction Co	City of Bennington
ARCHITECT *(Firm name)*	**CONTRACTOR** *(Firm name)*	**OWNER** *(Firm name)*
SIGNATURE	**SIGNATURE**	**SIGNATURE**
Jarred Meyer, Associate AIA|LEED AP BD+C, Associate AIA	John Maderak, Senior Project Manager	
PRINTED NAME AND TITLE	**PRINTED NAME AND TITLE**	**PRINTED NAME AND TITLE**
07.02.2025	7/2/25	
DATE	**DATE**	**DATE**

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User Notes: (3B9ADA2E)

Darland
BUILDING TO A HIGHER STANDARD

Darland Construction Co.
4115 S 133rd St
Omaha, Nebraska 68137

PCCO #002

Project: 25-1-007 - Bennington Public Works Building
15801 Bennington Rd.
Bennington, Nebraska 68007

Prime Contract Change Order #002:

TO:	**City of Bennington** 15505 Warehouse St. Bennington, Nebraska 68007	**FROM:**	**Darland Construction Co.** 4115 S 133rd St Omaha, Nebraska 68137
DATE CREATED:	6/24/2025	**CREATED BY:**	John Maderak **(Darland Construction Co.)**
CONTRACT STATUS:	Pending - In Review	**REVISION:**	0
DESIGNATED REVIEWER:		**REVIEWED BY:**	
DUE DATE:		**REVIEW DATE:**	
INVOICED DATE:		**PAID DATE:**	
SCHEDULE IMPACT:	2 days	**EXECUTED:**	No
REVISED SUBSTANTIAL COMPLETION DATE:		**SIGNED CHANGE ORDER RECEIVED DATE:**	
CONTRACT FOR:	25-1-007 - COB00:25-1-007 Prime Contract	**TOTAL AMOUNT:**	$2,600.00

DESCRIPTION:
A portion of the building pad had to be overexcavated and filled with controlled fill.

The unit price for this work is $ 26/ CY.

100 CY was removed and replaced.

The total of this C.O. is: $ 2,600.00

ATTACHMENTS:
MW Excavating Change Request.pdf, Thiele report on Overex on Pad.pdf

POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER:

PCO #	Title	Schedule Impact	Amount
002	Bldg pad overexcavation	2 days	$2,600.00
		Total:	$2,600.00

CHANGE ORDER LINE ITEMS:

PCO # 002: Bldg pad overexcavation

#	Budget Code	Description	Amount
1	031-3105-150.SUB Rough Grading.SUBCONTRACTORS		$2,600.00
		Grand Total:	**$2,600.00**

The original (Contract Sum)	$1,731,875.00
Net change by previously authorized Change Orders	($17,000.00)
The contract sum prior to this Change Order was	$1,714,875.00
The contract sum would be changed by this Change Order in the amount of	$2,600.00
The new contract sum including this Change Order will be	$1,717,475.00
The contract time will be increased by this Change Order by 2 days.	

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: 2 Period To: 06/30/25 Architect's Project No:	Date: 06/30/2025
From (Contractor):	Darland Construction Co. 4115 S 133rd Street Omaha, NE 68137	Contractor Job Number: 25-1-007 Via (Architect):		Contract Date:	
Phone:		Contract For:			

Contractor's Application For Payment

Change Order Summary	Additions	Deductions
Change orders approved in previous months by owner		-17,000.00
Number / Date Approved		
Change orders approved this month		
Totals		
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	188,906.00
Retainage	
5.0% of completed work	8,250.00
5.0% of stored material	1,195.30
Total retainage	9,445.30
Total earned less retainage	179,460.70
Less previous certificates of payment	48,450.00
0.000% of taxable amount	0.00
Current sales tax	0.00
Current payment due	131,010.70
Balance to finish, including retainage	1,535,414.30

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: [signature] Date: 7/3/25
State of: Nebraska County of: Douglas
Subscribed and sworn to before me this 3rd day of July
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: [signature] Date: 07.03.2025

