City of Bennington
City Council Meeting Agenda
Monday, February 9, 2026; 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. January 12, 2026 City Council Meeting Minutes
   B. January 2026 Bills Paid
   C. Keno Receipts: January 8.75%: $9,223.98
   D. JEO Consulting Invoices for:
      i. General Engineering Invoice No. 170829 totaling $8,205.00
      ii. Public Works Building Invoice No. 170707 totaling $691.25
      iii. Bennington Road Bridge Repair Invoice No. 170974 totaling $4,257.50
      iv. Neumeyer Park Soccer Complex Invoice No. 170742 totaling $12,640.00
      v. 2026 Sanitary Sewer CIPP Improvements Invoice No. 171117 totaling $7,650.00

3. Consideration of a Final Plat in a Medium Density (R-3) and Clustered/Mixed Use (CMD) Residential Zoning District for a 7.3 acre development known as Prairie Ridge located at Lot 1 Bennington Park Plaza
   A. Presentation, Staff and Applicant
   B. Public Hearing
   C. Motion

4. Consideration of a Conditional Use Permit allowing for a Theater Training Studio in a Highway Commercial Zoning District (C-1) located on Lot 2 Building #1, McGregor Brae, 12720 N. 158th St.
   A. Presentation, Staff and Applicant
   B. Public Hearing
   C. Motion

5. GIS Mapping of City Sanitary and Storm Sewer
   Brock Beran, Trekk Design Group LLC

6. Public Works Building
   A. Pay Application #9 to Darland totaling $44,443.29 and Substantial Completion
      i. Motion to Approve
   B. Change Order #9 in the amount of $0.00 for an Extended Warranty on Exterior Pavement
      i. Motion to Approve

7. Papio Creek Trail Grant Update

8. Library Report

9. Police Report

10. Public Works Report
    A. Temporary Fencing at Neumeyer Farm Soccer Field Shared Cost Totaling $3,252.17
    B. Motion

11. Office Report

12. Project Tracker

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

14. 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

1-28-2026 Minutes

City of Bennington
Planning Commission Meeting Minutes
Wednesday, January 28, 2026; 6:00 P.M.
City Office, 15505 Warehouse St.
Bennington, NE
402-238-2375

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

Approval of December 17, 2025 Meeting Minutes
Motion by Hohman, second by Ortiz to approve the minutes as presented. With Zaruba abstaining, all voted in favor and the motion carried.

Consideration of a Final Plat in a Medium Density (R-3) and Clustered/Mixed Use (CMD) Residential Zoning District for a 7.3 acre development known as Prairie Ridge located at Lot 1 Bennington Park Plaza
City Engineer Julie Ogden, Caleb Beasley with E & A Consulting and Developer Ryan Schwarz presented the Final Plat.

Bartles opened a public hearing and there were no comments.

Motion by Zaruba, second by Hohman to recommend approval of the final plat subject to the requirements in the City Engineer's comment letter. All voted in favor and the motion carried.

Consideration of a Conditional Use Permit allowing for a Theater Training Studio in a Highway Commercial Zoning District (C1) located on Lot 2 Building #1, McGregor Brae, 12720 N. 158th St.
City Administrator Kevin Hand, City Engineer Julie Ogden, Property Owner Geoff McGregor and Applicant Blake Thompson presented the Conditional Use Permit Application.

Bartles opened a public hearing and there were no comments.

Motion by Valasek, second by White to recommend approval of the conditional use permit with the addition information regarding the cycle of times of rehearsals. All voted in favor and the motion carried.

Elections
Motion by Bartles, second by Hohman to nominate and elect Zaruba as Planning Commission Vice-Chair. All voted in favor and the motion carried.

Adjourn
Motion by Zaruba, second by Valasek to adjourn the meeting at 6:57 p.m. All voted in favor and the motion carried.

ITEM #2 Consent Agenda

City of Bennington
City Council Meeting Minutes
Monday, January 12, 2026; 6:00 P.M.
City Office, 15505 Warehouse Street
Bennington, NE
402-238-2375

Call to Order - Roll Call – Open Meetings Act

Mayor Clint Adams called the regular monthly meeting to order at 6:00 p.m. on Monday, January 12, 2026. In attendance were City Council Members Kaye Bridgeford, Rob Hamilton, Adam Lee, and Shane Pekny. City Clerk Mindi Laaker identified the Open Meetings Act location that is available to the public.

Approval of Consent Agenda

A. December 8, 2025 City Council Meeting Minutes
B. December 2025 Bills Paid
C. Keno Receipts: December 8.75%: $8,833.54
D. JEO Consulting Invoices for:
    i. General Engineering Invoice No. 170012 totaling $9,307.50
    ii. Public Works Building Invoice No. 169954 totaling $1,867.50
    iii. Bennington Road Bridge Repair Invoice No. 170465 totaling $10,730.00
    iv. Bennington Road Program Invoice No. 169768 totaling $3,000.00
    v. 2026 Sanitary Sewer CIPP Improvements Invoice No. 170394 totaling $32,460.00

BILLS PAID IN DECEMBER	
CITY	
NATIONWIDE INSURANCE	2,846.16
NATIONWIDE INSURANCE	4,932.91
RATINA CRAWFORD	1,283.80
KEVIN HAND	2,428.66
MINDI LAAKER	1,021.11
AT&T MOBILITY	46.25
THE J.P. COOKE COMPANY	105.95
MUTUAL OF OMAHA	248.34
PRESTO-X	44.42
QB IRS TAX WITHDRAWAL	11,630.22
I3 BANK HSA	226.00
BLUE CROSS BLUE SHIELD	4,216.72
THE DAILY RECORD	317.99
MUD	57.74
WM CORPORATE SERVICES, INC	62.50
YOUNG & WHITE LAW OFFICES	3,435.00
RATINA CRAWFORD	300.00
KEVIN HAND	300.00

MINDI LAAKER	300.00
RATINA CRAWFORD	1,272.81
KEVIN HAND	2,428.66
MINDI LAAKER	1,021.12
USPS	158.17
NATIONWIDE INSURANCE	2,890.54
NATIONWIDE INSURANCE	4,977.29
STATE&FEDERAL POSTER	36.94
NEBRASKA MUNICIPAL CLERK INSTITUTE & ACADEMY	989.00
BENNINGTON SUBURBAN FIRE DISTRICT #7	65,528.25
COX BUSINESS SERVICES	107.36
GREAT AMERICA FINANCIAL SERVICE	129.30
JEO CONSULTING, INC	10,322.50
MAPA	120.00
OPPD	296.70
I3 BANK HSA	226.00
QB TAX PAYMENT	418.05
INTUIT	428.00
QB TAX PAYMENT	12,011.06
I3 BANK HSA	226.00
I3 BANK	20.00
CORNHUSKER STATE INDUSTRIES	78.00
GUARDIAN	240.59
OFFICE DEPOT, INC	71.90
PRESTO-X	44.42
RATINA CRAWFORD	1,300.62
KEVIN HAND	2,779.84
MINDI LAAKER	1,085.86
NATIONWIDE INSURANCE	2,799.59
NATIONWIDE INSURANCE	4,686.04
CLINT ADAMS	443.60
ADAM LEE	277.05
SHANE PEKNY	313.99
I3 BANK HSA	226.00
BLUE CROSS BLUE SHIELD	4,216.72
MUTUAL OF OMAHA	248.34
QB IRS TAX WITHDRAWAL	12,291.93
CITY TOTAL	**168,516.01**

SEWER	
ONE CALL CONCEPTS	22.45
JEO CONSULTING, INC	6,125.00
PEOPLE SERVICE	1500.00
CITY OF OMAHA CASHIER	33,958.89
SEWER TOTAL	**41,606.34**
LIBRARY	
JOHNNA BIERMAN	1,547.28
LISA FLAXBEARD	1,651.59
NATALIE HARTLEY	994.99
NORA HUBER	121.21
HEATHER LUTH	1,142.35
LYDIA PILE	409.55
COX BUSINESS SERVICES	72.97
MUTUAL OF OMAHA	187.22
PRESTO-X	33.73
BLUE CROSS BLUE SHIELD	5,171.80
COX BUSINESS SERVICES	72.97
JESSICA ROWE-DESILVA	396.00
MUD	269.46
SAM'S CLUB MC/SYNCB	1,902.69
WM CORPORATE SERVICES, INC	120.65
LISA FLAXBEARD	300.00
JOHNNA BIERMAN	1,438.76
LISA FLAXBEARD	1,651.58
NATALIE HARTLEY	1,084.98
NORA HUBER	110.82
HEATHER LUTH	1,142.37
LYDIA PILE	387.92
COX BUSINESS SERVICES	136.13
OPPD	138.60
AT&T MOBILITY	46.82
GUARDIAN	50.43
JESSICA ROWE-DESILVA	396.00
PRESTO-X	33.73
JOHNNA BIERMAN	1,487.75
LISA FLAXBEARD	1,708.18
NATALIE HARTLEY	957.92

NORA HUBER	166.23
HEATHER LUTH	1,430.69
LYDIA PILE	445.65
TARYN STERN	59.84
BLUE CROSS BLUE SHIELD	5,171.80
GREAT AMERICA FINANCIAL SERVICE	219.27
MUTUAL OF OMAHA	187.22
LIBRARY TOTAL	**32,847.15**
POLICE	
DEVIN CRINKLAW	193.35
ANDREW HILSCHER	2,799.32
JAYME IVERSEN	1,886.57
NICOLE MARTIN	698.28
STACIA NELSON	2,095.56
ANTHONY RAMAEKER	1,052.71
DILLON SIMON	2,331.55
PAUL SMOOT	156.26
JONATHAN STARKE	2,339.22
DANIEL STOCKER	2,267.87
ERIC WHITE	363.46
AT&T MOBILITY	401.65
GREAT PLAINS UNIFORMS	97.49
THE J.P. COOKE COMPANY	1,168.00
MUTUAL OF OMAHA	565.72
PRESTO-X	48.57
STACIA NELSON	56.95
BLUE CROSS BLUE SHIELD	12,285.50
GREAT PLAINS UNIFORMS	15.00
JUSTICE DATA SOLUTIONS INCORPORATED	5,900.00
MUD	168.00
WM CORPORATE SERVICES, INC	56.50
HOTELS.COM	309.50
HOTELS.COM	309.50
DREW HILSCHER	300.00
DEVIN CRINKLAW	96.67
JORDAN BRADLEY	536.34
ANDREW HILSCHER	2,799.33
JAYME IVERSEN	2,051.84

ROBERT JONES	193.35
NICOLE MARTIN	608.15
DON MCGUIRE	145.01
STACIA NELSON	2,287.92
MARK NOONAN	161.86
ANTHONY RAMAEKER	820.37
DILLON SIMON	2,532.79
JONATHAN STARKE	2,523.90
DANIEL STOCKER	2,267.87
OFFICE DEPOT	40.64
OFFICE DEPOT	64.19
DANIEL STOCKER	58.29
JAYME IVERSEN	49.00
ASSOCIATION OF THREAT ASSESSMENT PROFESSIONALS	150.00
CALIBRE PRESS	329.00
COX BUSINESS SERVICES	203.07
CUBBY'S	1,025.22
GREAT PLAINS UNIFORMS	40.00
IDEAL PURE WATER	25.74
OPPD	345.21
ACE INTERDICTION TACTICS LLC	299.00
AT&T MOBILITY	406.93
GUARDIAN	250.41
NACOP	60.00
PRESTO-X	48.57
THE RADAR SHOP, INC	494.00
DEVIN CRINKLAW	1,099.09
ANDREW HILSCHER	3,120.57
JAYME IVERSEN	2,000.28
ROBERT JONES	193.34
NICOLE MARTIN	469.72
DON MCGUIRE	145.00
STACIA NELSON	2,067.54
MARK NOONAN	138.51
ANTHONY RAMAEKER	1,169.43
DILLON SIMON	2,209.16
PAUL SMOOT	323.74
JONATHAN STARKE	2,196.66
DANIEL STOCKER	2,424.82

USPS	13.09
2 MEN AND A SHOP	170.74
BLUE CROSS BLUE SHIELD	11,200.94
GREAT AMERICA FINANCIAL SERVICE	25.80
MUTUAL OF OMAHA	565.72
NEBRASKA LAW ENFORCEMENT TRAINING CENTER	50.00
CHIEF TIM LARDINO, PCAN TREASURER	120.00
RAY ALLEN MANUFACTURING, LLC	1,079.80
POLICE TOTAL	**89,565.15**
PARKS	
JOHN BOHRER	1,056.87
DEREK BRECHBILL	1,669.30
JACKSON CONRAD	733.33
LAYNE LAAKER	1,683.57
NATHAN STIER	766.05
AT&T MOBILITY	23.12
MENARDS	91.81
MUTUAL OF OMAHA	228.62
PRESTO-X	33.57
BLUE CROSS BLUE SHIELD	1,582.19
COX BUSINESS SERVICES	46.39
HOME DEPOT CREDIT SERVICES	137.12
MUD	1,004.27
WM CORPORATE SERVICES, INC	652.37
JOHN BOHRER	300.00
LAYNE LAAKER	300.00
DEREK BRECHBILL	300.00
JOHN BOHRER	1,056.87
DEREK BRECHBILL	1,669.30
JACKSON CONRAD	588.38
LAYNE LAAKER	1,683.57
NATHAN STIER	746.72
ARBOR AESTETICS TREE SERVICE	79.00
CUBBY'S	415.10
DARLAND CONSTRUCTION CO.	80,314.43
JEO CONSULTING, INC	34,353.50
OPPD	524.18
AT&T MOBILITY	23.41

GUARDIAN	62.92
LANOHA	11,452.06
MENARDS	39.09
PRESTO-X	33.57
JOHN BOHRER	1,289.82
DEREK BRECHBILL	1,725.25
JACKSON CONRAD	689.68
LAYNE LAAKER	1,761.13
NATHAN STIER	737.05
BLUE CROSS BLUE SHIELD	1,582.19
MUD	299.30
MUTUAL OF OMAHA	228.62
PARKS TOTAL	**151,963.72**
STREETS	
AT&T MOBILITY	23.13
MENARDS	91.81
NEBRASKA IOWA SUPPLY COMPANY	670.56
PRESTO-X	33.56
BLUE CROSS BLUE SHIELD	1,582.19
COX BUSINESS SERVICES	46.40
HARSIN BUILT CONSTRUCTION	12,202.50
HOME DEPOT CREDIT SERVICES	105.69
MUD	495.50
SHERWIN WILLIAMS CO	1,099.60
CUBBY'S	415.10
DARLAND CONSTRUCTION CO.	80,314.42
JEO CONSULTING, INC	9,217.00
OPPD	5,622.76
AT&T MOBILITY	23.41
CLEAN SWEEP COMMERCIAL INC	3,241.50
GUARDIAN	13.45
LANOHA	3,817.35
MENARDS	39.09
PRESTO-X	33.56
SUNBELT RENTALS, INC	228.84
TY'S OUTDOOR POWER & SERVICE	656.18
BLUE CROSS BLUE SHIELD	1,582.19
STREETS TOTAL	**121,555.79**

CITY	**168,516.01**
SEWER	**41,606.34**
LIBRARY	**32,847.15**
POLICE	**89,565.15**
PARKS	**151,963.72**
STREETS	**121,555.79**
TOTAL OF ALL BILLS	**$ 606,054.16**

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

Consideration of a Revised Final Plat in a Highway Commercial Zoning District for a 27.85 acre development known as Rainwood Square located at 10102 N. 156th St
City Engineer Julie Ogden and Larry Jobuen with Fullenkamp, Jobeun, Johnson and Beller presented the revised Final Plat for Rainwood Square.

The revised plat includes moving Thayer Street north and Lot 7 and Outlot B south to create a full access intersection at 156th Street.

Adams opened a public hearing and there were no comments.

Motion by Bridgeford, second by Lee to approve the Revised Final Plat subject to compliance with the conditions recommended in the City Engineer's and County Engineer's comment letters. All voted in favor and the motion carried.

Keno Funds donation for Bennington Baseball Club Installation of Batter's Eye on Lynn R. Pruess Field
Motion by Pekny, second by Lee to approve a $5,000 donation to the BBC. All voted in favor and the motion carried.

City Sign Proposals
Scott Kane with Watchfire demonstrated a sampling of signs prior to the meeting.

Motion by Pekny, second by Lee to approve Signworks Inc. to replace the current electronic sign with a 6mm digital display totaling $23,656. All voted in favor and the motion carried.

Public Works Building
A. Pay Application #8 to Darland totaling $74,800.96
B. Change Order #8 in the amount of $782.00 for Lighting in Mechanical Room
Motion by Bridgeford, second by Pekny to approve Items A-B above. All voted in favor and the motion carried.

Allen, Stark, Molley Street Sewer Plans & Bidding Schedule
City Engineer Julie Ogden explained the proposed project.

Motion by Bridgeford, second by Pekny to authorize bidding for the sewer lining project. All voted in favor and the motion carried.

Bennington Road Bridge Approach Plans & Bidding Schedule
City Engineer Julie Ogden explained the proposed project.

Motion by Bridgeford, second by Lee to authorize bidding to remove and replace the east and west approaches. All voted in favor and the motion carried.

Neumeyer Farm Park Phase 2 Update
FEMA notices and Final Design are ongoing.

Three Year Planning Commission Reappointment Recommendations
A. Anita Ortiz
B. Bob Zaruba
Motion by Bridgeford, second by Lee to approve Items A-B above. 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.

Public Works Report
Motion by Bridgeford, second by Pekny to authorize bidding for annual 2026 street patching locations. All voted in favor and the motion carried.

Adjourn
Motion by Bridgeford, second by Pekny to adjourn the meeting at 7:08 p.m. All voted in favor and the motion carried.

BILLS PAID IN OCTOBER
CITY

22698	THE DAILY RECORD	266.00
22702	MUD	59.40
22706	YOUNG & WHITE LAW OFFICES	1,387.50
AUTO	YEARLY HSA CONTRIBUTION - MINDI LAAKER	750.00
AUTO	YEARLY HSA CONTRIBUTION - DEREK BRECHBILL	750.00
AUTO	YEARLY HSA CONTRIBUTION - LISA FLAXBEARD	750.00
AUTO	YEARLY HSA CONTRIBUTION - LAYNE LAAKER	750.00
AUTO	YEARLY HSA CONTRIBUTION - HEATHER LUTH FAMILY	1,200.00
AUTO	HSA CONTRIBUTIONS	241.34
CC	NOTARY INSURANCE	40.00
DD	RATINA CRAWFORD	1,442.59
DD	KEVIN HAND	2,450.03
DD	MINDI LAAKER	993.40
22711	OLD REPUBLIC SURETY GROUP	1,050.00
22713	WM CORPORATE SERVICE, INC	76.25
AUTO	HSA CONTRIBUTIONS	241.34
AUTO	QB IRS TAXES	12,072.20
22717	COX BUSINESS SERVICES	104.50
22720	GREAT AMERICA FINACIAL SERVICE	124.04
22721	GUARDIAN	240.59
22723	JEO CONSULTING, IINC	8,245.00
22725	OLD REPUBLIC SURETY GROUP	100.00
22726	OPPD	293.51
AUTO	HSA CONTRIBUTIONS	241.34
AUTO	QB IRS TAXES	11,406.98
AUTO	NATIONWIDE 401A	2,952.58
AUTO	NATIONWIDE 457B	5,732.74
CC	FREMONT GOLF CLUB	48.27
AUTO	INTUIT	428.00
CC	NOTARY LICENSE	32.50
DD	RATINA CRAWFORD	1,298.53
DD	KEVIN HAND	2,450.05
DD	MINDI LAAKER	993.41
AUTO	HSA CONTRIBUTIONS	241.34
22730	AT&T MOBILITY	46.81
22732	DES MOINES STAMP	34.00
AUTO	NATIONWIDE 401A	2,847.27
AUTO	NATIONWIDE 457B	5,627.46
CC	LEAGUE OF NEBRASKA MUNICIPALITIES	476.00
CC	NPZA CONFERENCE	310.00
CC	BENNINGTON CHAMBER OF COMMERCE	150.00
AUTO	HSA CONTRIBUTIONS	241.34
	CITY TOTAL	**69,186.31**

SEWER

22692	CITY OF OMAHA	63,676.43
22709	H & R CONSTRUCTION	5,835.00
22712	ONE CALL CONCEPTS	12.30
22723	JEO CONSULTING, IINC	33,022.50
22728	TREKK DESIGN GROUP, LLC	1,410.00
22734	PEOPLE SERVICE	1,500.00
	SEWER TOTAL	**105,456.23**