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: 2 Date: 06/30/25 Period To: 06/30/25
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	20,000.00	12,500.00	0.00	32,500.00	43.75	41,794.00	1,625.00	
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	30,000.00	0.00	30,000.00	15.05	169,385.00	1,500.00	
007.00	Miscellaneous Steel	104,772.00	0.00	28,000.00	0.00	28,000.00	26.72	76,772.00	1,400.00	
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	23,906.00	23,906.00	27.64	62,580.00	1,195.30	
017.00	Electrical	114,950.00	0.00	5,000.00	0.00	5,000.00	4.35	109,950.00	250.00	
018.00	GC's/GR's/Fee	276,327.00	31,000.00	38,500.00	0.00	69,500.00	25.15	206,827.00	3,475.00	
	Application Total	1,714,875.00	51,000.00	114,000.00	23,906.00	188,906.00	11.02	1,525,969.00	9,445.30	

ITEM #12

Library Report

Bennington City Council Meeting
July 14, 2025
Library Report

Bennington Public Library Board of Trustees Meeting
June 24, 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 May statistical report.
- **Bennington Daze** is always a great opportunity to promote library programs. Library staff worked booths at the Friday picnic and farmers market and walked the parade route with the Friends of the Library Summer Reading float. We had 35 new library card sign-ups at the booth during Bennington Daze. The Friends purchased magnets with the library's hours on them as the parade giveaway this year. The Friends book sale raised over $3,500.
- The Color Our World **Summer Reading Challenge** has 863 signups and over 350 reading rewards/drawing prize tickets have been distributed so far. Children and teen readers will now receive a drawing ticket with each of the 5 reading rewards.
- Paint stirrers donated by Sherman Williams (180th & Q Streets) are the centerpiece of a fun and creative passive activity and perfect Color Our World decorations. Please take a peek at the masterpieces hanging above the circ desk.
- The **Star Party** held at Glacier Creek Preserve was well attended. However, a communication glitch had the members of the Omaha Astronomical Society, and one family showing up at the soccer fields instead. Despite this, we were able to improvise with library binoculars and a telescope brought by one of the participants. Everyone was very understanding of the situation. We are hoping to reschedule with the OAS in August.
- A generous summer reading donation was received from the American Legion Post 266 Auxiliary this month.
- Our **Teen Retreat** program has been well attended this summer, with events such as a mac n cheese cookoff and teen trivia. Our tie-dying event last night brought out 27 teens.
- For our upcoming **Cooking with Herbs** class, we have 13 current registrants. The program is Wednesday, July 9 at 4:00 PM. We have scheduled an Adult Pickling class with The Big Garden for August 23 @ 9:30. We will require pre-registration, and the class will be capped at 15-20 per their request.
- Heather and Johnna attended Lake Cunningham's Rock the C event on 5/31 as part of our **library outreach** efforts. They spoke to many families who were excited to know more about our services and summer programming and even had a family of five sign up for library cards.
- Another order has been placed for the revamp of the **children's nonfiction** section. A total of 218 books will be added through Creative Company after looking at their sample box and website. The total of the purchase was $5963.10, but they were able to offer a 50% discount, bringing our total to $2981.55

Administrative/Facilities Maintenance/Personnel

- Strategic Electric submitted a proposal for a solution to the library lighting controls system. Two companies visited last week to evaluate the situation and will be submitting proposals by the end of this week.
- 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 took place in Fremont (Keene Memorial Library) on May 30 and was a great networking opportunity. It was a great opportunity to reconnect with library directors and with Sherm (Andrew Sherman, the NLC tech guy).
- I was asked to create a library organizational chart for our new city administrator, Kevin Hand. It turned out to be a helpful visual tool for the library's part-time staff in understanding their role. Lydia Pile's staff evaluation has been completed.
- Heather attended the Southeast Library System's Golden Sower Reading Day in Seward last month. Visiting other libraries and networking with library professionals from our state
- Lisa will attend the Metro Librarians Lunch this Friday, June 27.
- Mary Knott is our summer intern and has been working mainly Mondays this summer. She has been trained to help with basic circulation tasks and has also worked on a display highlighting our discovery kits. She will work with Johnna and Heather on programming and collection development projects in the coming weeks and will hopefully attend the July Board meeting.
- We received our E-rate Funding Commitment Decision Letter for funding year 2025 from the USAC (Universal Services Administration Company) and submitted form 486. Our discount will save the library over $1,000 next fiscal year. This year's savings was over $800.

Bennington Public Library
May 2025 Statistics

	2025	2024
Circulation-physcial items	10608	9519
OVERDRIVE total usage	2454	2033
*OD Audio	*1142	*934
*OD eBook	*905	*731
*OD Magazine	*114	*93
*OD BPS	*293	*275
Book Club Kits	26	28
Total Circulation	**13088**	11580
Newsbank search/view/session	**459/2834/128**	433/2983/134
NYT group(16)stats codes/usage	**169/1047**	n/a
Computer Use	**133**	149
Study Room Use	**19**	34
Conference Room Use	**21**	23
New Library Cards		
City	8	26
Douglas County	86	102
Omaha	16	15
Washington/other County		7
Total New Library Cards	**110**	150
Programming		
Preschool STEAM (3)	119	125
Storytime (5)	262	199
Outreach-Koala (5)	149	96
Storytime Saturday (2)	65	20
Outreach-Out/About ST-Lake C	35	70
Outreach-Out/About ST-Cup&Cone	94	
Open Art Studio (3)	58	17
LEGO (3)	57	57
Read with a Dog	35	29
Author Visit-Addysen O	26	
Total Children's Programs (25)	**900**	613
Volunteer Training (3)	28	7
Teen Time (2)	10	9
Teen BLAB	4	5
Middle School Book Club	8	na
Total Teen Programs (7)	**50**	21
Book Club-1st Wed	15	8
Book Club-3rd Tues	6	9
Book Club-Ridgewood	6	8
Second Saturday Craft Circle	28	
Total Adult Programs (4)	**55**	25
Library Visits	3814	3656
Volunteers/Hours	18/76	21/93
Copier/Printer 4/13-5/12	3301	2225

collectioncode	check	nenew	total
Adult DVDs	19	35	54
Adult Fiction	580	711	1291
Adult Magazines	7	0	7
Adult Nonfiction	95	165	260
Cake Pans	4	0	4
Interlibrary Loan	21	2	23
Childrens Boardbooks	136	163	299
Childrens Chapter Books	663	711	1374
Childrens Comic Books	30	33	63
Childrens Books on CD	1	4	5
Childrens DVDs	88	102	190
Childrens Easy Readers	865	983	1848
Childrens Graphic Novels	409	541	950
Childrens Magazines	9	0	9
Childrens Nonfiction	469	648	1117
Childrens Picture Books	1014	1314	2328
Childrens Playaways	114	110	224
Childrens Readalongs	51	93	144
Kits	26	0	26
Special Collections	23	0	23
Young Adult Book	1	0	1
Young Adult Books on CD	1	0	1
Young Adult Fiction	157	155	312
Young Adult Graphic Novel	11	20	31
Young Adult Nonfiction	9	13	22
Young Adult Playaways	0	2	2
Total Physical Items	**4803**	**5805**	**10608**