LIBRARY

22695	CITY WIDE FACILITY SOLUTIONS	750.00
22696	COLLABORATIVE SUMMER LIBRARY PROGRAM	820.49
22697	COX BUSINESS SERVICES	0.89
22701	JESSICA ROWE-DESILVA	396.00
22702	MUD	277.20
22703	NEBRASKA LIBRARY COMMISSION	124.11
22704	SAM'S CLUB MC/SYNCB	1,764.96
DD	JOHNNA BIERMAN	1,450.99
DD	LISA FLAXBEARD	1,667.26
DD	NATALIE HARTLEY	219.42
DD	NORA HUBER	55.41
DD	HEATHER LUTH	1,152.05
DD	LYDIA PILE	366.44
DD	TARYN STERN	351.99
22713	WM CORPORATE SERVICE, INC	145.99

22714	COX BUSINESS SERVICES	136.13	
22721	GUARDIAN	50.43	
22726	OPPD	138.60	
DD	JOHNNA BIERMAN	1,451.00	
DD	LISA FLAXBEARD	1,667.27	
DD	NATALIE HARTLEY	614.39	
DD	NORA HUBER	162.76	
DD	HEATHER LUTH	1,152.06	
DD	LYDIA PILE	388.09	
DD	TARYN STERN	283.42	
22733	GREAT AMERICA FINANCIAL SERVICE	278.07	
	LIBRARY TOTAL	**15,865.42**	
	POLICE		
22702	MUD	168.00	
22705	TYLER SHERMAN	60.00	
22707	JONATHAN STARKE	69.54	REIMBURSEMENT
CC	USPS	17.00	
DD	DEVIN CRINKLAW	221.64	
DD	ANDREW HILSCHER	2,830.53	
DD	JAYME IVERSEN	2,252.50	
DD	NICOLE MARTIN	448.61	
DD	DONALD MCGUIRE	193.34	
DD	STACIA NELSON	2,508.39	
DD	ANTHONY RAMAEKER	613.55	
DD	DILLON SIMON	2,762.38	
DD	JONATHAN STARKE	2,747.96	
DD	DANIEL STOCKER	2,302.20	
DD	ERIC WHITE	235.37	
22710	MID-STATES ORGANIZED CRIME INFO CENTER	100.00	
22713	WM CORPORATE SERVICE, INC	63.85	
22715	TYLER SHERMAN	240.00	
22717	COX BUSINESS SERVICES	203.75	
22718	CUBBY'S	1,199.36	
22721	GUARDIAN	194.90	
22722	IDEAL PURE WATER	7.49	
22726	OPPD	360.39	
22727	SUNSET LAW ENFORCEMENT	4,400.48	
DD	DEVIN CRINKLAW	1,109.96	
DD	ANDREW HILSCHER	2,830.53	
DD	JAYME IVERSEN	1,917.84	
DD	ROBERT JONES	598.08	
DD	NICOLE MARTIN	810.10	
DD	STACIA NELSON	2,119.41	
DD	DILLON SIMON	2,355.91	
DD	PAUL SMOOT	47.50	
DD	JONATHAN STARKE	2,374.18	
DD	DANIEL STOCKER	2,302.19	
22729	JONATHAN STARKE	87.65	REIMBURSEMENT
22730	AT&T MOBILITY	406.89	
22731	BENNINGTON AUTO SALE	1,596.62	
22733	GREAT AMERICA FINANCIAL SERVICE	101.34	
22735	RIVALRY	180.60	
22737	SHERMAN PLUMBING	575.00	
22738	DILLON SIMON	297.84	REIMBURSEMENT
	POLICE TOTAL	**43,912.87**	
	PARKS		
22693	BOHN CONSTRUCTION, INC	1,700.00	
22694	ARBOR DAY FOUNDATION	25.00	
22697	COX BUSINESS SERVICES	46.39	
22700	HOME DEPOT CREDIT SERVICES	44.90	
22702	MUD	729.60	
22708	CUBBYS	28.55	
22713	WM CORPORATE SERVICE, INC	645.21	
DD	JOHN BOHRER	500.88	PARKS 2079.00 STREETS 561.00
DD	DEREK BRECHBILL	1,683.98	PARKS 1446.78 STREETS 964.52
DD	JACKSON CONRAD	576.97	PARKS 424 STREETS 424
DD	LAYNE LAAKER	1,714.42	PARKS 1327.95 STREETS 1327.95

DD	NATHAN STIER	626.99	PARKS 607.36 STREETS 282.88
22719	DARLAND CONSTRUCTION	37,400.48	
22721	GUARDIAN	62.92	
22723	JEO CONSULTING, IINC	933.75	
22724	MONSTER TREE SERVICE OF OMAHA	7,025.00	
22726	OPPD	772.88	
CC	NEBRASKA ARBORISTS ASSOCIATION	145.00	
DD	JOHN BOHRER	500.88	PARKS 2079.00 STREETS 561.00
DD	DEREK BRECHBILL	1,683.97	PARKS 1446.78 STREETS 964.52
DD	JACKSON CONRAD	518.85	PARKS 656.00 STREETS 564.00
DD	LAYNE LAAKER	1,714.43	PARKS 1327.95 STREETS 1327.95
DD	NATHAN STIER	679.66	PARKS 682.24 STREETS 91.52
22730	AT&T MOBILITY	23.40	
22736	ROB'S OIL COMPANY, INC	373.68	
	PARKS TOTAL	**60,157.79**	
	STREETS		
22697	COX BUSINESS SERVICES	46.40	
22699	HARSIN BUILT CONSTRUCTION	5,460.00	
22700	HOME DEPOT CREDIT SERVICES	44.90	
22702	MUD	495.50	
22708	CUBBYS	28.56	
22709	H & R CONSTRUCTION	1,976.00	
22716	CITY OF OMAHA CASHIER	851.00	
22719	DARLAND CONSTRUCTION	37,400.48	
22721	GUARDIAN	13.45	
22723	JEO CONSULTING, IINC	15,163.75	
22726	OPPD	6,013.10	
22730	AT&T MOBILITY	23.41	
22736	ROB'S OIL COMPANY, INC	373.68	
	STREETS TOTAL	**67,890.23**	

CITY	**69,186.31**
SEWER	**105,456.23**
LIBRARY	**15,865.42**
POLICE	**43,912.87**
PARKS	**60,157.79**
STREETS	**67,890.23**
TOTAL OF ALL BILLS	**362,468.85**

GENERAL DEPOSITS

9-Jan	DEPOSIT	430.00	
9-Jan	STATE OF NEBRASKA - HIGHWAY ALLOCATION	25,062.18	
14-Jan	DOUGLAS COUNTY GENERAL	31,010.16	
14-Jan	DOUGLAS COUNTY BOND	11,418.55	
16-Jan	OFFICE DEPOSIT	6,253.00	
21-Jan	SRO GRANT INCOME	12,510.90	
22-Jan	STATE OF NEBRASKA - SALES TAX	112,901.19	
23-Jan	CLERKS CONFERENCE REFUND	273.00	
23-Jan	MUD/OFFICE DEPOSIT	71,348.24	
30-Jan	OFFICE DEPOSIT	42,457.33	
30-Jan	INTEREST	6,833.85	
	DEPOSITS TOTAL	**320,498.40**	
	DIFFERENCE	**-41,970.45**	
3-Jan	*KENO DEPOSIT*	*4,666.44*	
1232	*CITY OF OMAHA CASHIER*	*-4,078.05*	*CROSSWALK*
20-Jan	*KENO DEPOSIT*	*4,557.54*	
1233	*BBC LEGION*	*-5,000.00*	*BATTERS EYE*
31-Jan	*INTEREST*	*547.04*	
		692.97	

JEO CONSULTING GROUP

Engineering | Architecture | Surveying | Planning

Invoice

January 15, 2026
Project No: R090034.13
Invoice No: 170829
Invoice Amount: 8,205.00

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 January 9, 2026

	Contract Amount	Percent Complete	Billed-to-Date	Previous Billing	Current Billing
Hourly Phase(s)					
2025 General Engineering			$131,315.00	$125,757.50	$5,557.50
2026 General Engineering			$2,647.50	0.00	$2,647.50
Total			**$133,962.50**	**$125,757.50**	**$8,205.00**
		Total Amount Due Upon Receipt :			**$8,205.00**

Outstanding Invoices

Number	Date	Balance
170012	12/10/2025	9,307.50
Total		**9,307.50**

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

Billing Backup

Thursday, January 15, 2026

JEO Consulting Group, Inc. Invoice 170829 Dated 1/15/2026 9:32:19 AM

Project R090034.13 Bennington General Engineering

Phase 2025 2025 General Engineering (SID)

Task 001 General Assistance/Meetings

Hours this Invoice

		Hours		Amount	
Borchers, Julie	12/8/2025	3.25	250.00	812.50	
Borchers, Julie	12/15/2025	.25	250.00	62.50	
Borchers, Julie	12/16/2025	2.25	250.00	562.50	
Borchers, Julie	12/17/2025	.25	250.00	62.50	
Totals		6.00		1,500.00	
Total Labor					**1,500.00**

Total this Task **$1,500.00**

Task 002 Planning & Building Assistance

Hours this Invoice

		Hours		Amount	
Borchers, Julie	12/9/2025	.25	250.00	62.50	
Borchers, Julie	12/11/2025	.50	250.00	125.00	
Borchers, Julie	12/17/2025	.25	250.00	62.50	
Totals		1.00		250.00	
Total Labor					**250.00**

Total this Task **$250.00**

Task 006 Street/Bridge Assistance

Hours this Invoice

		Hours		Amount	
Borchers, Julie	12/23/2025	.25	250.00	62.50	
Totals		.25		62.50	
Total Labor					**62.50**

Total this Task **$62.50**

Task 011 The Heritage Replat 6

Hours this Invoice

		Hours		Amount	
Borchers, Julie	12/11/2025	.50	250.00	125.00	
Totals		.50		125.00	
Total Labor					**125.00**

Total this Task **$125.00**

Task 012 Morgan Ridge

Hours this Invoice

			Hours		Amount	
Borchers, Julie		12/19/2025	.25	250.00	62.50	
Kraft, Kayla		12/23/2025	1.00	130.00	130.00	
Kraft, Kayla		12/30/2025	4.00	130.00	520.00	
Kraft, Kayla		12/31/2025	6.00	130.00	780.00	
	Totals		11.25		1,492.50	
	Total Labor					**1,492.50**

Total this Task **$1,492.50**

Task 016 Rainwood Square

Hours this Invoice

			Hours		Amount	
Friend, Mark		12/8/2025	1.75	180.00	315.00	
Borchers, Julie		12/9/2025	1.00	250.00	250.00	
Borchers, Julie		12/17/2025	2.50	250.00	625.00	
	Totals		5.25		1,190.00	
	Total Labor					**1,190.00**

Total this Task **$1,190.00**

Task 017 Prairie Ridge

Hours this Invoice

			Hours		Amount	
Borchers, Julie		12/23/2025	.25	250.00	62.50	
Borchers, Julie		12/30/2025	.50	250.00	125.00	
	Totals		.75		187.50	
	Total Labor					**187.50**

Total this Task **$187.50**

Task 019 2026 Annexation Study & Plats

Hours this Invoice

			Hours		Amount	
Borchers, Julie		12/24/2025	3.00	250.00	750.00	
	Totals		3.00		750.00	
	Total Labor					**750.00**

Total this Task **$750.00**

Total this Phase **$5,557.50**

Phase 2026 2026 General Engineering (SID)

Task 001 General Assistance/Meetings

Hours this Invoice

			Hours		Amount	
Borchers, Julie		1/5/2026	1.00	260.00	260.00	
Borchers, Julie		1/7/2026	.25	260.00	65.00	
	Totals		1.25		325.00	
	Total Labor					**325.00**

Total this Task **$325.00**

Task 002 Planning & Building Assistance

Hours this Invoice

			Hours		Amount	
Borchers, Julie		1/5/2026	1.00	260.00	260.00	
Borchers, Julie		1/6/2026	.25	260.00	65.00	
Borchers, Julie		1/8/2026	.25	260.00	65.00	
	Totals		1.50		390.00	
	Total Labor					**390.00**

Total this Task **$390.00**

Task 003 GIS/Mapping Assistance

Hours this Invoice

			Hours		Amount	
Borchers, Julie		1/5/2026	.25	260.00	65.00	
	Totals		.25		65.00	
	Total Labor					**65.00**

Total this Task **$65.00**

Task 006 Street/Bridge Assistance

Hours this Invoice

			Hours		Amount	
Borchers, Julie		1/5/2026	.25	260.00	65.00	
Borchers, Julie		1/8/2026	.25	260.00	65.00	
	Totals		.50		130.00	
	Total Labor					**130.00**

Total this Task **$130.00**

Task 012 Morgan Ridge

Hours this Invoice

			Hours		Amount	
Kraft, Kayla		1/5/2026	5.00	145.00	725.00	
Borchers, Julie		1/8/2026	.25	260.00	65.00	
Borchers, Julie		1/9/2026	.25	260.00	65.00	
Kraft, Kayla		1/9/2026	2.50	145.00	362.50	
	Totals		8.00		1,217.50	
	Total Labor					**1,217.50**

					Total this Task	**$1,217.50**

Task 019 2026 Annexation Study & Plats

Hours this Invoice

			Hours		Amount	
Borchers, Julie		1/6/2026	.75	260.00	195.00	
Borchers, Julie		1/8/2026	1.00	260.00	260.00	
Borchers, Julie		1/9/2026	.25	260.00	65.00	
	Totals		2.00		520.00	
	Total Labor					**520.00**

Total this Task	**$520.00**
Total this Phase	**$2,647.50**
Total this Project	**$8,205.00**
Total this Report	**$8,205.00**

JEO CONSULTING GROUP

Engineering | Architecture | Surveying | Planning

Invoice

January 9, 2026
Project No: R220296.01
Invoice No: 170707
Invoice Amount: 691.25

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 January 2, 2026

	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			$52,904.75	$51,813.50	$1,091.25
SWPPP			$5,177.50	$5,177.50	0.00
Construction Staking			$6,497.50	$6,497.50	0.00
Reimbursable Expenses			$697.64	$697.64	0.00
Total	**$150,000.00**		**$215,277.39**	**$214,186.14**	**$1,091.25**

mech vs lighting

Additional Fees

Credit		-400.00	
Total Additional Fees		**-400.00**	**-400.00**
	Total Amount Due Upon Receipt :		**$691.25**

Outstanding Invoices

Number	Date	Balance
169954	12/9/2025	1,867.50
Total		**1,867.50**

JEO CONSULTING GROUP

Engineering | Architecture | Surveying | Planning

Invoice

January 21, 2026
Project No: R251614.00
Invoice No: 170974
Invoice Amount: 4,257.50

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

Project Manager Julie Borchers

Project R251614.00 Bennington Road Bridge Repair - 2026

Professional Services through January 16, 2026

Invoice includes design work to date. Plans are at 90% stage.

	Contract Amount	Percent Complete	Billed-to-Date	Previous Billing	Current Billing
Hourly to a Maximum Phase(s)					
Project Management	$4,810.00		$1,937.50	$1,092.50	$845.00
Bridge Repair Design	$19,360.00		$18,712.50	$15,300.00	$3,412.50
Bidding and Negotiation Services	$4,340.00		0.00	0.00	0.00
Construction Administration	$5,725.00		0.00	0.00	0.00
Construction Observation-RPR	$6,600.00		0.00	0.00	0.00
Total	**$40,835.00**		**$20,650.00**	**$16,392.50**	**$4,257.50**

Total Amount Due Upon Receipt : $4,257.50

Outstanding Invoices

Number	Date	Balance
170465	12/24/2025	10,730.00
Total		**10,730.00**

Email invoice to: clerk@benningtonne.com

JEO CONSULTING GROUP

Engineering | Architecture | Surveying | Planning

Invoice

January 12, 2026
Project No: R231502.03
Invoice No: 170742
Invoice Amount: 12,640.00

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 January 2, 2026

	Contract Amount	Percent Complete	Billed-to-Date	Previous Billing	Current Billing
Lump Sum Phase(s)					
Preliminary Site Design Services	$96,000.00	75%	$72,000.00	$72,000.00	0.00
Final Site Design	$35,000.00	0%	0.00	0.00	0.00
Permitting	$20,000.00	0%	0.00	0.00	0.00
Bidding and Negotiation	$5,000.00	0%	0.00	0.00	0.00
Hourly to a Maximum Phase(s)					
Environmental Review	$92,000.00		$64,360.00	$51,720.00	$12,640.00
Total	**$248,000.00**		**$136,360.00**	**$123,720.00**	**$12,640.00**
			Total Amount Due Upon Receipt :		**$12,640.00**

Email invoices to: clerk@benningtonne.com

JEO CONSULTING GROUP

Engineering | Architecture | Surveying | Planning

Invoice

January 26, 2026
Project No: R251460.00
Invoice No: 171117
Invoice Amount: 7,650.00

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

Project Manager Noah Dryden

Project R251460.00 Bennington 2026 Sanitary Sewer CIPP Improvements

Professional Services through January 16, 2026

- The design plans and specifications are nearing completion awaiting a final review with the City on 1/26/26.

	Contract Amount	Percent Complete	Billed-to-Date	Previous Billing	Current Billing
Lump Sum Phase(s)					
Design - Sanitary	$39,000.00	90%	$35,100.00	$29,250.00	$5,850.00
Design - Storm	$12,000.00	90%	$10,800.00	$9,000.00	$1,800.00
Bidding and Negotiation	$5,000.00	0%	0.00	0.00	0.00
Construction Services	$12,800.00	0%	0.00	0.00	0.00
Construction Services - Storm	$2,000.00	0%	0.00	0.00	0.00
RPR Services - Sanitary	$2,500.00	0%	0.00	0.00	0.00
RPR Services - Storm	$2,500.00	0%	0.00	0.00	0.00
Total	**$75,800.00**		**$45,900.00**	**$38,250.00**	**$7,650.00**

Total Amount Due Upon Receipt : $7,650.00

Item #3

Final Plat

Prairie Ridge

January 20, 2026

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

RE: Prairie Ridge (Lots 1 - 54 and Outlots A - G) – Final Plat (with CMD) Review
Bennington, NE
JEO Project No. 090034

Dear Commissioners and Council:

JEO Consulting Group has received a copy of the final plat documents related to the approved (November 2025) revised preliminary plat documents and re-zoning request for the above referenced subdivision. Based on a review of the preliminary plat, all specifications as outlined in Article 3, Section 5 of the subdivision regulations have been met in regard to the submittal documents except as noted below. We have reviewed these documents and would offer the following comments, questions and observations for the Planning Commission's scheduled meeting in January 2026.

Final Plat & Associated Agreements

1. The final plat generally follows the approved revised preliminary plat for Prairie Ridge which includes 54 single family attached structure lots (only two units are attached) and 7 outlots. The plat includes the required information.
    a. The proposed street names have been coordinated with the City of Omaha such that Street 2 shall be Bruning Court and Street 1 shall be Elderberry Court. (map is attached to this letter for clarity).
    b. Should note 6 also allow for pedestrian access on the outlots?
    c. Should notes 5 & 6 also note that they will be maintained by the Homeowners Association?
2. The revised preliminary plat showed encroachments on the lot from adjacent properties (drive-thru for Runza, gravel access or parking for gas station). Please provide an update on the status of the encroachments. If easements will be provided to allow them to remain, they shall be shown on the final plat (even if recorded separately).
3. The zoning action was completed with the preliminary plat and will take effect upon approval and recording of this final plat. The zoning was approved to be R-3 zoning with a CMD overlay. As a reminder, the developer is seeking the following adjustments under the CMD: (red notes a change from preliminary)

Lot Requirement	Proposed R-3 with CMD	R-3 (two-family dwelling)
Lot Area	2,900 sf	4,000 sf
Lot Width	26 feet (1)	37.5 feet
Front Yard	15 feet	25 feet
Side Yard	5 feet	7 feet
Street Side Yard	15 feet	25 feet
Rear Yard	15 feet	25 feet
Max. Lot Coverage	50%	40%
Impervious Surface	69%	55%
(1) Measured at setback for non-square lots		

I am recommending that the lot width be approved at 26 feet measured at the setback line instead of the 22 feet requested. The impervious surface change needs to be accounted for in the drainage study to show that it will detain the extra flows.

4. This development is within the Corporate Limits of Bennington and will be privately financed.
    a. The developer is in the process of preparing the required studies and documents to be able to utilize Tax Increment Financing (TIF) for some of the improvements. This process will be completed upon review/approval of the final plat.
5. The City Attorney will provide a draft copy of the subdivision agreement, upon completion of any TIF processes.