Self-directed/Passive Programming	
Scavenger hunt	250

Social Media Stats 6/24/2025

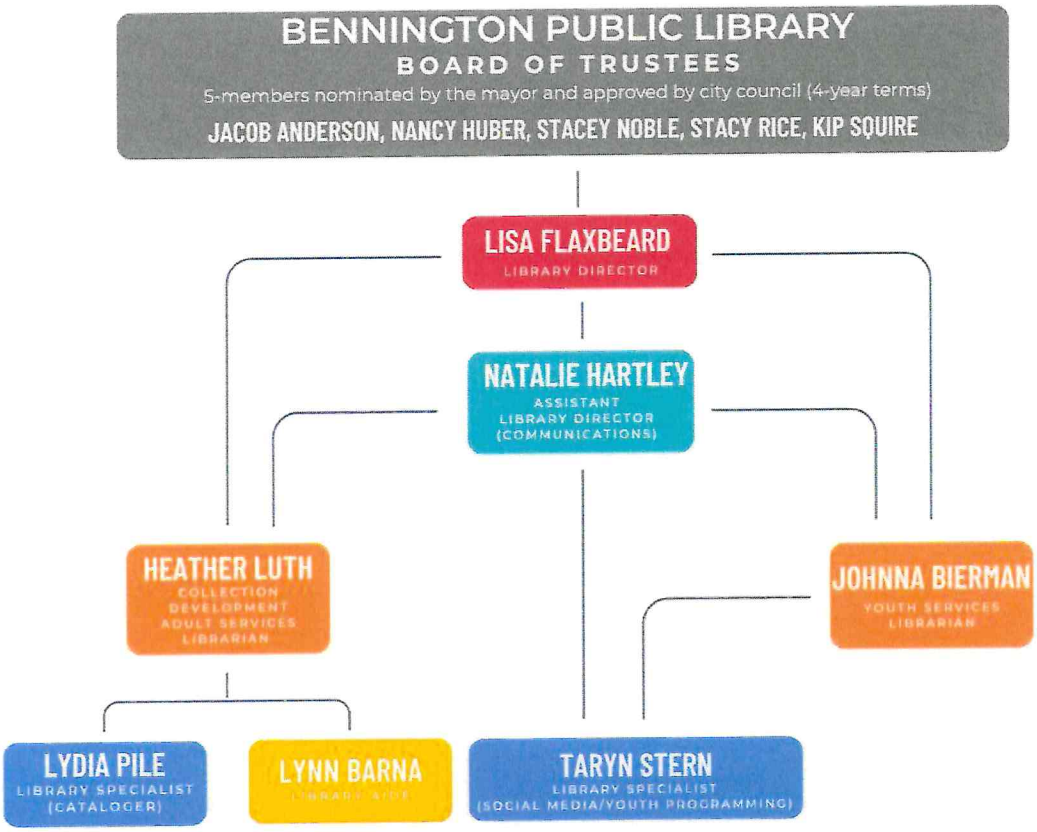
TikTok: 1,475 followers; 48.8K likes

Instagram: 629 followers; 8,094 views in the last 28 days; 1,573 accounts reached

Facebook: 2,075 followers; 22,600 views in the last 28 days; 3,365 accounts reached

Website: 7,790 views in last 30 days

Google: 5.0 Star Rating, 33 reviews


BENNINGTON PUBLIC LIBRARY
BOARD OF TRUSTEES
5-members nominated by the mayor and approved by city council (4-year terms)
JACOB ANDERSON, NANCY HUBER, STACEY NOBLE, STACY RICE, KIP SQUIRE
LISA FLAXBEARD
LIBRARY DIRECTOR
NATALIE HARTLEY
ASSISTANT LIBRARY DIRECTOR (COMMUNICATIONS)
HEATHER LUTH
COLLECTION DEVELOPMENT ADULT SERVICES LIBRARIAN
JOHNNA BIERMAN
YOUTH SERVICES LIBRARIAN
LYDIA PILE
LIBRARY SPECIALIST (CATALOGER)
LYNN BARNA
TARYN STERN
LIBRARY SPECIALIST (SOCIAL MEDIA/YOUTH PROGRAMMING)

ITEM #14

Public Works Report

Public Works Report – June, 2025

STATE OF: **THE WORKS**

As you know Jake resigned for another job and John Bohrer is temporarily assuming his role/position until a replacement is found

Ongoing interviews for the PW Director position. Hopefully a suitable replacement will be hired soon.

Post Bennington Daze included trash collection issues. Missed service and several phone calls resulted in trash pick up was a week late. Waste Management is not local, resulting in several transferred phone calls and delayed resolution.

Ongoing Budget meetings. Including street assessment, 1 and 6 year plan and cost estimates for ongoing replacement and patchwork

Ongoing training with Kevin Hand, City Administrator. Including introductions to important and influential Bennington residents

Issue with Ridgewood HOA regarding the HWY 36 entrance into Ridgewood. Was promised soil backfill and seeding post concrete work. It was resolved when PW hauled in soil and rock and promised to reseed this fall.

Issue at 16027 Bruning Street regarding concrete curb replacement and entire area destroying grass. Issue was resolved when concrete contractor replaced with sod.

Street issue with resident on 156th Ave and 4th regarding possible curb break from snow plow. After investigation, the curb break was several years old and of unknown origin. It is a small break and not causing any issues. 156th Ave is a street that will be re-paved in a year or two and the curb will be replaced at that time.