Waiver Requests outside of the CMD (this information has been caried forward from the preliminary plat as new information was not provided, nor required – red text is added info)

1. Article 4; Scheule A: Minimum Street Standards – Private Street (Classification) Minimum Centerline Radius. Allow less than 50 feet of street ROW and 100 foot radii at center of private streets.
    a. Developers Justification: Based on existing topography, the shape of the property, and the two access points provided, the development is requesting a waiver to the 100-foot minimum centerline radius requirement. As part of the design of the development, no on-street parking will be allowed. The general shape of the property presents some challenges to maintain the 100-foot centerline radii as required in code.
    b. Engineer's Recommendation: This could be allowed as the road is a private street and the site is challenging to achieve current design standards as one of the access points would not allow a road to meet this standard.
2. Article 4; Section 14 Design Standards, Sidewalks & Trails and eliminate the requirement to have a walk on both sides of the street.
    a. Developers Justification: Due to the existing conditions of the site, with only one main access point to the west, and the existing grades of the site. Because of the CMD overlay, we have adequate pedestrian movement throughout the site. With this being a private street, we are requesting to waive the City requirement for sidewalks on both sides of the street. We believe the internal loop sidewalk system created for this site provides enough pedestrian movement throughout the street.
    b. Engineer's Recommendation: Two access points are required and appear to be provided per the pavement exhibit. With the limited number of lots and narrower ROW and street with the CMD, a sidewalk on one side of the street is acceptable in this situation. Connections to N 160th Street, CW Haden Drive and N 4th Street are required as part of this waiver.
        i. Developer did note that the pedestrian connection to CW Haden will be provided on a private easement between the commercial buildings as shown on the paving/sidewalk exhibit.

Grading

1. All grading now stays on the proposed lot and easements for grading are no longer required.
2. The slope on Outlot B adjacent to the basin appears to be about a 3:1 slope which is a concern as it is harder to mow and maintain. The slope should not become any steeper during construction. The developer plans to plant native prairie grasses on the slope to minimize the maintenance of the area. Irrigation (permanent or temporary) may be required to establish this vegetation as it can be hard to get started.
3. The small berm that is in the rear of lots 1 to 8 and 9 to 16 should include a permanent easement preventing a lot owner from removing to flatten out the backyard, it as it provides protection to the existing lots.
4. The slope on Outlot G is not being graded per the updated plan and appears to be at a 3:1 slope which is harder to maintain. Please provide maintenance plan information.

Utilities (sanitary sewer and water)

1. The proposed sanitary sewer will connect to the City of Bennington system at an existing manhole located north of the lot line between Lot 1 Bennington Park Replat 3 and Lot 1 Bennington Park Replat 1. The interior line will be considered a private system and maintained by the HOA. The conceptual layout will provide service to all lots proposed.
2. The water mains are connected to existing mains at the Bruning/160th Street Intersection and at the CW Haden Drive intersection. The mains are then looped around the development providing redundancy of the system.
    a. The water main will be considered a private master service, designed by the Developers engineer and approved by MUD.
3. Construction plans for all utility improvements must be submitted to the city for review and acceptance prior to construction.

Streets

1. A revised traffic impact study for the current concept was provided and reviewed by JEO. Comments on the study are:
    a. What is the estimated traffic on the adjacent streets (CW Haden east/west, 160th to the north and 160th/4th Street to the south/east)? Providing traffic movement maps for each of the access points and the peak hour traffic at that location would be helpful to show this. (it was a comment at the preliminary plat by adjacent residents)
    b. Recommendation to just re-stripe the access at 156th Street and Highway 36 would require NDOT approval and what is the benefit of that?
2. All streets in the development are private. The private streets are 25 feet wide with curb and gutter. Outlot A is for the street and is 50 feet wide at its connection to 160th Street and CW Haden Drive but narrows to 40 feet wide inside of the development. This layout is discussed under Waiver Request #1.
3. A 5 foot sidewalk is included along one side of the streets only as noted in waiver request #2. The developer has provided pedestrian connections to N 160th Street, CW Haden Drive and N 4th Street as discussed and required during the preliminary plat review.
4. The roadway is considered a marginal access road (frontage road-no parking) for design standard review. The horizontal curves for the roadway in Outlot A shall be a minimum of 100' radii on the centerline. As noted in waiver request #1, there are four (4) curves that do not meet this standard. The curve information should be shown on the paving exhibit not just the preliminary plat.
    a. With the reduced width, no on street parking will be allowed. The developer has provided a parking concept for each lot and has added 20 parking stalls on outlots E & F. The development meets the required parking stalls for this residential use.
5. The street profiles include labels for existing or proposed street connections. The vertical curves meet minimum design standards for a public street except for the adjusted curve on the approach to 160th Street which was changed to eliminate grading off site. This approaches a stop condition and is acceptable.
6. Construction plans for paving improvements must be submitted to the city for review and acceptance prior to construction.

Drainage/Storm Sewer

1. The Control Number for the existing site has been updated and appears appropriate.
2. The Control Number for the lots should reflect the CMD request for impervious at 69% maximum. Also noted that there are two different grass conditions, why?

3. The basin outflow has been addressed to keep all flow in the basin and only out letting through the pipe. In addition grading plan better shows the earth berm directing flow to an area inlet on property from back yards. The inlet is to be upgraded as well.
4. A slight increase in flows is noted for impact point 4 (intersection of Bruening and 160th) which would flow to the inlets at the curve where impact point 1 discharges. When this increase is compared to the detention provided, there is no net increase in flow within the storm sewer system, and therefore no adverse impacts.
5. Stormwater detention basin and storm sewer pipes/inlets appear to be appropriate sizes per study. Final verification will be done with the construction plan submittal.

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

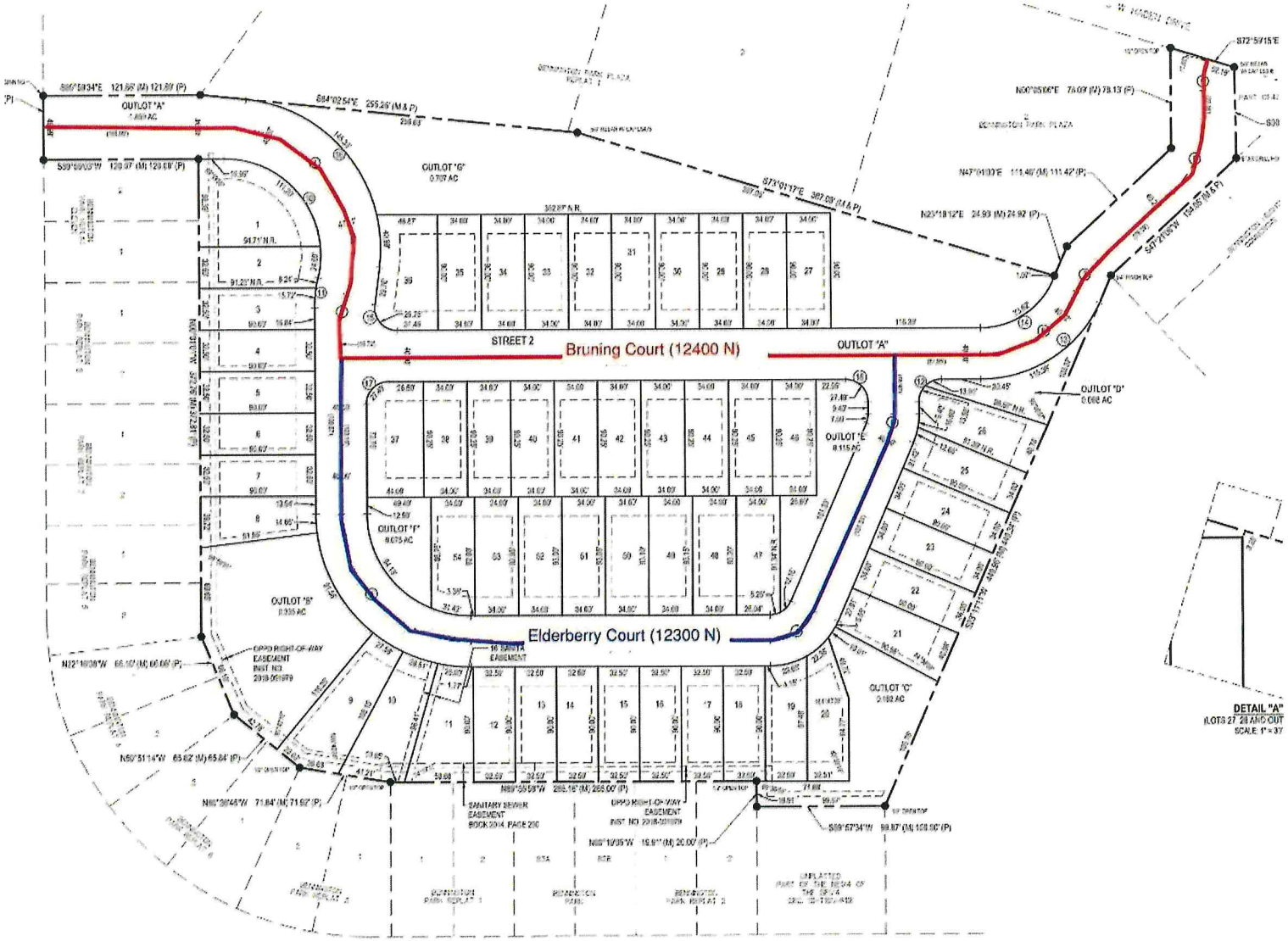
Sincerely,

Julie Ogden, PE
jogden@jeo.com

JAO:jao
Attachment: Street Name Map

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)
Jeff Stoll, E&A Consulting Group (10909 Mill Valley Rd, Omaha, NE 68154)
Ryan Schwarz, BPW Smart Development (ryanschwarz3@icloud.com)

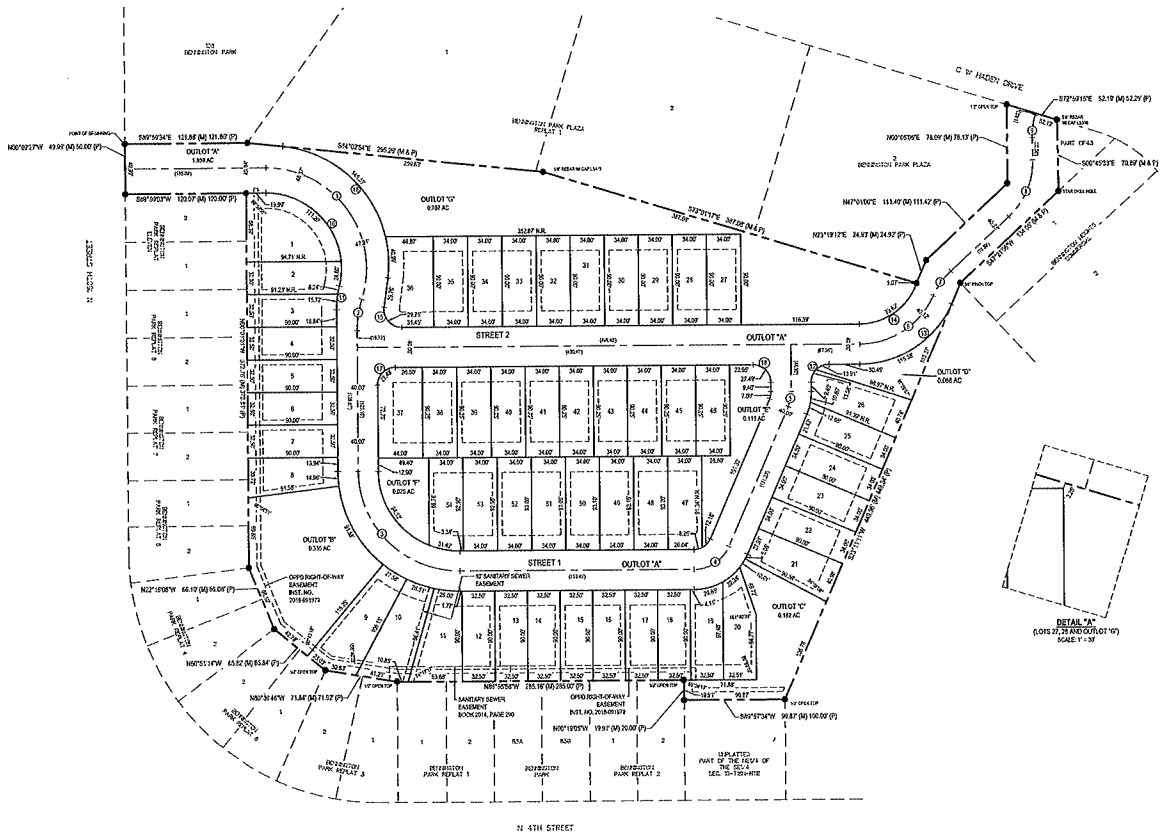
Attachment to Letter – Street Naming Map



PRAIRIE RIDGE

LOTS 1 THRU 54 & OUTLOTS "A" THRU "G" INCLUSIVE

A TRACT OF LAND BEING ALL OF LOT 1, BENNINGTON PARK PLAZA, A SUBDIVISION LOCATED IN THE NE¼ OF THE SE¼ OF SECTION 10, TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.



LOT AREAS		LOT AREAS		LOT AREAS	
LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE
1	5,290	19	2,964	37	3,005
2	3,050	20	3,132	38	3,050
3	2,931	21	3,330	39	3,059
4	2,925	22	3,060	40	3,060
5	2,925	23	3,060	41	3,059
6	2,925	24	3,060	42	3,060
7	2,925	25	3,066	43	3,060
8	3,082	26	3,320	44	3,060
9	4,566	27	3,060	45	3,060
10	4,217	28	3,060	46	3,060
11	3,717	29	3,060	47	3,195
12	2,925	30	3,060	48	3,195
13	2,925	31	3,060	49	3,196
14	2,925	32	3,060	50	3,195
15	2,925	33	3,060	51	3,151
16	2,925	34	3,060	52	3,161
17	2,925	35	3,060	53	3,160
18	2,925	36	4,105	54	3,017

CENTERLINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	100.00'	186.62'	138.12'	106°91'31"
2	100.00'	31.76'	15.97'	18°11'42"
3	100.00'	156.59'	99.55'	89°45'27"
4	37.50'	43.77'	24.76'	66°52'51"
5	37.50'	15.19'	7.70'	23°12'12"
6	81.00'	92.50'	52.32'	65°24'53"
7	75.00'	30.22'	15.32'	23°05'04"
8	75.00'	62.56'	33.44'	48°08'30"
9	75.00'	23.10'	11.64'	17°39'02"

LOT LINE CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
10	75.01'	135.80'	95.54'	S38°09'08"E	118.00'
11	100.00'	23.96'	12.04'	S06°50'51"W	23.90'
12	17.50'	17.49'	17.50'	S44°58'59"W	24.75'
13	101.00'	115.38'	64.91'	N57°15'23"E	109.21'
14	61.00'	73.82'	42.04'	N55°24'37"E	69.23'
15	17.50'	29.20'	19.92'	S41°13'11"E	25.20'
16	116.78'	194.32'	119.71'	S38°20'57"E	167.17'
17	17.50'	27.49'	17.50'	S44°58'59"W	24.75'
18	17.50'	27.49'	17.50'	N45°01'01"W	24.75'

R-3 CMD ZONING SETBACK TABLE (LOTS 1 THRU 54 AND OUTLOTS "A" THRU "G")	
FRONT YARD	15'
SIDE YARD	0' OR 5'
STREET SIDE YARD	15'
REAR YARD	15'

*INTERIOR SIDE YARD ALONG A COMMON WALL CAN BE SET A ZERO-LOT SETBACK AS LONG AS THE OPPOSITE SIDE YARD IS AT THE NORMAL SIDE YARD SETBACK REQUIREMENT.

1 inch = 50 ft.

LEGEND

- BASIS OF BEARING: DOUGLAS COUNTY LOW DISTORTION PROJECTION
- MONUMENT FOUND 5/8" REBAR UNLESS NOTED
- RIGHT-OF-WAY CENTERLINE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENTS
- EXISTING LOT LINE
- SETBACK LINE
- (P) PLATTED DISTANCE
- (M) MEASURED DISTANCE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, BPW SMART DEVELOPMENT, LLC, THE OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR CERTIFICATION AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND OUTLOTS TO BE NUMBERED AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS PRAIRIE RIDGE, LOTS TO BE NUMBERED AS SHOWN, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND WE DO HEREBY GRANT EASEMENTS AS SHOWN ON THIS PLAT, WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT (OPPD), COX COMMUNICATIONS, CENTURYLINK AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW POLES, WIRES, CABLES, CONDUITS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT AND POWER, AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM, AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE-FOOT (5') WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AN EIGHT-FOOT (8') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN-FOOT (16') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOTS IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE-DESCRIBED ADDITION. SAID SIXTEEN-FOOT (16') WIDE EASEMENT WILL BE REDUCED TO AN EIGHT-FOOT (8') WIDE STRIP WHEN THE ADJACENT LANDS ARE SURVEYED, PLATTED AND RECORDED AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO METROPOLITAN UTILITIES DISTRICT, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE-FOOT (5') WIDE STRIP OF LAND ABUTTING ALL CUL-DE-SAC STREETS AND ALONG ALL STREET FRONTAGES OF ALL LOTS. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

BPW SMART DEVELOPMENT, LLC

RYAN SCHWARZ, MEMBER — DATE

ACKNOWLEDGEMENT OF NOTARY

STATE OF _____)

COUNTY OF _____)

ON THIS _____ DAY OF _____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME RYAN SCHWARZ, MEMBER OF BPW SMART DEVELOPMENT, LLC, WHO IS PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

COUNTY TREASURER — DATE

NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (NR).
3. ALL EASEMENTS THAT ARE NOT LABELED WITH ANY RECORDING INFORMATION WILL BE RECORDED BY A SEPARATE DOCUMENT.
4. OUTLOT "A" SHALL BE RESERVED FOR PUBLIC VEHICULAR AND PEDESTRIAN ACCESS AND UTILITIES FOR LOTS 1 THRU 54 AND OUTLOTS "B" THRU "G". OUTLOT "A" SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.
5. OUTLOT "B" SHALL BE RESERVED FOR PERMANENT POST CONSTRUCTION STORM WATER MANAGEMENT BASINS. A STORM SEWER AND DRAINAGE EASEMENT IS GRANTED OVER ALL OF OUTLOT "B".
6. OUTLOTS "C", "D", "E", "F", & "G" SHALL BE RESERVED FOR GREEN SPACE.
7. ALL DIMENSIONS SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF CENTERLINE.

SURVEYOR'S CERTIFICATION

I, FRANK C. ELDER, NEBRASKA PROFESSIONAL LAND SURVEYOR NO. PLS-564, DULY REGISTERED UNDER THE LAND SURVEYOR'S REGULATION ACT, DO HEREBY STATE THAT I HAVE PERFORMED A SURVEY OF THE LAND DEPICTED ON THE ACCOMPANYING PLAT; THAT SAID PLAT IS A TRUE DELINEATION OF SAID SURVEY PERFORMED PERSONALLY OR UNDER MY DIRECT SUPERVISION; THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS MARKED AS SHOWN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE, CORRECT AND IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR SURVEYS IN NEBRASKA IN EFFECT AT THE TIME OF THIS SURVEY.

LEGAL DESCRIPTION

A TRACT OF LAND BEING A REPLATTING OF LOT 1, BENNINGTON PARK PLAZA, A SUBDIVISION LOCATED IN THE NE¼ OF THE SE¼ OF SECTION 10, TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, BENNINGTON PARK PLAZA, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 52, BENNINGTON PARK, A SUBDIVISION LOCATED IN SAID SECTION 10, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTH 105TH STREET, BEING A FOUND 5/8" REBAR; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1, BENNINGTON PARK PLAZA, SAID LINE ALSO BEING THE SOUTH LINE OF SAID LOT 52, BENNINGTON PARK, AND ALSO BEING THE SOUTH LINE OF SAID LOT 1 AND LOT 2, BENNINGTON PARK PLAZA REPLAT 1, A SUBDIVISION LOCATED IN SAID SECTION 10, AND ALSO BEING THE SOUTH LINE OF LOT 2, SAID BENNINGTON PARK PLAZA ON THE FOLLOWING THREE (3) DESCRIBED COURSES: (1) THENCE S89°59'34"E, BASIS OF BEARING: DOUGLAS COUNTY LOW DISTORTION PROJECTION) A DISTANCE OF 121.88 FEET, TO A FOUND 5/8" REBAR; (2) THENCE S74°02'54"E, A DISTANCE OF 295.29 FEET, TO FOUND 5/8" REBAR W/ CAP STAMPED LS-478; (3) THENCE S23°51'17"E, A DISTANCE OF 387.68 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, BENNINGTON PARK PLAZA, BEING A FOUND 5/8" REBAR; THENCE NORTHERLY ALONG SAID NORTHERLY LINE OF LOT 1, BENNINGTON PARK PLAZA, SAID LINE ALSO BEING THE EAST LINE OF SAID LOT 2, BENNINGTON PARK PLAZA ON THE FOLLOWING THREE (3) DESCRIBED COURSES: (1) THENCE N23°19'12"E, A DISTANCE OF 24.83 FEET, TO A FOUND 5/8" REBAR; (2) THENCE N47°01'00"E, A DISTANCE OF 111.47 FEET, TO A FOUND 5/8" REBAR; (3) THENCE N60°05'06"E, A DISTANCE OF 78.09 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, BENNINGTON PARK PLAZA, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF S. W. HAGAN DRIVE, BEING A FOUND 1/2" OPEN TOP PIPE; THENCE S72°59'15"E ALONG SAID NORTH LINE OF LOT 1, BENNINGTON PARK PLAZA, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF S. W. HAGAN DRIVE, A DISTANCE OF 52.19 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, BENNINGTON PARK PLAZA, BEING A FOUND 5/8" REBAR W/ CAP STAMPED LS-906; THENCE S00°45'33"E ALONG THE EASTERLY LINE OF SAID LOT 1, BENNINGTON PARK PLAZA, A DISTANCE OF 70.89 FEET TO THE WESTERLY LINE OF LOT 1, BENNINGTON HEIGHTS COMMERCIAL, A SUBDIVISION LOCATED IN SAID SECTION 10, BEING A FOUND STAR DRILL HOLE; THENCE S41°21'08"W ALONG SAID EASTERLY LINE OF LOT 1, BENNINGTON PARK PLAZA, SAID LINE ALSO BEING SAID WESTERLY LINE OF LOT 1, BENNINGTON HEIGHTS COMMERCIAL, A DISTANCE OF 134.08 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BENNINGTON HEIGHTS COMMERCIAL, BEING A FOUND 1/2" PINCHED TOP PIPE; THENCE S21°11'17"W ALONG SAID LOT 1, BENNINGTON PARK PLAZA, A DISTANCE OF 440.56 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BENNINGTON PARK PLAZA, BEING A FOUND 1/2" OPEN TOP PIPE; THENCE S89°57'34"W ALONG THE SOUTHLINE OF SAID LOT 1, BENNINGTON PARK PLAZA, A DISTANCE OF 961.87 FEET TO THE EAST LINE OF LOT 2, BENNINGTON PARK REPLAT 2, A SUBDIVISION LOCATED IN SAID SECTION 10, BEING A FOUND 5/8" REBAR; THENCE N00°10'05"W ALONG SAID EAST LINE OF LOT 2, BENNINGTON PARK REPLAT 2, A DISTANCE OF 19.97 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, BENNINGTON PARK REPLAT 2, BEING A FOUND 1/2" OPEN TOP PIPE; THENCE WESTERLY ALONG SAID SOUTH LINE OF LOT 1, BENNINGTON PARK PLAZA, SAID LINE ALSO BEING THE NORTH LINE OF LOT 1 AND 2, BENNINGTON PARK PLAZA REPLAT 2, AND ALSO THE NORTH LINE OF LOTS 89A AND 89B, SAID BENNINGTON PARK, AND ALSO THE NORTH LINE OF LOTS 1 AND 2, BENNINGTON PARK REPLAT 1, A SUBDIVISION LOCATED IN SAID SECTION 10, AND ALSO THE NORTH LINE OF LOTS 1 AND 2, BENNINGTON PARK REPLAT 3, A SUBDIVISION LOCATED IN SAID SECTION 10, ON THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) THENCE N89°58'56"W, A DISTANCE OF 285.16 FEET, TO A FOUND 1/2" OPEN TOP PIPE; (2) THENCE N89°48'49"W, A DISTANCE OF 71.84 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BENNINGTON PARK PLAZA, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 2, BENNINGTON PARK REPLAT 3, AND ALSO THE NORTHEAST CORNER OF LOT 1, BENNINGTON PARK REPLAT 3, A SUBDIVISION LOCATED IN SAID SECTION 10, BEING A FOUND 1/2" OPEN TOP PIPE; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 1, BENNINGTON PARK PLAZA, SAID LINE ALSO BEING THE NORTHERLY LINE OF LOT 1 AND 2, SAID BENNINGTON PARK REPLAT 3, AND ALSO THE EASTERLY LINE OF LOTS 1 AND 2, BENNINGTON PARK REPLAT 4, AND ALSO THE EASTERLY LINE OF LOT 1 AND 2, BENNINGTON PARK REPLAT 5, AND ALSO THE EASTERLY LINE OF LOTS 1 AND 2, BENNINGTON PARK REPLAT 6, AND ALSO THE EASTERLY LINE OF LOTS 1 AND 2, BENNINGTON PARK REPLAT 7, AND ALSO THE EASTERLY LINE OF LOTS 1 AND 2, BENNINGTON PARK REPLAT 8, AND ALSO THE EASTERLY LINE OF LOTS 1 AND 2, BENNINGTON PARK REPLAT 9, AND ALSO THE EASTERLY LINE OF LOTS 1 AND 2, BENNINGTON PARK REPLAT 10, AND ALSO THE EASTERLY LINE OF LOTS 1 AND 2, BENNINGTON PARK REPLAT ELEVEN, ALL BEING SUBDIVISIONS LOCATED IN SAID SECTION 10, ON THE FOLLOWING THREE (3) DESCRIBED COURSES: THENCE (1) THENCE N00°51'14"W, A DISTANCE OF 65.82 FEET, TO A FOUND 5/8" REBAR; (2) THENCE N22°16'08"W, A DISTANCE OF 66.10 FEET, TO A FOUND 5/8" REBAR; (3) THENCE N00°36'46"W, A DISTANCE OF 372.75 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, BENNINGTON PARK REPLAT ELEVEN, BEING A FOUND 5/8" REBAR; THENCE S89°58'56"E ALONG SAID WESTERLY LINE OF LOT 1, BENNINGTON PARK PLAZA, SAID LINE ALSO BEING THE NORTH LINE OF SAID LOT 1, BENNINGTON PARK REPLAT ELEVEN, A DISTANCE OF 120.07 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, BENNINGTON PARK REPLAT ELEVEN, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTH 105TH STREET, BEING A FOUND 5/8" REBAR; THENCE N00°02'17"W ALONG SAID WESTERLY LINE OF LOT 1, BENNINGTON PARK PLAZA, SAID LINE ALSO BEING SAID EASTERLY RIGHT-OF-WAY LINE OF NORTH 105TH STREET, A DISTANCE OF 49.99 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 317,940 SQUARE FEET OR 7.300 ACRES, MORE OR LESS.

FRANK C. ELDER P.L.S-564 — DATE

APPROVAL OF BENNINGTON CITY ENGINEER

THIS PLAT OF PRAIRIE RIDGE WAS APPROVED BY THE CITY OF BENNINGTON, NEBRASKA ON THIS _____ DAY OF _____

BENNINGTON CITY ENGINEER

APPROVAL OF BENNINGTON PLANNING COMMISSION

THIS PLAT OF PRAIRIE RIDGE HAS BEEN SUBMITTED TO AND APPROVED BY THE BENNINGTON PLANNING COMMISSION THIS _____ DAY OF _____

CHAIR, PLANNING COMMISSION

APPROVAL OF BENNINGTON CITY COUNCIL

THIS PLAT OF PRAIRIE RIDGE WAS APPROVED BY THE CITY COUNCIL OF BENNINGTON, THIS _____ DAY OF _____

MAYOR

ATTEST _____
CITY CLERK

REVIEW OF DOUGLAS COUNTY ENGINEER

THIS PLAT OF PRAIRIE RIDGE (LOTS NUMBERED AS SHOWN) WAS REVIEWED BY THE OFFICE OF THE DOUGLAS COUNTY ENGINEER.

DOUGLAS COUNTY ENGINEER — DATE

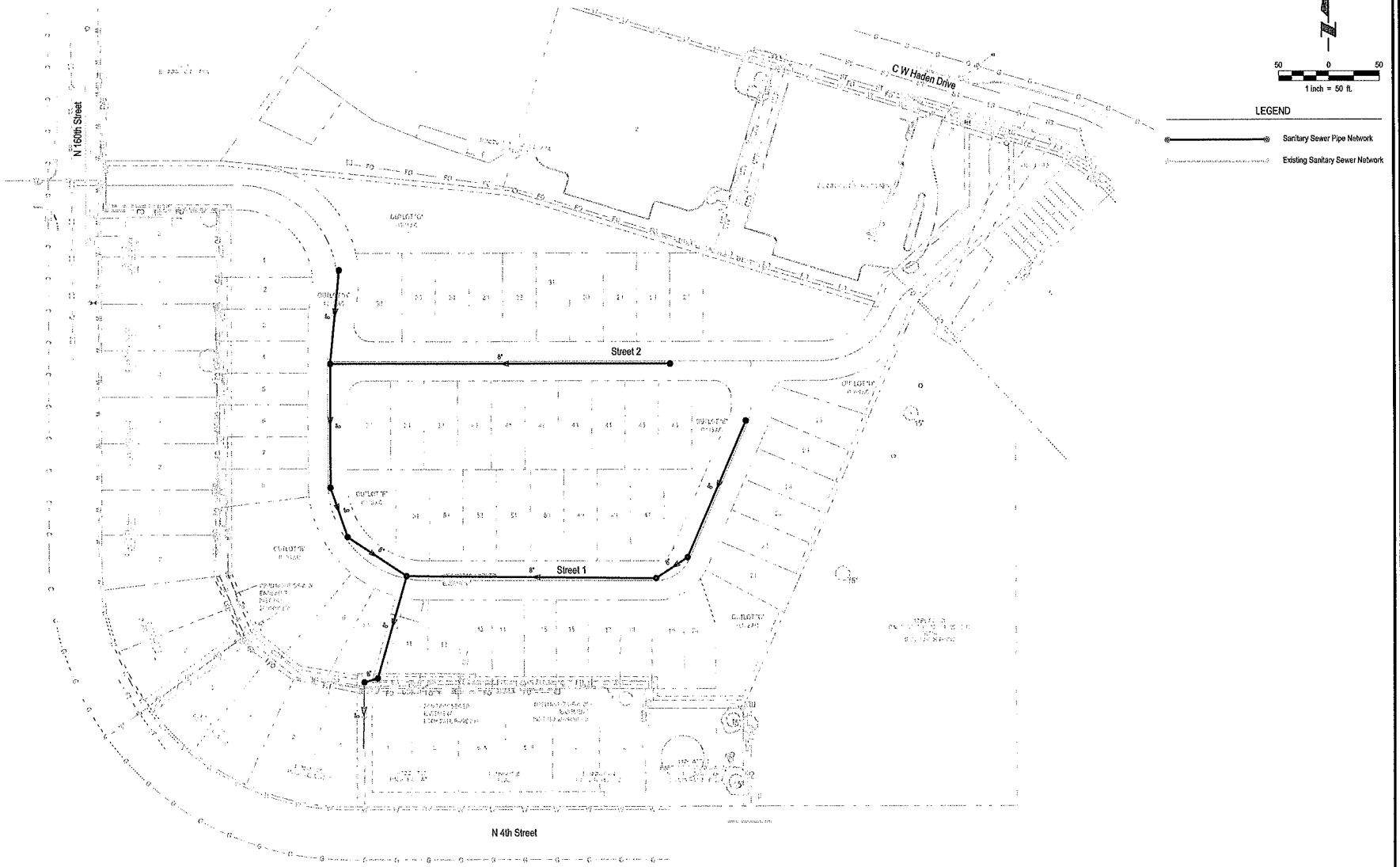
E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services
10909 Mill Valley Road, Suite 100, Omaha, NE 68154
Phone: 402.895.4700 Fax: 402.895.3599
e&a CONSULTING GROUP, INC. — Engineering Answers

PRAIRIE RIDGE
LOTS 1 THRU 54 & OUTLOTS "A" THRU "G" INCLUSIVE
BENNINGTON, NEBRASKA

FINAL PLAT

No.	Revisions Description	Date
1		

Proj. No.: 2020-346.007
Date: 05/01/2020
Designed By: JRS
Drawn By: LMM
Checked By:



E & A CONSULTING GROUP, INC.
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State of NE Certificate of Authorization #CA0008

E & A CONSULTING GROUP, INC.
Engineering Answers

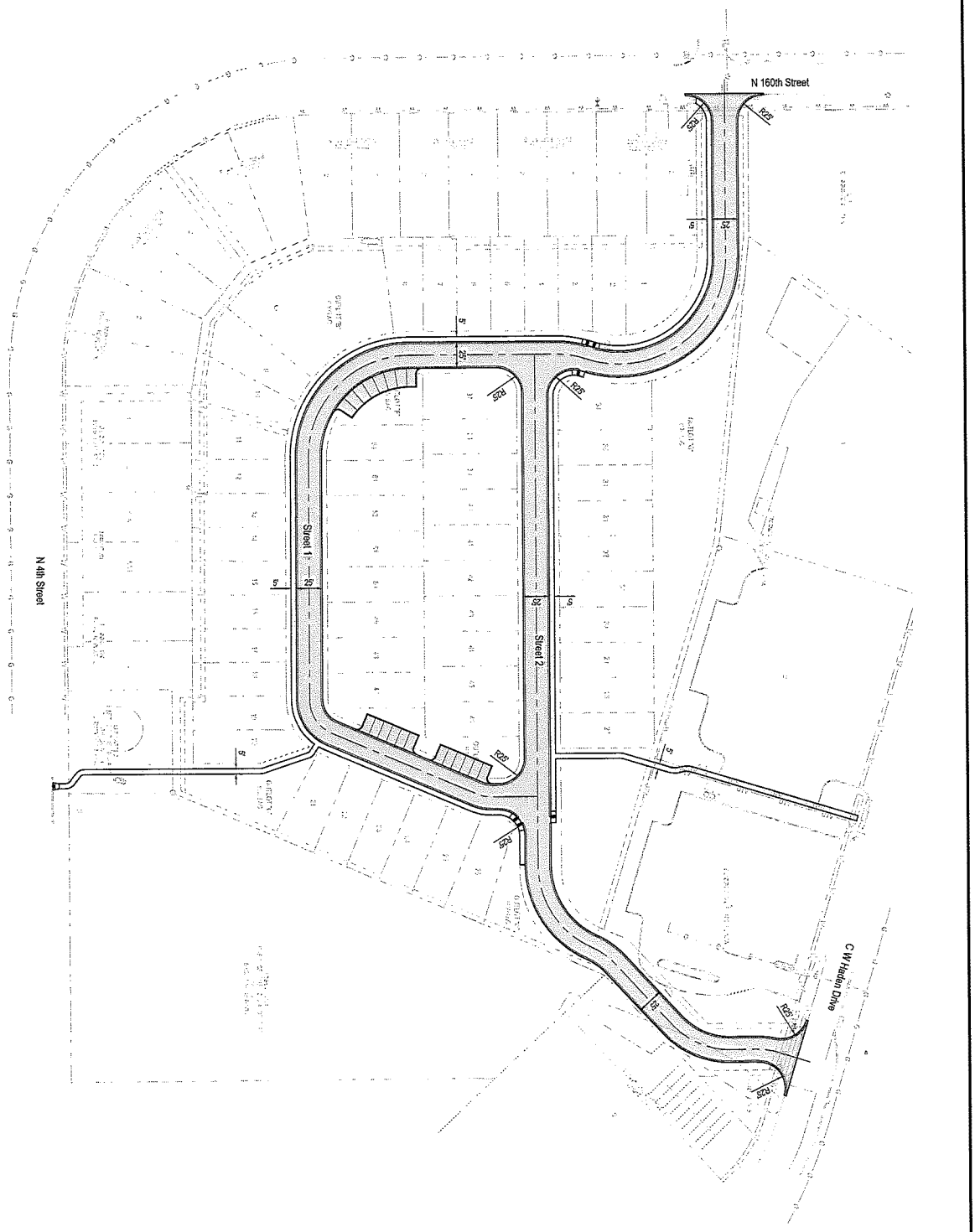
PRAIRIE RIDGE
LOTS 1 THRU 54 & OUTLOTS "A" THRU "G" INCLUSIVE
BENNINGTON, NEBRASKA

PRELIMINARY SANITARY SEWER EXHIBIT

No.	Date	Description

Revisions

Proj No: P2021.396.007
Date: 9/29/2023
Designed By: CWS
Drawn By: ASB
Scale: AS SHOWN
Sheet: 1 of 1



LEGEND

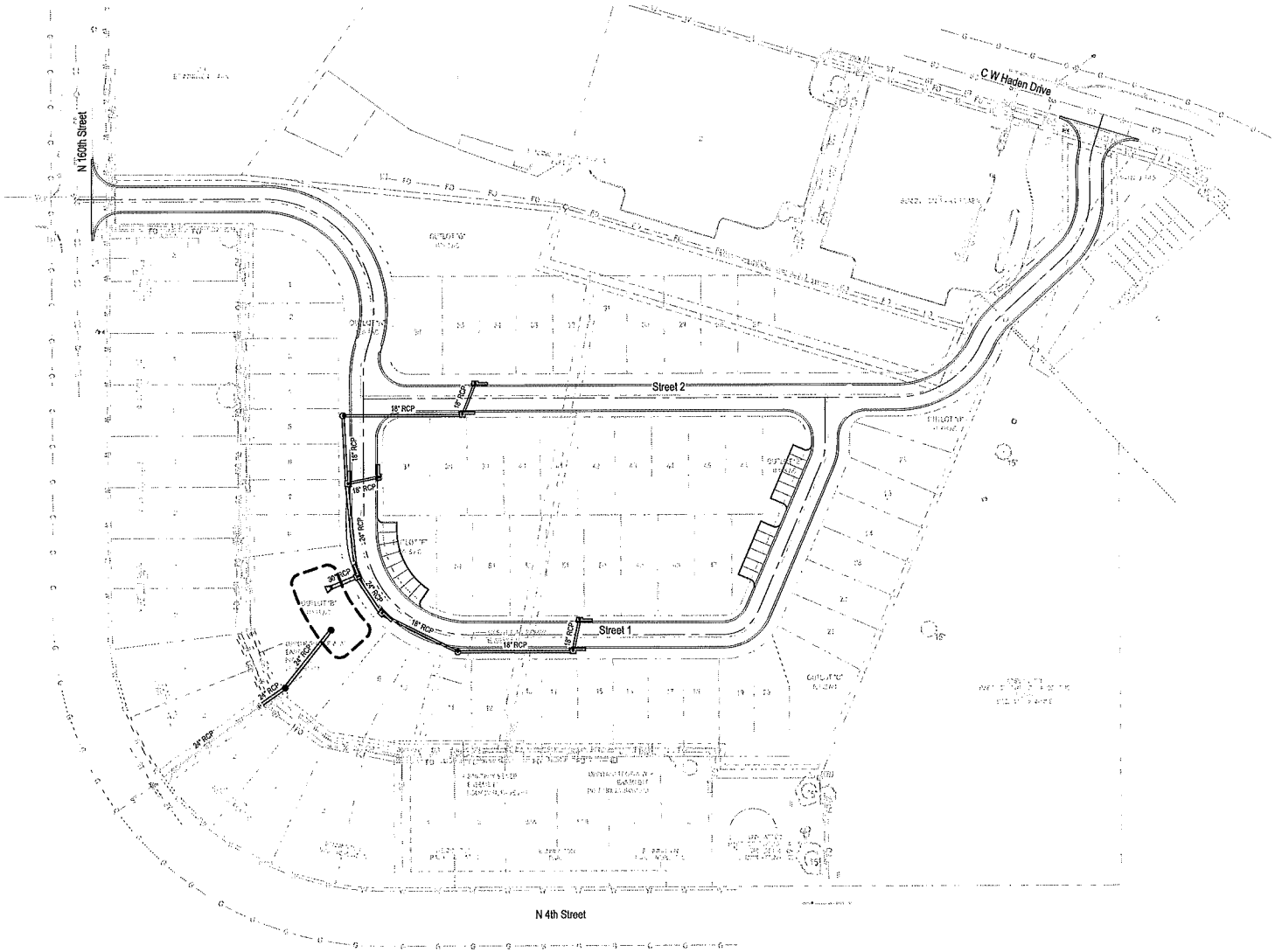
7"P.C.C. Pavement

4" P.C.C. Sidewalk

1 inch = 50 ft.