JEO has requested our sanitary sewer lines on Molley, Stark and Allen all north of Bennington Road be camera-ed to determine the overall condition of our sewer lines and in preparation of us "lining" the existing pipelines. Peoples Service has been commissioned and will complete the camera work on Tuesday July 7.

Neumeyer Farm Park: Soccer Field irrigation issues continued into June but after several iterations of "fixes and repairs." A new water meter has been determined to be the solution and will be installed shortly...sprinklers did not have enough pressure to water the field correctly.

We mowed the tree line along Kempton Creek Drive that was overgrown with weeds.

We are in the process of replacing the 16 trees along Kempton Creek Drive that didn't make it through last winter...all under warranty.

I am presently working on another $18,000 grant from the Statewide Arboretum to finish lining Kempton Creek Drive with a diverse collection of large canopy trees. Someday... WOW!

Continuing to work on HUD grant. The package that I submitted was returned but is getting rectified and will be ready for re-submission soon. Continuing to track hours for Administration cost reimbursement.
Working with Wayne Andersen to assume the administrator role of the Neumeyer Farm Park website. When I asked, he volunteered his time to upload pictures, my donor letters and updates and keep the website current (Neumeyerfarm.org). Please go online and test out the "how to give" tab. A huge thank you is in order whenever you see Wayne.

City council signs placed along 156th Street – twice

Attended my first PWD building construction meeting. I was not happy that the number of inside parking stalls went from 19 with my original design to 9.

Getting quotes on the cost to repair both east and west bound traffic in the pavement on the Bennington Road bridge approaches.

A belt was thrown on a new gas mower. A fix is coming.

The water wheel and water fall pumps were installed and are working again.

ITEM #15

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 -- 9 MONTH REVIEW 6/30/2025

EXPENSE IMPACTS TO BUDGET

(IMPACTS LISTED IN RED ARE RESTRICTED FUND IMPACTS)

	YTD Spend	Budgeted	Difference
• 6197 - PW BUILDING ENGINEERING	$158,141	$75,000	$83,141
•	$0	$0	$0
•	$0	$0	$0
•	$0	$0	$0
•	$0	$0	$0
•	$0	$0	$0
	NET EFFECT		$83,141

REVENUE IMPACTS TO BUDGET

	YTD Deposits	Budgeted	Difference
• 5010 - LOCAL SALES TAX (AT 91% SALES TAX IS UP)	$933,147	$900,000	$33,147
• 5302 - INTEREST	$113,079	$100,000	$13,079
•	$0	$0	$0
•	$0	$0	$0
•	$0	$0	$0
•	$0	$0	$0
	NET EFFECT		$46,226.22

ITEM #16

Project Tracker

City of Bennington Project Tracker

Jul-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 •
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.

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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.
Asphalt Overlay Project (Allen, Stark & Molley Streets)	TBD	Transportation	Julie Ogden	Pending	Pending Project	Potential Project pending budget discussion. Contract needed and would be completed after sewer lining project is completed. This could be split into two projects as needed for budget.
Bennington Road Bridge Approach Section Repairs	TBD	Transportation	Steve Arens	Pending	Pending Project	Potential Project pending budget discussion. Contract needed and work would need to be done outside of the school year.
Sanitary Sewer Lining Project (Allen, Stark & Molley Streets)	TBD	WWE	Julie Ogden	Pending	Pending Project	Potential Project pending budget discussion. Contract needed and TV reivew of lines being obtained by City prior to design.
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/Kevin 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. Preliminary Plans are to be provided for review in August 2025. The plan is to bid project over the winter and start construction in Spring 2026.
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. Tentative completion date is March 2026.
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. MUD/Plumber for project will repace the water meter with one that has continuous flow to see if that helps. Hoping to have it installed the week of July 7th. John is working with the contractor to address the two spots that pond. Contractor is looking into options to present to John by July 9th.
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.

Project	JEO Project No.	JEO Department Leading Project	Assigned To	Contract Executed	Status	Update Comments From Previous Month
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 provided sidewalk work should begin soon. They are working on a schedule with the Bonding Company on the street damage.
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.
Neumeyer Farms (recreational park) - Tennis/Pickleball Courts	090034	Administration	Julie Ogden	Agreement Needed	On Hold	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.
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. 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 CC 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.