50 0 50

Proj No: P2021.380.007 Date: 9/29/2025 Designed By: CWB Drawn By: ASB Scale: AS SHOWN Sheet: 1 of 1	Revisions Date / Description		PRELIMINARY PAVING EXHIBIT	PRAIRIE RIDGE LOTS 1 THRU 54 & OUTLOTS "A" THRU "G" INCLUSIVE BENNINGTON, NEBRASKA	E & A CONSULTING GROUP, INC. Engineering Answers	E & A CONSULTING GROUP, INC. Engineering • Planning • Environmental & Field Services 10909 Mill Valley Road, Suite 100 • Omaha, NE 68154 Phone: 402.895.4700 • Fax: 402.895.3599 www.eacg.com State of NE Certificate of Authorization #CA0006



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E & A CONSULTING GROUP, INC.
Engineering Answers

PRAIRIE RIDGE
LOTS 1 THRU 84 & OUTLOTS "A" THRU "G" INCLUSIVE
BENNINGTON, NEBRASKA

PRELIMINARY STORM SEWER EXHIBIT

Revisions		
	Date	Description

Proj No: P2021.388.007
Date: 9/29/2025
Designed By: CWB
Drawn By: ASB
Scale: AS SHOWN
Sheet: 1 of 1

PARKING STATISTICS TABLE

LOT NO.	BUILDING TYPE / LOT USE	BUILDING SIZE	REQUIRED PARKING	PROVIDED PARKING	PARKING RATIO
1-20	2-STORY TWO FAMILY DWELLING	20 - 4 BED UNITS	40 STALLS	40 GARAGES + 40 STALLS = 80 STALLS	4.0 STALLS / UNIT
21-54	1-STORY TWO FAMILY DWELLING	34 - 3 BED UNITS	68 STALLS	68 GARAGES + 68 STALLS = 136 STALLS	4.0 STALLS / UNIT
OUTLOTS E & F	OVERFLOW PARKING	N/A	20 STALLS	20 STALLS	N/A
		54 UNITS	128 STALLS	236 STALLS	4.0 STALLS / UNIT

PRAIRIE RIDGE COMPUTATIONS

COMMON AREA COMPUTATION

LOT NUMBER	USE	LOT AREA
OUTLOT "C"	LANDSCAPED GREENSPACE & TRAIL	0.182 ACRES
OUTLOT "G"	LANDSCAPED GREENSPACE & TRAIL	0.707 ACRES
	TOTAL COMMON AREA =	0.889 ACRES
	TOTAL CMD AREA (LOTS 1-54) =	3.959 ACRES
	PERCENTAGE OF COMMON AREA =	22.4% (20% REQ'D)

RESIDENTIAL UNIT DENSITY COMPUTATION

TOTAL RESIDENTIAL UNITS =	54 UNITS
RESIDENTIAL UNITS PER ACRE =	13.6 UNITS / ACRE

BUILDING & IMPERVIOUS COVERAGE COMPUTATION

UNITS	USE	BLDG COVERAGE
54 - LOTS 1 THRU 54	TOTAL BUILDING COVERAGE =	75,490 S.F.
	TOTAL PAVED AREA =	25,328 S.F.
	TOTAL CMD AREA =	3.959 ACRES = 172,462 S.F.
	PERCENTAGE BLDG COVERAGE =	43.8% (60% MAX. ALLOWED)
	PERCENTAGE IMPERVIOUS COVERAGE =	58.4%

***WAIVERS REQUESTED**

SEC. 5.08.05 - LOT AREA - TWO FAMILY DWELLING
REQUIRED = 4,000 SF (MIN.)
REQUESTED = 2,900 SF

SEC. 5.08.05 - LOT WIDTH - TWO FAMILY DWELLING
REQUIRED = 37.5' (MIN.)
REQUESTED = 22'

SEC. 5.08.05 - TWO FAMILY DWELLING FRONT YARD
REQUIRED = 25' (MIN.)
FRONT YARD REQUESTED = 15'

SEC. 5.08.05 - TWO FAMILY DWELLING SIDE YARD
REQUIRED = 7' (MIN.)
SIDE YARD REQUESTED = 5'

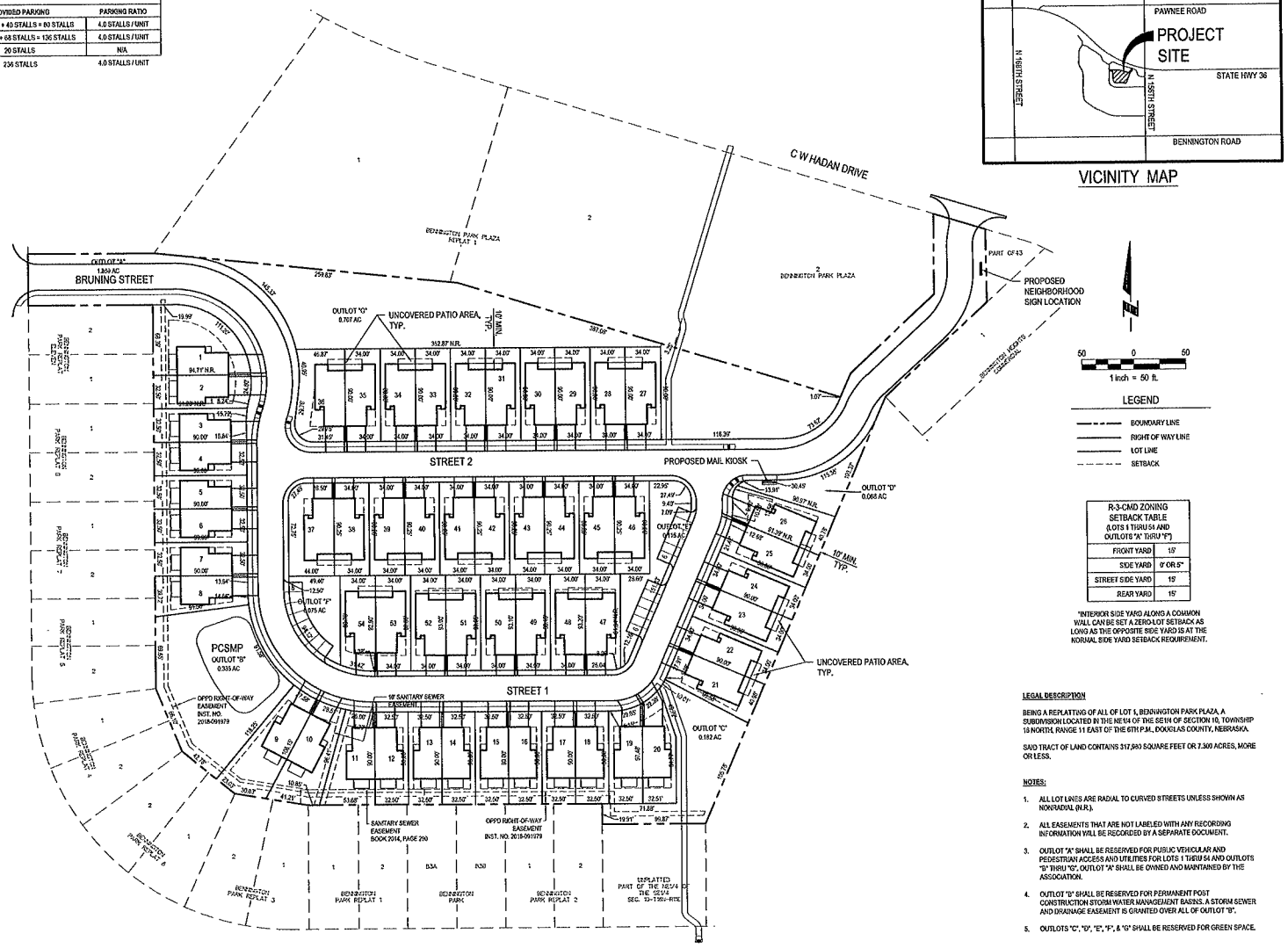
SEC. 5.08.05 - TWO FAMILY DWELLING
REAR YARD REQUIRED = 25' (MIN.)
REAR YARD REQUESTED = 15'

SEC. 5.08.05 - TWO FAMILY DWELLING
MAX. BUILDING COVERAGE REQUIRED = 40% (MIN.)
MAX. BUILDING COVERAGE REQUESTED = 50%

SEC. 5.08.05 - TWO FAMILY DWELLING
MAX. IMPERVIOUS COVERAGE REQUIRED = 55% (MIN.)
MAX. IMPERVIOUS COVERAGE REQUESTED = 59%

TWO FAMILY DWELLING
SIDEWALK ON BOTH SIDES OF STREET REQUIRED
SIDEWALK ON ONE SIDE ONLY REQUESTED

LOT AREAS		LOT AREAS		LOT AREAS	
LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE
1	5,290	19	2,994	37	3,905
2	3,060	20	3,132	38	3,060
3	2,931	21	3,330	39	3,060
4	2,925	22	3,060	40	3,060
5	2,925	23	3,060	41	3,060
6	2,925	24	3,060	42	3,060
7	2,925	25	3,066	43	3,059
8	3,682	26	3,520	44	3,060
9	4,569	27	3,060	45	3,060
10	4,017	28	3,060	46	3,060
11	3,717	29	3,060	47	3,185
12	2,925	30	3,060	48	3,185
13	2,925	31	3,060	49	3,196
14	2,925	32	3,060	50	3,185
15	2,925	33	3,060	51	3,163
16	2,925	34	3,060	52	3,161



VICINITY MAP

50 0 50
1 inch = 50 ft.

LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- SETBACK

R-3 CMD ZONING SETBACK TABLE (LOTS 1 THRU 54 AND OUTLOTS "A" THRU "F")	
FRONT YARD	15'
SIDE YARD	5' OR 5"
STREET SIDE YARD	15'
REAR YARD	15'

*INTERIOR SIDE YARD ALONG A COMMON WALL CAN BE SET A ZERO-LOT SETBACK AS LONG AS THE OPPOSITE SIDE YARD IS AT THE NORMAL SIDE YARD SETBACK REQUIREMENT.

LEGAL DESCRIPTION

BEING A REPLATTING OF ALL OF LOT 1, BENNINGTON PARK PLAZA, A SUBDIVISION LOCATED IN THE NE1/4 OF THE SE1/4 OF SECTION 10, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

SAID TRACT OF LAND CONTAINS 317,980 SQUARE FEET OR 7.300 ACRES, MORE OR LESS.

NOTES:

1. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
2. ALL EASEMENTS THAT ARE NOT LABELED WITH ANY RECORDING INFORMATION WILL BE RECORDED BY A SEPARATE DOCUMENT.
3. OUTLOT "A" SHALL BE RESERVED FOR PUBLIC VEHICULAR AND PEDESTRIAN ACCESS AND UTILITIES FOR LOTS 1 THRU 54 AND OUTLOTS "B" THRU "G". OUTLOT "A" SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.
4. OUTLOT "B" SHALL BE RESERVED FOR PERMANENT POST CONSTRUCTION STORM WATER MANAGEMENT BASINS. A STORM SEWER AND DRAINAGE EASEMENT IS GRANTED OVER ALL OF OUTLOT "B".
5. OUTLOTS "C", "D", "E", "F", & "G" SHALL BE RESERVED FOR GREEN SPACE.

E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services
10909 Mill Valley Road, Suite 100 • Omaha, NE 68154
Phone: 402.895.4700 • Fax: 402.895.3599
www.eacg.com

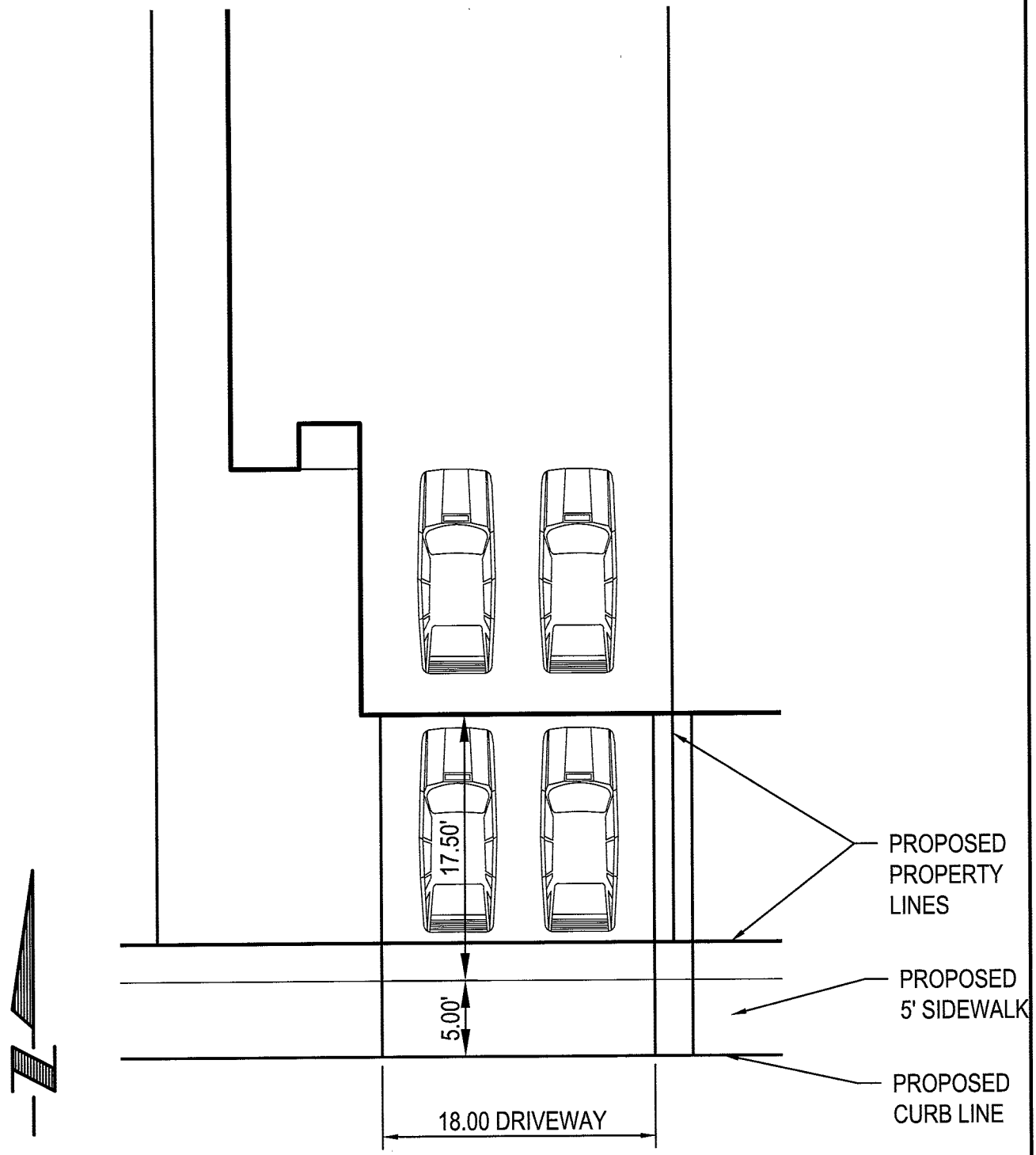
E & A CONSULTING GROUP, INC.
Engineering Answers

PRAIRIE RIDGE
BENNINGTON, NEBRASKA

CMD SITE PLAN

Revisions		
No.	Date	Description

Proj. No: P2021.339.007
Date: 10/22/2025
Designed By: JS
Drawn By: NMN
Scale: 1" = 50'
Sheet: 1 of 1



10 0 10

1 inch = 10 ft.

E & A CONSULTING GROUP, INC.
Engineering Answers

E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services
10909 Mill Valley Road Suite 100 Omaha, NE 68154 Phone: 402.895.4700 Fax: 402.895.3599

Job No.: P2021.380.007		Date: 09/29/2025
Drawn by: NMN	Scale: 1" = 10'	Sht: 1 of 1

PARKING EXHIBIT
PRAIRIE RIDGE
BENNINGTON, NEBRASKA

Nicole Napierala 9/25/2025 3:42 PM K:\Projects\2021\380\p07\Planning & Platting\Planning\CMD\CMD-000.dwg


VIRTUACTIVE
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17060
17060

TOWNHOME RANCH TWIN

ADDRESS TBD



PRELIMINARY, NOT FOR CONSTRUCTION

GENERAL PLAN NOTES

These working drawings have been prepared by VirtuActive, LLC to meet average building conditions and were designed under standard interpretation of the 2018 International Residential Code (IRC 2018) and the amendments adopted by the local jurisdictions. Because codes and requirements can change and may vary from jurisdiction to jurisdiction, VirtuActive, LLC cannot warrant compliance with any specific codes or regulations. Therefore, each individual contractor, sub-contractor, and supplier on the jobsite should consult their local building official to determine the appropriateness between the plan and actual jobsite conditions and applications.

CONCRETE and FOUNDATIONS:

Footing design assumes 1500 PSF allowable bearing pressure. Foundation wall designs assume 30 PSF equivalent hydrostatic pressure. Concrete contractor to verify soil conditions prior to concrete placement.

Re-enforcing footing as follows:

- Spread footings - as noted on plan
- 20"x10" continuous footing (3) #4's cont..
- 16"x8" continuous footing (2) #4's cont..
- Deck piers - 18"x42" deep - bellow grade (no rebar required)

Provide footing dowels to match vertical wall reinforcing.
Reinforcing bars shall be Grade 60 or better.
Concrete contractor to provide ground rebar in footing for electrical contractor.
All concrete shall be min 3000 PSI (28 day comp strength).
All footings shall be a min of 42" bellow finished grade or deeper.
Anchor bolts must be at least 5/8" in diameter and must extend at least 7" into concrete.
There must be at least 2 anchor bolts per plate section on walls longer that 24".
Anchor bolts must be spaced no more that 6' on center.
One anchor bolt must be located not more than 12" from each end of the plate section

Contractors, sub-contractors, and suppliers shall be aware of and responsible for, but not limited to, the following:

1. Contractors, sub-contractors, and suppliers shall verify all conditions and dimensions prior to construction and be solely responsible for any changes necessary as a result of conditional or dimensional differences.
2. Contractors, sub-contractors, and suppliers shall verify all dimensions and elevations against the plan and actual site conditions.
3. Calculated dimensions take precedence over scaled dimensions.
4. All dimensions are from framing edge, unless otherwise noted.

STRUCTURAL and FRAMING:

All structural members are for bidding purposes only. All structural member sizes shall be verified by the contractor, sub-contractor, and/or supplier.
All additional structural members required for specific framing techniques shall be sized by the contractor, sub-contractor, and/or supplier.
All steel pipe columns shall be 3.5", unless otherwise noted.
Ceiling joists and roof rafters to be roof truss construction. Sizing, spans, reinforcement locations, and depth to be provided by truss manufacturer.
Provide bridging as required by code.
All perimeter headers over openings to be (2) 2x12, unless otherwise noted.
Double floor joists under all parallel non-load bearing walls.
Provide double cripple studs under all LVL headers.
Provide let-in wind bracing as required.
No penetrations through any structural member (such as pipes, conduits, ductwork, etc.) shall be made.

FINISHED SQ. FT.	
LEFT	1,033
LEFT BASEMENT	923
RIGHT	1,033
RIGHT BASEMENT	923
TOTALS:	3,912

UNFINISHED SQ. FT.	
LEFT GARAGE	461
LEFT MECH	116
LEFT PATIO	182
RIGHT GARAGE	461
RIGHT MECH	116
RIGHT PATIO	182
TOTALS:	1,518

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

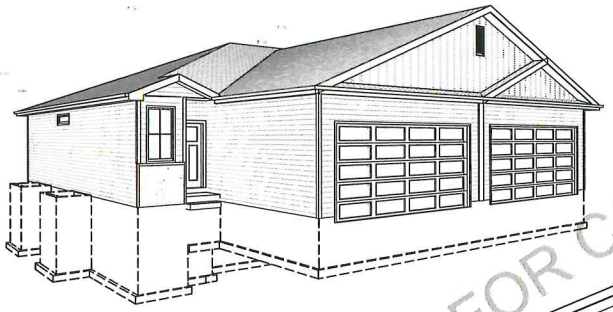
PROJECT LOCATION:
ADDRESS TBD
PROJECT PRAIRIE RIDGE

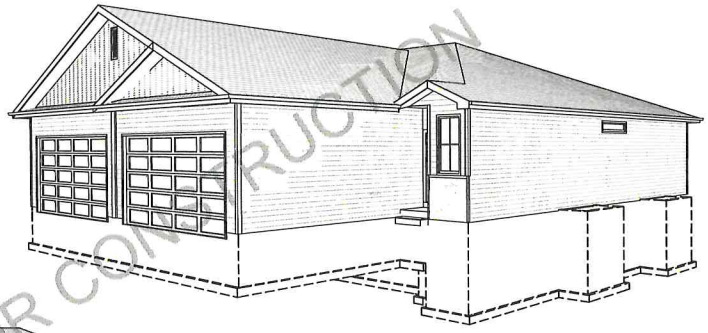
PREPARED FOR:
EVOLVED STRUCTURES
TOWNHOME RANCH TWIN
EVOLVEDSTRUCTURES@GMAIL.COM

VIRTUACTIVE
VirtuActive - 3D Drafting & Design
331 Village Pointe Plaza, Suite 203, Omaha, NE 68118
www.VirtuActive.com | 402.379.8100

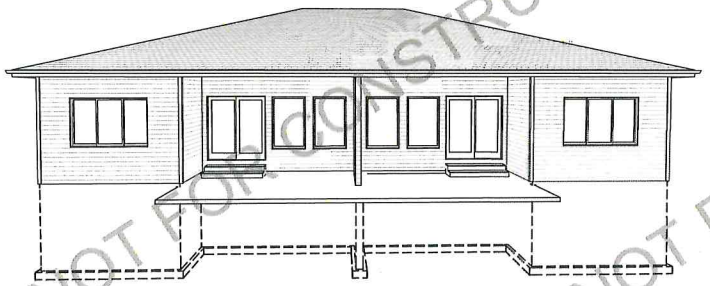
DATE:
12/10/2025

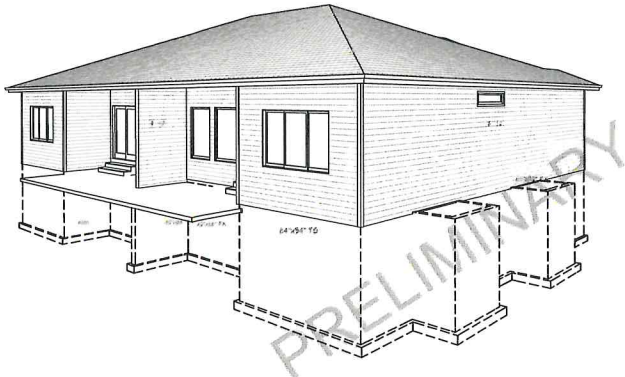
SHEET:
1 OF 9

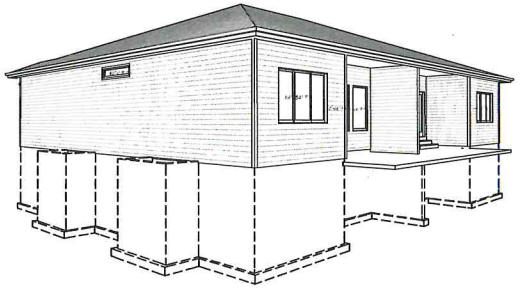












PRELIMINARY, NOT FOR CONSTRUCTION

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

PROJECT LOCATION:
ADDRESS TBD
PROJECT PRAIRIE RIDGE

PREPARED FOR:
EVOLVED STRUCTURES
TOWNHOME RANCH TWIN
EVOLVEDSTRUCTURES@GMAIL.COM

VIRTUACTIVE
VirtuActive - 3D Drafting & Design
331 Village Pointe Plaza, Suite 202, Omaha, NE 68118
www.virtuactive.com | 4402378100

DATE:
12/10/2025

SHEET:
5 OF 9

Item #4

Conditional Use Permit

Theater Training Studio

15505 WAREHOUSE ST.
P.O. BOX 221
BENNINGTON, NEBRASKA 68007

PH: 402.238.2375
FAX: 402.238.2470
www.benningtonne.com

February 5, 2026

Bennington Planning Commission & City Council
15505 Warehouse Street
Bennington, NE 68007

RE: Conditional Use Permit application for Bennington Community Theater
(C-1 Zone with a CUP for Business-Commercial Flex Use)

Property Owner's Name: Bennington Contractor Bays, LLC
Property Address: 12720 N 158th Street Bennington, NE 68007

Applicant: Blake Thompson of Bennington Community Theatre
Legal Description of Property Requested: McGregor Brae Lot 2 Block 0, Building #1

The Conditional Use Permit (CUP) application is for a proposed theater studio intended to accommodate group classes and rehearsal activities. This use is comparable to dance, cheer, or similar studio-type facilities, which are allowed as a conditional use within the C-1 zoning district and therefore require additional approval as part of the development process.

The operational plan for the space is focused on supporting community theatre activities, including rehearsal space and secure storage for set pieces, props, costumes, and related materials.

1. **Youth Workshops**
2. **Evening Rehearsals (6:00 p.m. – 9:00 p.m.) for middle school, high school and adult participants.**

Youth workshops consist of theatre and music-based instruction led by two to three adults, with a maximum of 30 students per session. Participants are middle school-aged or younger, and students will be dropped off and picked up by parents or guardians.

Evening rehearsals include students and adults working with a director and producer to rehearse scenes and songs for upcoming productions. Group sizes for rehearsals are typically 15 participants or fewer. Performances are staged at off-site locations. Site plans associated with the proposal are provided on the second page of the City Engineer's/JEO's review.

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. Proposed use will not be detrimental or endanger anyone.
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. 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. Parking availability could impact adjacent bay renters.
4. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.
    a. The site is a lot within a newer subdivision and has access to utilities and streets. See engineers' notes section 2.a on parking concerns and 3.b for recommendations.
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. The majority of the use will be evening hours and weekends. Some workshops are scheduled for the afternoon.
6. The use shall not include noise, which is objectionable due to volume, frequency, or beat unless muffled or otherwise controlled.
    a. 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. Not applicable
8. The use shall not involve any malodorous gas or matter, which is discernible on any adjoining lot or property.
    a. 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. Is a new building and reviewed/approved by Design Review Board so no impact on 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. Use as per operational plan should not impact traffic.
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. Not applicable

The following pages are engineer notes, concerns or recommendations.

Please feel free to contact me if you have any questions.

Sincerely,

Kevin Hand

January 15, 2026

Kevin Hand
Bennington City Administrator
15505 Warehouse Street
Bennington, NE 68007

RE: 12720 N 158th Street – Conditional Use Permit, Bennington Community Theater
(C-1 Zone with a CUP for Business-Commercial Flex Use)
Bennington, NE
JEO Project No. 090034

Dear Kevin:

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 your use in preparing a recommendation to the Planning Commission for their scheduled meeting on January 28, 2026. The review provides comments related to engineering or planning items as outlined in Article 6 and Section 7.2 (parking), of the zoning regulations.

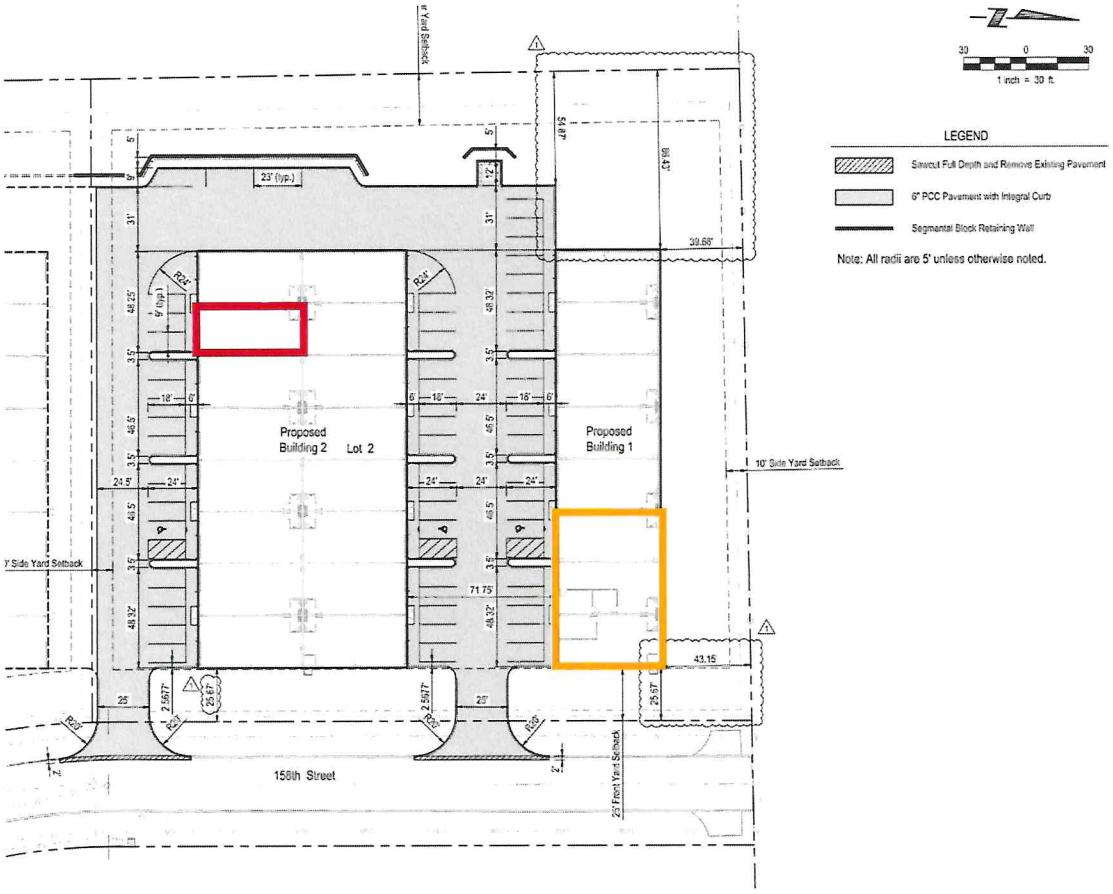
Site & Operation Plan Comments

1. The zoning for the site is C-1 (highway commercial) and has an approved Conditional Use Permit for the Business-Commercial Flex Use. The proposed use (theater studio) allows for group classes/practices which is similar to a dance/cheer/etc. studio use provided as a conditional use in the C-1 zone and requires additional approval to be allowed in the development.
    a. The original approval of the flex use was noted to be for contractor bays and/or start up businesses. Generally assumed hours of operations would be 7 am to 6 pm on weekdays with potential hours on Saturday, 8 am to 5 pm.
2. The operation plan includes that the theater studio will operate workshops and/or rehearsals in the bay along with providing storage of sets, props, costumes and related items.
    a. The workshops will be offered to elementary and/or middle school students in the afternoons after school. The workshop will have a maximum of 30 students with 2 to 3 adult leaders. Parents will drop students off and are not anticipated to stay during workshop. This will limit parking impact. Hours and days of the week for the workshops were not provided. Conflicts with parking would occur with other uses at the end of the workshop, especially if that is at the end of the business day, generally between 5 and 6 pm.
    b. The rehearsals will occur between 6 and 9 pm on weekdays and weekends to prepare for scheduled shows. The shows are staged at other locations (they are not allowed at this location). The rehearsals will average group size of about 15 adult or student actors with a director and producer. This will require more parking as the adult actors will drive and park with staff.
    c. Will operations occur during the summer and will class/rehearsal sizes and/or times change?
3. The site plan provided (and on next page) shows that singe bay proposed for the use is located on the south side of the middle building, on the west end as outlined in RED with 3 parking stalls out front but the bays directly does not have any parking stalls in front but here are stalls to the west along the parking drive. (Orange is the batting cage CUP approved in July)
    a. The required parking for the proposed use should consider both the Studio requirements to see how they compare to those allocated to the units as part of the Business-Commercial Flex use.
        - Studio is based on the gross floor area and the employees for the classes. The gross floor area for the proposed bay is 1,250 square feet

and with current operational plan there will be two to three staff members for the workshops and/or rehearsals. The parking requirement is "One space per 200 s.f. of gross floor area, plus one space for each employee".
1250 sf/200 + 2 staff = 8.25 stalls – Call 8 stalls

- The Business-Commercial Flex use parking requirement is "one stall for every 500 sf of gross floor area". For a single bay that would be:
1,250 sf/500 = 2.5 stall provided.

b. To allow the use to better match the parking available for the other bays, workshops should maybe have a dismissal time of 6 pm or later. The rehearsals maybe should also start at 6:30 instead of 6 to minimize parking conflicts.



I completed a review of the 11 conditions for a conditional use noted in Section 6.06. The following are the ones that may have an impact as noted below.

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: Parking availability could impact adjacent bay renters.

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.

I have concerns about the studio use (especially the workshops for size and pick up times) within the development which could be mitigated by the following conditions, if the Conditional Use Permit is recommended for approval:

- Workshop pick up times are at or after 6 pm. Perhaps also consider smaller workshops so that 30 parents are not waiting at the same time.
- Start rehearsals at 6:30pm or later to limit conflicts with parking.

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 – floor and 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)
Blake Thompson, applicant (bct@benningtoncommunitytheatre.org)
Geoff McGregor, property owner (geoff@mcgregorint.com)

BCT Facility Operations Plan

Our operations plan for the use of the space will focus on supporting community theatre rehearsals and secure storage of set pieces, props, costumes, and related materials. The space will be used primarily for scheduled rehearsal and training sessions, with storage areas clearly designated to keep walkways and exits unobstructed and to maintain a safe, organized environment. Typical rehearsal use includes:

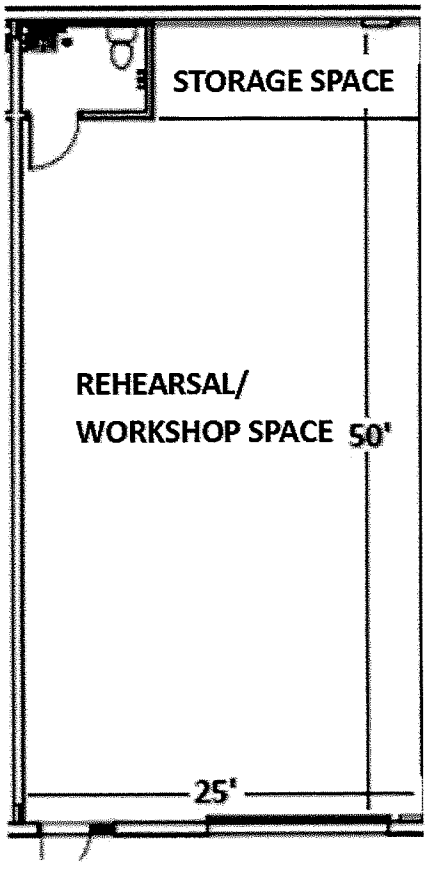
- Youth Workshops (students dropped off and picked up) in afternoons (2-3 Adults leading)
- Evening Rehearsals (6-9pm) for middle school/high school/adults.

The majority of use will be on weekend and/or evening hours as that's prime rehearsal time for theatre.

The primary business use will be for workshops and rehearsals. Youth workshops are theatre/music workshops. This includes 2-3 adults at each workshop teaching students on basic acting and singing skills. Some of these workshops include props building, dancing, etc.

Rehearsals include students/adults with a director and producer. Rehearsals include working scenes/songs for an upcoming show.

All of our staffing is volunteer based and the staff includes the director of the show/workshop. Our yearly season includes shows and workshops that will be rehearsed in the space with the showcases/performances taking place in performance venues around town.



The information below is being provided as per Planning Commission Recommendation for Acceptance of the Conditional Use Permit. It is to clarify the operation of the workshops for youth and rehearsal time lines. The information helped alleviate concerns with parking/access during the end of the work day and how often this would occur. Kevin and Julie will work with the applicant to add this to the operation plan for attachment to the Conditional Use Permit if approved by the Council.

Julie

Afternoon Workshops

Afternoon workshops take place for **one week in the fall** and **one week in the spring**. Below is a breakdown of each workshop.

3rd–5th Grade Workshop

- **Schedule:** Fall Bennington early-out days
- **Time:** 1:00–3:00 PM
- **Traffic Impact:** Reduced due to early-out school days
- **Capacity:**
    - Maximum of 30 students dropped off
    - 2 adults running the workshops

2026 Dates:

- Wednesday, September 9, 2026 | 1:00–3:00 PM
- Wednesday, October 7, 2026 | 1:00–3:00 PM
- Wednesday, November 11, 2026 | 1:00–3:00 PM
- Wednesday, December 9, 2026 | 1:00–3:00 PM

6th–8th Grade Workshop

- **Schedule:** Bennington Spring Break 2027
- **Time:** 1:00–3:00 PM
- **Traffic Impact:** Reduced due to school being out for break

Dates:

- March 29–31, 2027

Evening Rehearsals

- **Time:** 6:00–9:00 PM
- **Estimated Traffic:** Approximately 15 drivers per rehearsal

Shows may include a large cast; however, rehearsals are held on different days for different groups. For example, leads may rehearse one day while the chorus rehearses on another. Participant ages range from elementary students to adults, depending on the show.

- Drivers are encouraged to carpool.
- Non-drivers are dropped off.
- There is no lobby space available for drivers to wait.

Typical Rehearsal Periods

- July–September 2026
- April–May 2027

Additional Use

Additional use of the space may include board meetings, set building, auditions, and similar activities. These occur intermittently throughout the year and involve a small number of drivers.

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.

Applicant email: bct@benningtoncommunitytheatre.org

Date: 12-30-25 E-mail address: geoff@mcgregorint.com

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

Property Address: 12720 N 158th 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 theater training to children.

Applicant is Blake Thompson.of Bennington Community Theatre. which will operate out of the address above.

Legal Description of Property Requested: Applicant Phone #: 402-705-6486

MCGREGOR BRAE LOT 2 BLOCK 0 LOT 2 BUilding #1

Area of Property (square feet or acres): 2.243 acres Lot 2 Current Zoning: C-1 with CUP

area of rental bays is 30,000 sf. (one- 25'x50' bay) for contractor bay use

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
- Easements (if applicable)
- Operation and maintenance plan

Signature of Owner: _____ Applicant Signature: X _____

Mailing Address of Owner: 11750 Stonegate Circle Omaha NE 68164

OFFICE USE ONLY:

Permit No. _____ Fee Paid $ 250.00 Check No. 1047

Date 1-28-26 Approved ☐

Approved with conditions ☒

Denied ☐

_____

Chair, Bennington Planning Commission

Date _____ Approved ☐

Approved with conditions ☐

Denied ☐

_____

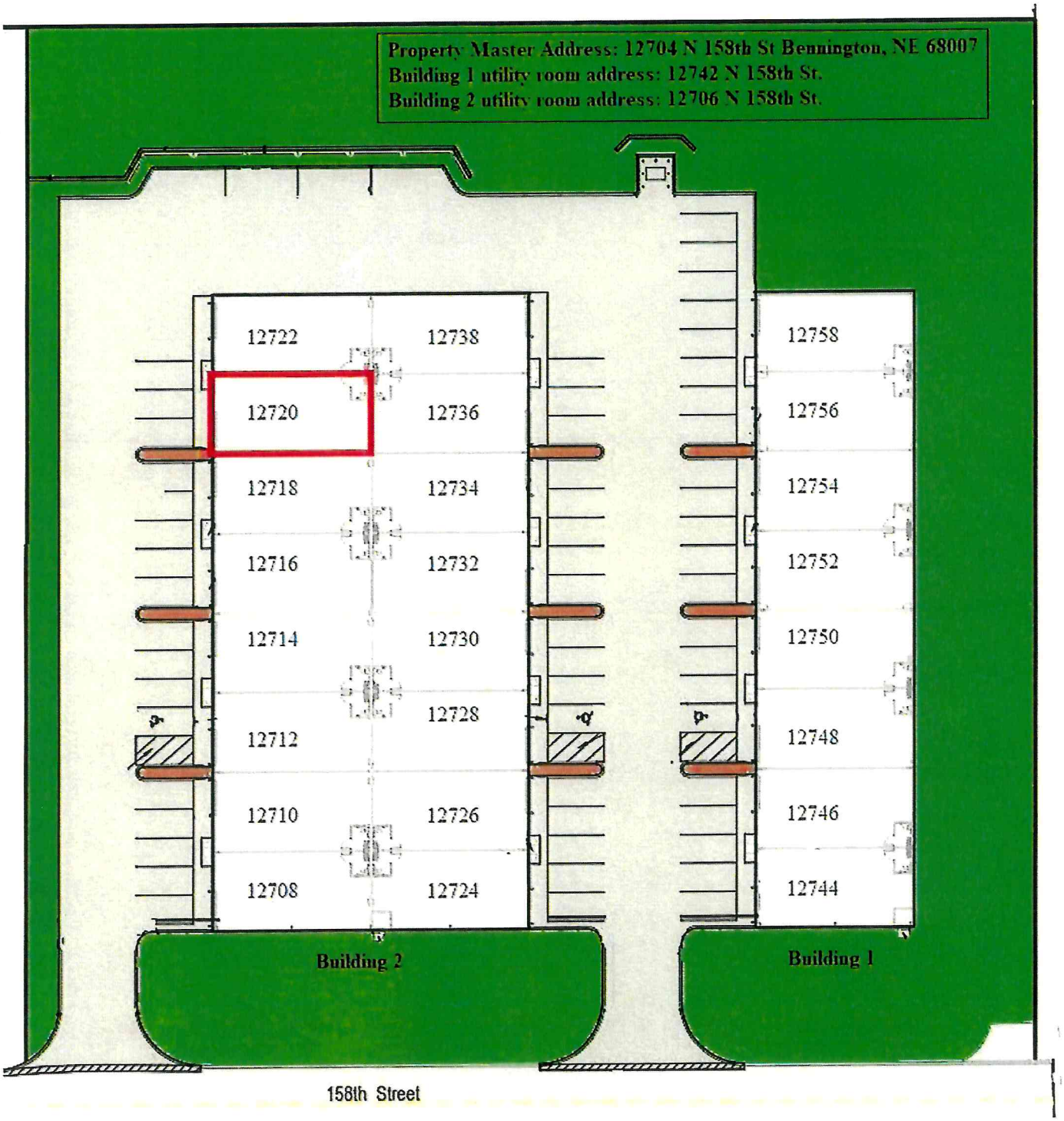
Mayor, City of Bennington

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

City Clerk

EXHIBIT D

LEASED PREMISES



Initials: _____ _____
Lessee Lessor

Item #5

Sanitary/Storm Sewer

Trekk Design Group

TREKK
DESIGN GROUP, LLC
A D/WBE, WOSB Certified
Civil Engineering Firm

January 15, 2026

City of Bennington
John Bohrer, Public Works
15505 Warehouse St.
Bennington, NE, 68007

RE: City of Bennington Sanitary and Storm Sewer Inspections and GIS Updates

Dear Mr. Bohrer,

I have attached our professional services contract proposal for the City of Bennington Sanitary and Storm Sewer Inspections and GIS Updates project. Professional services to be provided by TREKK shall include Manhole/Structure inspections, Survey, and GIS Mapping of sanitary sewers throughout the City of Bennington, NE.

On behalf of TREKK, I appreciate the opportunity to work with you on this project. Should you require additional information, please do not hesitate to contact me at (402) 339-2982.
Sincerely,

Brock Beran, P.E.
Associate Partner
TREKK Design Group, LLC

Please find our contract proposal below for the above mentioned project. Hereinafter, TREKK Design Group, LLC will be defined as the Consultant, and City of Bennington, Nebraska will be defined as the Client.

Scope of Services provided by Consultant

Article 1
Scope of Services

Project Goal: The overall goal of this project is to provide system characterization and an asset management tool of the City of Bennington's sanitary sewer and storm sewer system. TREKK's goal is to work closely with the City of Bennington to capture the "needs" of the City while also addressing the "wants" of the City if and when the budget allows. Our process allows us to be flexible in how data is collected and processed. Giving the City options to expand on their "needs" as we establish the asset management system.

TREKK proposes a five-year phased program for the City of Bennington focused on GIS and asset management, sanitary and storm sewer data collection, inspections, asset verification, rehabilitation planning, and engineering design support. The program is structured to progressively build and maintain a comprehensive and accurate utility asset management system.

Task 1: Field Services

Year 1 Sanitary Sewer Data Collection and GIS Setup

Year 1 focuses on establishing the City of Bennington's GIS environment and completing comprehensive sanitary sewer field data collection to support accurate mapping, inspection planning, and long-term asset management.

TREKK shall provide ArcGIS licensing and credentials and configure a cloud-based GIS environment using ArcGIS Online. This environment will serve as the centralized repository for all sanitary sewer data collected during the project. The City will be provided login credentials and will retain full ownership of the data, with full viewing and editing capabilities. The ArcGIS Online subscription is assumed to be annual and will require renewal in subsequent years.

Field data collection will be performed for approximately 220 sanitary sewer assets identified by the City. Data collection will include capturing asset location, observable attributes, and photographic documentation. Survey-grade GPS coordinates (X, Y, and Z) will be collected at each asset location to ensure positional accuracy suitable for engineering, planning, and GIS analysis purposes.

TREKK360 technology will be used to capture 360-degree imagery of each sanitary sewer asset. The collected imagery will be processed to create interactive 360-degree panoramic viewers and 3D models, linked directly to each asset within GIS. This imagery provides enhanced visual context for asset condition, access constraints, and surrounding features.

Links to an example TREKK360 Pano and TREKK360 3D Model are provided below.

TREKK360 Pano
TREKK360 3D Model

All field data collected in ArcGIS Field Maps or similar software will be reviewed, edited, and quality-checked in ArcGIS Pro. GIS mapping review will include verification of asset locations, attribute completeness, and logical connectivity within the sanitary sewer network. Final GIS deliverables will include updated feature classes, attribute tables, and associated documentation reflecting the collected sanitary sewer data.

TREKK shall provide GIS on-call support and training for City of Bennington staff to ensure effective use and maintenance of the GIS data. Training will focus on accessing data through ArcGIS Online, reviewing asset information, viewing TREKK360 imagery, and performing basic edits. It is assumed that up to 40 hours of support and training are included for budgetary purposes and may be used on an as-needed, on-call basis.

Year 2 Storm Sewer Data Collection

Year 2 shifts focus to storm sewer infrastructure while continuing use of the GIS framework established in Year 1. TREKK shall continue to provide ArcGIS licensing and credentials and maintain the City's ArcGIS Online environment.

Field data collection will be completed for approximately 290 storm sewer assets identified by the City. Data collection will include capturing asset attributes, observable conditions, and photo documentation. Survey-grade GPS coordinates (X, Y, and Z) will be collected at each storm sewer asset to ensure accurate spatial representation.

TREKK360 technology will be used to capture 360-degree imagery of each storm sewer asset. The collected imagery will be processed to create interactive 360-degree panoramic viewers and 3D models, linked directly to each asset within GIS. This imagery provides enhanced visual context for asset condition, access constraints, and surrounding features.

Links to an example TREKK360 Pano and TREKK360 3D Model are provided above in the year 1 example.

Field data will be reviewed and edited in ArcGIS Pro, and GIS mapping deliverables will be updated to reflect storm sewer assets and associated attributes. TREKK will continue to provide GIS on-call support and staff training to assist with data access, review, and ongoing system use.

Year 3 Inspections and Field Verification

Year 3 includes ArcGIS licensing and focuses on system condition screening and asset verification. TREKK shall perform simple manhole inspections for approximately 220 sanitary manholes and 290 storm manholes. Simple inspections will classify assets as Good, Fair, or Poor based on observable conditions and accessibility.

Additional services include field verification of unknown or unmapped pipes identified by the City. Verification will be completed using field crews to confirm pipe locations, connections, and attributes. Where necessary, CCTV crews will be utilized to visually confirm pipe alignment, material, and flow characteristics.

Inspection and verification results will be incorporated into the City's GIS, and GIS updates will be performed to reflect verified assets and inspection findings. TREKK shall continue to provide GIS on-call support to assist City staff with data review and updates.

Year 4 Condition Assessments and Engineering Design

Year 4 emphasizes detailed condition assessment and planning. TREKK shall continue ArcGIS licensing and perform NASSCO MACP manhole inspections for assets identified as poor condition, including approximately 20 percent of sanitary manholes and 20 percent of storm manholes.

MACP inspections will include field data collection, TREKK360 panoramic imagery, data processing, and standardized condition coding in accordance with NASSCO guidelines. Inspection results will be delivered in PDF format exported from the inspection software. These inspections shall be done using data collected in Years 1-3. It is not anticipated to collect additional field data. TREKK360 imagery and 3D digital twins will be linked within the inspection reports and hosted on a secure server.

An example NASSCO MACP PDF Report is included as Exhibit B.

Based on inspection results, TREKK shall prepare rehabilitation recommendations and provide engineering design services to support capital planning. GIS updates and on-call support will continue throughout the year.

Year 5 Rehabilitation Planning and Design Support

Year 5 continues ArcGIS licensing and focuses on MACP manhole inspections for good and fair condition assets, including approximately 80 percent of sanitary manholes and 80 percent of storm manholes.

Inspection data will be incorporated into the City's GIS and used to refine rehabilitation recommendations. TREKK shall provide continued engineering design services to support rehabilitation planning and future implementation. GIS updates and on-call support will continue to ensure data remains current and accessible.

Article 2
Additional Services

All additional work required by the client will be billed on an hourly basis according to the rate schedule attached, or at a negotiated lump sum fee. Extra work would include, but not be limited to:

- Changes in Scope of Services.
- Variations in actual quantities.
- Additional time and materials beyond contract fee amount. A billing rate schedule is attached.
- Any additional permitting or easements.
- Licensing and Credentials for ArcGIS Online are provided in this proposal for Years 1-5. Each year after that would be an additional fee not included in this fee

Article 3
Client Responsibilities

- The Client shall provide any maps of the City of Bennington sanitary and storm sewer systems.
- The Client shall provide any as-built or record drawings of the sanitary and storm sewer systems.
- The Client shall provide names of structures, or a process of naming structures.
- The Client shall work with TREKK to determine the quantities and schedule of work to be completed.
- The Client shall provide any keys or access to locked structures or fence gates that will need to be accessed by field crews.
- The Client shall coordinate with property owners.
- The Client shall provide any easements or permits required.
- The Client shall provide any phasing requirements.
- TREKK is not providing the Client any computers, tablets, or smartphones. It is assumed that the Client and its staff has access to computers, tablets, and/or smartphones to access ArcGIS Online.

Article 4

Contract Fee and Billing

The Client shall compensate TREKK Design Group for Scope of Services described above and in accordance with Terms and Conditions of this Agreement.

1. For **FIELD SERVICES** compensation shall be based on a unit rate and hourly basis. Actual quantities are unknown. Estimated quantities with unit and hourly rates are below, and can be adjusted to match the Client's budget.

Year 1 – Sanitary Sewer Data Collection and GIS Services

- ArcGIS Licensing and Credentials – **$1,150**
- Sanitary Sewer Field Data Collection (220 EA @ $150) – **$33,000**
- TREKK360 Data Processing – Sanitary (220 EA @ $25) – **$5,500**
- Survey-Grade GPS – Sanitary (220 EA @ $25) – **$5,500**
- GIS Mapping Review & Deliverables – Sanitary (40 HR @ $125) – **$5,000**
- GIS On-Call Support and Training (40 HR @ $125) – **$5,000**
- Project Management (10%) – **$5,515**
- **Year 1 Total: $60,665**

Year 2 Storm Sewer Data Collection and GIS Services

- ArcGIS Licensing and Credentials – **$1,150**
- Storm Sewer Field Data Collection (290 EA @ $150) – **$43,500**
- TREKK360 Data Processing – Storm (290 EA @ $25) – **$7,250**
- Survey-Grade GPS – Storm (290 EA @ $25) – **$7,250**
- GIS Mapping Review & Deliverables – Storm (40 HR @ $125) – **$5,000**
- GIS On-Call Support and Training (20 HR @ $125) – **$2,500**
- Project Management (10%) – **$6,665**
- **Year 2 Total: $73,315**

Year 3 Inspections and Asset Verification

- ArcGIS Licensing and Credentials – **$1,150**
- Simple Manhole Inspections – Sanitary (220 EA @ $50) – **$11,000**
- Simple Manhole Inspections – Storm (290 EA @ $50) – **$14,500**
- Field Verification of Unknown Pipes – Field Crew (40 HR @ $250) – **$10,000**
- Field Verification of Unknown Pipes – CCTV Crew (10 HR @ $750) – **$7,500**
- GIS Updates and On-Call Support (20 HR @ $125) – **$2,500**
- Project Management (10%) – **$4,665**
- **Year 3 Total: $51,315**

Year 4 Condition Assessment and Engineering Services

- ArcGIS Licensing and Credentials – **$1,150**
- MACP Manhole Inspections – Poor Condition, Sanitary (44 EA @ $75) – **$3,300**
- MACP Manhole Inspections – Poor Condition, Storm (58 EA @ $75) – **$4,350**
- Rehabilitation Recommendations Report (40 HR @ $295) – **$11,800**
- Engineering Design Services (160 HR @ $155) – **$24,800**
- GIS Updates and On-Call Support (16 HR @ $125) – **$2,000**
- Project Management (10%) – **$4,740**
- **Year 4 Total: $52,140**

Year 5 –Rehabilitation Planning and Design Support

- ArcGIS Licensing and Credentials – **$1,150**
- MACP Manhole Inspections – Good/Fair Condition, Sanitary (176 EA @ $75) – **$13,200**
- MACP Manhole Inspections – Good/Fair Condition, Storm (232 EA @ $75) – **$17,400**
- Rehabilitation Recommendations Report (40 HR @ $295) – **$11,800**
- Engineering Design Services (120 HR @ $155) – **$18,600**
- GIS Updates and On-Call Support (12 HR @ $125) – **$1,500**
- Project Management (10%) – **$6,365**
- **Year 5 Total: $70,015**

*The quantities listed above are approximate and will vary, so the total price is an estimate. TREKK shall work with the City of Bennington within their budget to phase the project however is needed.

All work shall be performed according to **our Standard Terms and Conditions of Contract,** incorporated into this contract by reference herein and attached as Exhibit A.

Article 5
Schedule

The project Schedule is as follows:

Task 1: Field Services
Consultant shall work with the Client to determine schedule based on work approved.

If this Contract Proposal is acceptable and outlines our complete agreement, please signify your acceptance by signing in the space provided and return one copy to our office. Electronic copy is acceptable. This Document will then constitute our complete Agreement.

TREKK DESIGN GROUP, LLC

Kimberly Robinett Date
Managing Partner

CITY OF BENNINGTON

Authorized Representative Date

City of Bennington, Nebraska
Cost of Service & Rate Design Amendment
Flow of Future Funds - Wastewater
Proposed Rate Model

Monthly Wastewater Use Rate Categories	Actual 2023	Actual 2024	Actual 2025	Projected 2026	Projected 2027	Projected 2028	
Residential							
Minimum Charge	$23.73	$24.20	$24.20	$25.23	$26.30	$27.42	
Commodity Charge per CCF	$3.39	$3.46	$3.46	$3.60	$3.76	$3.92	
Commercial							
Minimum Charge for Meters ≤ 1"	$35.56	$36.27	$36.27	$37.81	$39.42	$41.09	
Minimum Charge for Meters ≤ 2"	$71.12	$72.54	$72.54	$75.62	$78.84	$82.19	
Minimum Charge for Meters ≤ 3"	$142.25	$145.09	$145.09	$151.26	$157.69	$164.39	
Commodity Charge per CCF	$3.39	$3.46	$3.46	$3.60	$3.76	$3.92	
						Rate of Inflation:	5.5%
				Yearly User and Consumption Increase:			2.0%

	2023	2024	2025	2026	2027	2028	Total
Operating Revenue				6%	6%	6%	
Wastewater Sale Revenue	$761,983	$895,584	$777,450	$821,741	$873,798	$929,154	$2,435,017
Other Income	$2,485	$0	$0	$239,500	$0	$0	$0
Total Operating Revenue	$764,468	$895,584	$777,450	$1,061,241	$873,798	$929,154	$2,437,502
O & M Expenses (Less Depreciation and Interest)	$469,193	$542,423	$735,816	$805,000	$791,000	$834,500	$1,747,431
Net Operating Revenue	$295,275	$353,161	$41,635	$256,241	$82,798	$94,654	$690,071
Additional Obligations							
CIP and Reserve	$42,046	$49,257	$55,843	$406,958	$58,102	$59,268	$147,146
Debt Expense	$55,940	$514,591	$0	$0	$0	$0	$570,531
Total Other Obligations	*$97,986*	*$563,848*	*$55,843*	*$406,958*	*$58,102*	*$59,268*	$717,677
Total Annual Revenue	*$764,468*	*$895,584*	*$777,450*	*$1,061,241*	*$873,798*	*$929,154*	$2,437,502
Total Annual Expenses	*$567,179*	*$1,106,271*	*$791,659*	*$1,211,958*	*$849,102*	*$893,768*	$2,465,108
Net Balance from Operations	$197,289	($210,687)	($14,208)	($150,717)	$24,696	$35,386	($27,606)
Percent Deficiency of Water Service Revenue	---	-23.5%	-1.8%	-14.2%	---	---	-1.1%
Beginning Cash Balance	$637,113	$971,314	$760,627	$746,419	$595,702	$620,398	
Ending Cash Balance	$971,314	$760,627	$746,419	$595,702	$620,398	$655,784	

see page 2 for breakdown on this

Our estimate on fund cash balance

2026 Sewer Rate Review for the City of Bennington, NE

Revenues and Expenses

	Actual	Actual	Actual	Projected	Projected	Projected
Revenue	2023	2024	2025	2026	2027	2028
Charges for Services						
Bond Proceeds	$0	$0	$0	$0	$0	$0
Sewer Connection Permit Fee	$161,408	$231,718	$234,828	$239,500	$244,300	$249,200
Sewer Receipts	$600,575	$663,866	$777,450	$793,000	$808,900	$825,100
Other Miscellaneous Income	$2,485	$0	$3,055	$3,100	$3,200	$3,300
Total Revenues	**$764,468**	**$895,584**	**$1,015,333**	**$1,035,600**	**$1,056,400**	**$1,077,600**
Expenses	2023	2024	2025	2026	2027	2028
Repairs & Maintenance	$0	$35,017	$36,644	$0	$0	$0
People Service Contract	$15,770	$16,600	$17,335	$18,300	$19,300	$20,400
Miscellaneous	$0	$101	$135	$0	$0	$0
Locates	$0	$0	$0	$0	$0	$0
City of Omaha	$321,958	$311,397	$382,890	$403,900	$426,100	$449,500
MUD Billing Charge	$25,139	$26,458	$31,501	$46,500	$49,100	$51,800
Sewer Connections	$106,326	$152,850	$261,918	$276,300	$291,500	$307,500
Debt Expense	$55,940	$514,591	$0	$0	$0	$0
Engineering	$0	$0	$5,391	$60,000	$5,000	$5,300
Total Expenses	**$525,133**	**$1,057,014**	**$735,816**	**$805,000**	**$791,000**	**$834,500**
O&M Expenses (Total less Debt)	**$469,193**	**$542,423**	**$735,816**	**$805,000**	**$791,000**	**$834,500**
Operating Income	**$239,335**	**($161,430)**	**$279,518**	**$230,600**	**$265,400**	**$243,100**

GIS Mapping of Sewer

Bond Payments

Bonds	2023	2024	2025	2026	2027	2028
Molley Street Sanitary Sewer Bonds Series 2018	$55,940	$541,591				
Total	**$55,940**	**$541,591**				

Capital Improvement Projects

Expected Capital Improvements Projects (CIP)	2023	2024	2025	2026	2027	2028
Stark/Allen/Molley Street Sewer Improvements				$350,000		

Construction Project

Item #6

Public Works Building

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: 9 Period To: 01/31/26 Architect's Project No:	Date: 01/23/2026
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	Number	Date Approved	Additions	Deductions
Change orders approved in previous months by owner			31,576.60	-17,000.00
Change orders approved this month	PCCO 007	01/12/26	782.00	
Totals			782.00	
Net change by change orders			15,358.60	

Original contract sum	1,731,875.00
Net change by change orders	15,358.60
Contract sum to date	1,747,233.60
Total completed and stored to date	1,747,233.60
Retainage	
0.0% of completed work	0.00
0.0% of stored material	0.00
Total retainage	0.00
Total earned less retainage	1,747,233.60
Less previous certificates of payment	1,702,790.31
0.000% of taxable amount	0.00
Current sales tax	0.00
Current payment due	**44,443.29**
Balance to finish, including retainage	0.00

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

Contractor:
By: _____ Date: 1/23/26
State of: Nebraska County of: Douglas
Subscribed and sworn to before me this 23rd day of January
2026 (year). Notary public: Julie A. Vodicka
My commission expires _____

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

Architect's Certificate for Payment

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

Amount Certified: $ _____

Architect:
By: _____ Date: 02.02.26

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: 9 Date: 01/23/26 Period To: 01/31/26
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	76,894.00	76,894.00	0.00	0.00	76,894.00	100.00	0.00	0.00	
002.00	Site Utilities	62,985.00	62,985.00	0.00	0.00	62,985.00	100.00	0.00	0.00	
003.00	Site Concrete	95,934.00	95,934.00	0.00	0.00	95,934.00	100.00	0.00	0.00	
004.00	Landscaping	13,802.00	13,802.00	0.00	0.00	13,802.00	100.00	0.00	0.00	
005.00	Site Improvements	4,945.00	4,945.00	0.00	0.00	4,945.00	100.00	0.00	0.00	
006.00	Building Concrete	199,385.00	199,385.00	0.00	0.00	199,385.00	100.00	0.00	0.00	
007.00	Miscellaneous Steel	104,772.00	104,772.00	0.00	0.00	104,772.00	100.00	0.00	0.00	
008.00	Millwork	3,275.00	3,275.00	0.00	0.00	3,275.00	100.00	0.00	0.00	
009.00	Joint Sealants	7,321.00	7,321.00	0.00	0.00	7,321.00	100.00	0.00	0.00	
010.00	Openings	60,580.00	60,580.00	0.00	0.00	60,580.00	100.00	0.00	0.00	
011.00	Drywall & Acoustic Ceilings	64,000.00	64,000.00	0.00	0.00	64,000.00	100.00	0.00	0.00	
012.00	Finishes	21,687.00	21,687.00	0.00	0.00	21,687.00	100.00	0.00	0.00	
013.00	Pre-Engineered Metal Building	420,700.00	420,700.00	0.00	0.00	420,700.00	100.00	0.00	0.00	
014.00	Fire Sprinkler System	35,860.00	35,860.00	0.00	0.00	35,860.00	100.00	0.00	0.00	
015.00	Plumbing	91,376.00	91,376.00	0.00	0.00	91,376.00	100.00	0.00	0.00	
016.00	HVAC	87,770.00	87,770.00	0.00	0.00	87,770.00	100.00	0.00	0.00	
017.00	Electrical	117,230.00	116,550.00	680.00	0.00	117,230.00	100.00	0.00	0.00	
018.00	GC's/GR's/Fee	278,717.60	278,615.60	102.00	0.00	278,717.60	100.00	0.00	0.00	
	Application Total	1,747,233.60	1,746,451.60	782.00	0.00	1,747,233.60	100.00	0.00	0.00	

CONDITIONAL CONTRACTOR'S WAIVER OF LIEN

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

Conditioned upon Owner's payment in the amount of **$44,443.29**, Contractor does hereby waive, release and surrender any and all liens or claims of right of lien for labor, services, material, fixtures, apparatus or machinery included in the invoiced amount above. The right to lien shall remain for any amounts unbilled and retainage withheld for the period up to and including **January 31, 2026**. In addition, if any amounts remain unpaid from previous pay requests, such payment must be received by Contractor to remove the conditional status of this waiver.

Darland Construction Co.

Date signed 1/23/26

John Maderak, Senior Project Manager

NOTARY SEAL

STATE OF **NEBRASKA**

COUNTY OF **DOUGLAS**

I, Julie A. Vodicka, a Notary Public in and for said County, do hereby certify that John Maderak, personally known to me to be Senior Project Manager of Darland Construction Co. and the identical person described in and whose name is affixed to the above instrument, and acknowledged the execution thereof to be his/her voluntary act and deed. Given under my hand and seal this 23rd day of January, 2026.

Julie A. Vodicka

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

UNCONDITIONAL CONTRACTOR'S WAIVER OF LIEN

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

For and in consideration of **$74,800.96,** Contractor does hereby unconditionally waive, release and surrender any and all liens or claims of right of lien for labor, services, material, fixtures, apparatus or machinery included in the invoiced amount above. The right to lien shall remain for any amounts unbilled and retainage withheld for the period up to and including **December 31, 2025.**

Darland Construction Co.

Date signed 1/23/26

John Maderak, Sr. Project Manager

NOTARY SEAL

STATE OF **NEBRASKA**

COUNTY OF **DOUGLAS**

I, Julie A. Vodicka, a Notary Public in and for said County, do hereby certify that John Maderak, personally known to me to be Sr. Project Manager of Darland Construction Co. and the identical person described in and whose name is affixed to the above instrument, and acknowledged the execution thereof to be his/her voluntary act and deed. Given under my hand and seal this 23rd day of January, 2026.

Julie A. Vodicka

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

AIA® Document G704® – 2017

Certificate of Substantial Completion

PROJECT: *(name and address)* Bennington Public Works Building Bennington, Nebraska	**CONTRACT INFORMATION:** Contract For: General Construction Date: April 22, 2025	**CERTIFICATE INFORMATION:** Certificate Number: 001 Date: January 14, 2026
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 Work identified below has been reviewed and found, to the Architect's best knowledge, information, and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion designated below is the date established by this Certificate.
(Identify the Work, or portion thereof, that is substantially complete.)
Project is Substantially Complete.

JEO Architecture, Inc.		Jarred Meyer, Associate AIA|LEED AP BD+C, Associate AIA	January 14, 2026
ARCHITECT *(Firm Name)*	**SIGNATURE**	**PRINTED NAME AND TITLE**	**DATE OF SUBSTANTIAL COMPLETION**

WARRANTIES
The date of Substantial Completion of the Project or portion designated above is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:
(Identify warranties that do not commence on the date of Substantial Completion, if any, and indicate their date of commencement.)
Exterior concrete paving shall have an additional 1-year warranty.

WORK TO BE COMPLETED OR CORRECTED
A list of items to be completed or corrected is attached hereto, or transmitted as agreed upon by the parties, and identified as follows:
(Identify the list of Work to be completed or corrected.)
Any outstanding punchlist items.

The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. Unless otherwise agreed to in writing, the date of commencement of warranties for items on the attached list will be the date of issuance of the final Certificate of Payment or the date of final payment, whichever occurs first. The Contractor will complete or correct the Work on the list of items attached hereto within Thirty (30) days from the above date of Substantial Completion.

Cost estimate of Work to be completed or corrected: $

The responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work, insurance, and other items identified below shall be as follows:
(Note: Owner's and Contractor's legal and insurance counsel should review insurance requirements and coverage.)
The Owner accepts the Work as substantially complete and will assume full possession at 5:00pm, local standard time, on January 14, 2026. All responsibilities for insurance, maintenance, heat, and utilities shall accrue to the Owner, except for damage caused by the Contractor's construction activities.

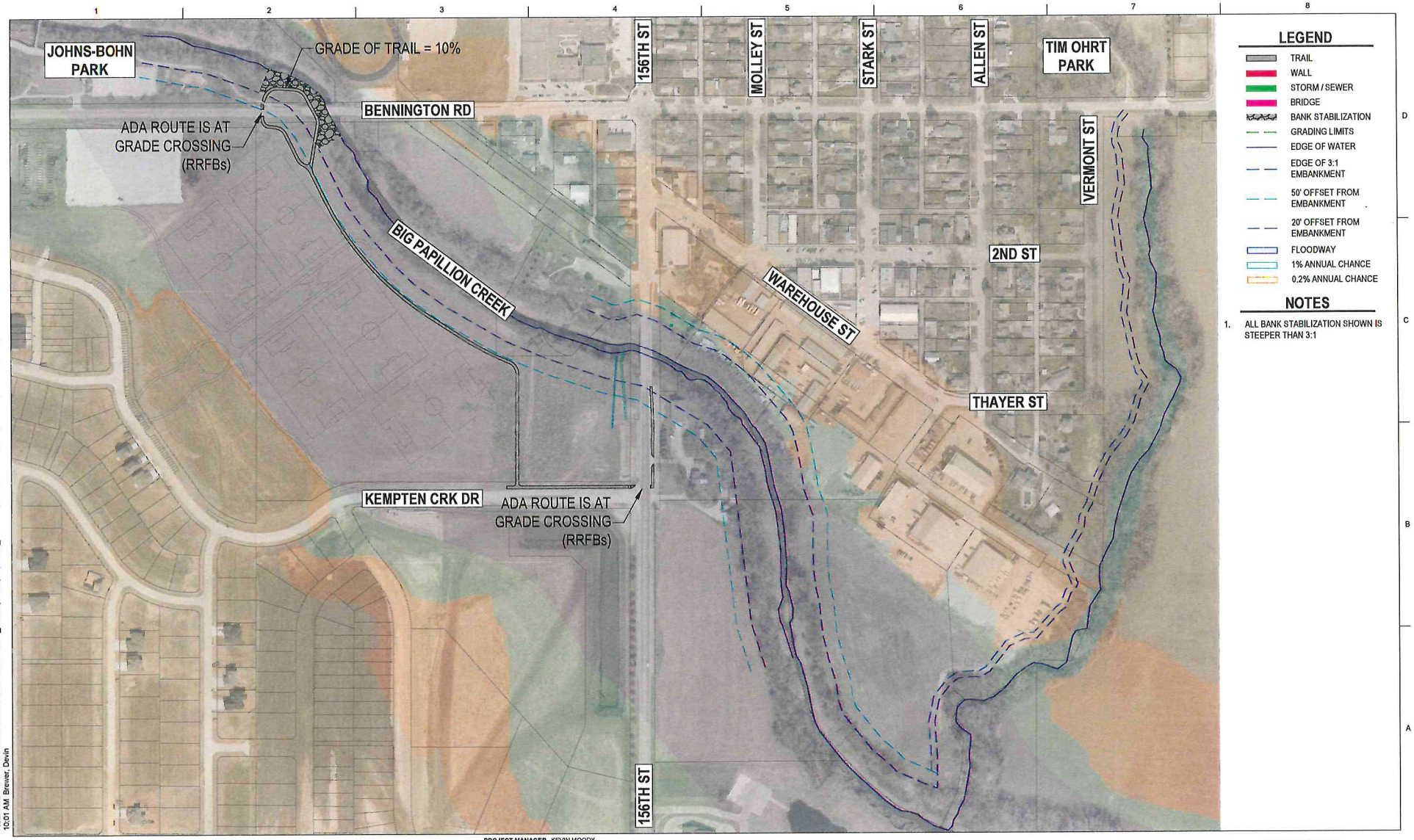
The Owner and Contractor hereby accept the responsibilities assigned to them in this Certificate of Substantial Completion:

Darland Construction Co		John Maderak, Senior PM	
CONTRACTOR *(Firm Name)*	**SIGNATURE**	**PRINTED NAME AND TITLE**	**DATE**
City of Bennington		Clint Adams, Mayor	
OWNER *(Firm Name)*	**SIGNATURE**	**PRINTED NAME AND TITLE**	**DATE**

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User Notes: (3B9ADA33)

Item #7

Papio Creek Trail



FILENAME: C:\Users\dhrewer\DC\ACCDocs\HDR\10449560_Bennington-BigPapioTrail_NEPA\Project Files\HDR\05_Civil_C\Concepts\Concepts.dwg PLOTTED: 2/4/2026 10:01 AM Brewer, Devin

ISSUE	DATE	DESCRIPTION
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PROJECT MANAGER KEVIN MOODY

PROJECT NUMBER 10449560

PRELIMINARY
NOT FOR CONSTRUCTION
OR RECORDING

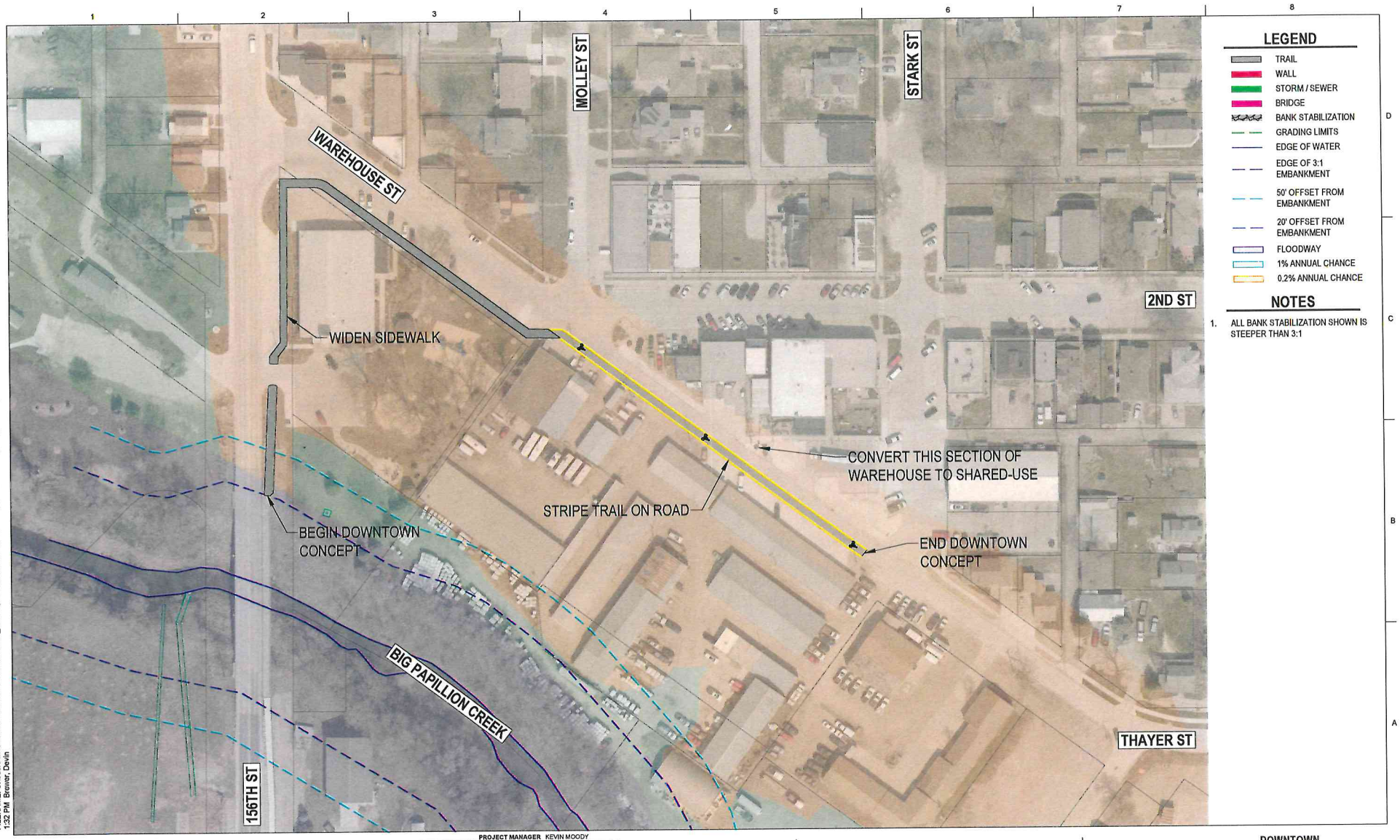
BENNINGTON TRAIL

BASE CONCEPT

FILENAME Concepts.dwg

SCALE 1" = 150'

SHEET 1



FILENAME: C:\Users\bhrower\DC\ACCDocs\HDR\10449560_Bennington+BigPapioTrail_NEPA\Project Files\HDR\05_Civil_C\Concepts\Concepts.dwg PLOTTED: 2/4/2026 1:32 PM Brower, Devin

ISSUE	DATE	DESCRIPTION
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PROJECT MANAGER KEVIN MOODY

PROJECT NUMBER 10449560

PRELIMINARY
NOT FOR CONSTRUCTION
OR RECORDING

BENNINGTON TRAIL

DOWNTOWN CONCEPT 1

FILENAME Concepts.dwg

SCALE 1" = 50'

SHEET 1

Item #8

Library Report

Bennington City Council Meeting
February 9, 2026
Library Report

Bennington Public Library Board of Trustees Meeting
January 27, 2026
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
Please see the November and December statistical reports for detailed program attendance and circulation data from the last two months as well as the *2025 by the Numbers* graphic.

General Interest/All Ages

- In the month of December library staff and volunteers designed and assembled 200 fun and festive **Take & Make Holiday Craft Kits** for at-home enjoyment for all ages.
- Our **Winter Reading Challenge** has provided a fun, low-pressure way to keep reading during this cold January. BINGO sheets with age-appropriate (birth-5, k-5, teen, adult). reading-related activities were designed for participants to win entries into a drawing for each Bingo achieved.
- **Blind Date with a Book** starts February 2. Wrapped books for three age groups-children, teens, and adults, will include a hint about the book and a *Rate Your Date* form for entry into a prize drawing.
- **Cat Café** with Felius for ages 7 and up, Saturday, February 28, 9:30 – 1:30 AM

Early literacy

- We hosted two special **Pajama Storytimes** in December, perfect for the little ones who love starting the day with stories, songs, and fun. Children were invited to wear their comfiest pajamas and bring a favorite stuffed friend and/or blankie.
- A **Pajama Tea Party** was held last Saturday. But instead of our usual royalty theme, everyone arrived in their coziest pajamas and brought their favorite stuffed animal. Advanced registrations were required with several families having to be placed on a waiting list. As it turned out, we had a very cold weather day, so crowd control was not an issue. Caregivers and children totaled 45.

Teen/Young Adult

- Teens celebrated the holidays with a **Teen Movie Watch Party** with the showing of the movie "Elf. This fun-filled event featured Elf's four major food groups: spaghetti, syrup, candy corn, and candy canes.
- A **Teen Study Night** was offered on December 16 for students to get ready for final exams. Small group study rooms, individual seating, computers, printing, other study supplies, and snacks were available.
- In January we held a **Teen Video Game Night**. Johnna scrounged a PS4, a Nintendo Switch, and the library's Wii. Participants could also bring their own gaming system.
- **Love Stinks! Anti-Valentine's Day for Teens**, Friday, February 13 at 6:00 PM: no valentines, but crafts, games, and snacks.

Adult

- **Second Saturday Craft Circle** with Third Space Omaha featured a **cross-stitch** holiday card project in December. **Sewing Machine 101** was offered in January. Nicole provided a relaxed, supportive environment while she covered the basics of using a sewing machine. Sewing machines were provided for those who did not bring their own.
- It's not too early to plan your Spring Garden! A **Spring Gardening Seminar** featuring our friends from The Big Garden will present two sessions: "Planning Your Garden for Seed Saving" and "Composting 101." Registration spots are filling up fast.

Summer Reading 2026 plans are underway. Promotional materials from CSLP have arrived, several presenters have already been booked, and the entire library staff gave up a recent Saturday afternoon to begin ironing out the details—which there are many, by the way!

Anticipated spring activities include our role of collecting and displaying art for the Woman's Club District II Art Show, Out and About Storytimes, and National Library Week, to name a few. On Tuesday, March 10 (at 6:00 PM) we will hold another popular all-ages special event. ***Finding Gobi*** is touring internationally and is coming to Bennington, Nebraska! It is an event which features a heartwarming, true tale of a stray dog who joined Dion Leonard during a 155-mile ultramarathon across the Gobi Desert. They are visiting two Bennington elementary schools and have offered to reduce their fee to $300.

We are excited to be partnering with **Opera Omaha** again. Opera Omaha has offered a limited number of vouchers for tickets to *Susannah*.

The library's wide range of offerings were featured in our December 2 and January 8 **digital newsletters.**

Collection Development

Patron holds are now located on a book cart adjacent to the circulation desk.

Weeding numbers in the current fiscal year: 348 Adult Books, 264 Children's Books, 3 YA Books, and 3 DVDs.

Number of items added since 10/1/2025: 185 Adult Books, 329 Children's Books, 7 DVDs, & 2 Audiobooks (46 Yoto sets, 26 Playaways), 16 YA Books, 4 Kits, and 41 Magazines.

Washington County Community Foundation Grant request for 2026 was submitted this month. Our grant proposal included Expansion of the Yoto Audiobook Collection, Penworthy Early Learning Kits, Gaming Equipment for Teen Programming, and Cooking Equipment for Adult and Intergenerational Library Programs.

Technology/Building Maintenance

Natalie and I will be joining City department leaders tomorrow morning for a Zoom meeting with a CivicPlus representative who will demonstrate what they have to offer in the way websites for municipalities (and libraries).

ByWater Solutions is hosting an online training session for the Aspen Web Builder on Thursday, January 29.

In addition, both Natalie and Heather will be involved in assessing new applications that may become available for enhancing the Pioneer Koha ILS.

Robert Rosenquist obtained a quote from CCS Presentation Systems ($3,707.87) to correct issues and enhance ease of use of the **conference room AV system**. The scope of the work includes removing the damaged wall plate, installation of new wall plate equipped with HDMI, USB-C, and 3.5 mm audio inputs. New HDMI and USB-C cables for end users to connect their devices to the wall plate (many current laptops no longer provide HDMI outputs).

Installation of an audio transformer with an RCA cable in the AV rack to be available for a Bluetooth receiver. Installation of a vented shelf within the existing equipment rack to reposition the Blu-ray player at a more accessible height for ease of use. Re-soldering control cables behind both displays to restore full functionality and control capabilities. Reprogramming Extron control system to integrate and support the newly added input sources.

Strategic Electric came out to correct the issue with the connections to the **outdoor lights**.

The transition to our new **cleaning service** with City Wide Facility Solutions went smoothly.

A-United Automatic Doors and Glass came out to service the interior **automatic door** of the library this month. The door controller went out in December and needed to be replaced.

Personnel/Staff Development

Our library staff is committed to intentionally seeking and refining systems and procedures that strengthen the library's effectiveness. Lisa is serving as a member of the Pioneer Consortium Board of Directors. Heather has joined Lisa in attending consortium and executive meetings to learn more about our Koha information library system

Nora, our new part-time library aide, successfully conducted her first storytime this month. Johnna provided the outline and books, and Lisa was present as a co-leader and moral support. Johnna will be taking time off for her wedding in April as well as a long weekend now and then and it is a great help to have a staff member available to sub for her.

Our library will be the venue for one of the Three Rivers Library System's **Summer Reading Workshop** on Friday, February 13.

Part-time hours will be adjusted this spring and summer as staff members' availability changes.

Social Media/Online Engagement

One thing to note is our extremely viral Facebook video where we shared our favorite books we read in 2025. We gained more than 200 new "page follows" from it and it received 189,000 views, 2200 likes, 27 comments and was shared 56 times. While we never know when a video or post will "hit" – we are going to focus our efforts on more videos that feature library staff and collection/book reviews and that are not so graphic/programming heavy.
https://facebook.com/reel/1410102087259669/

2025 Online Engagement
Facebook: 143k views,10,643 profile visits, 220 new follows
Instagram: 39.7k views,1,197 profile visits, 132 new follows
Website: 48,245 website views, 16,517 website visitors
TikTok: 198k video views, 1.6k profile views, 475 shares

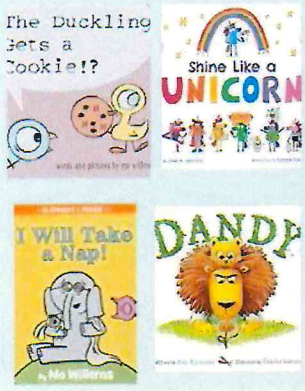
General Online Stats 1/12/2026
Facebook: 2,168 followers
Instagram: 674 followers
TikTok: 1,695 followers, 53.3k total likes
Google: 5.0 stars (36 reviews)
7 weeks ago:
"Love, love, love this library. Ms. Johnna's story times are incredible. She creates a calm, fun, inviting environment for kids to read, play games, sing songs, and develop a love for reading. My kids always have so much fun. They have a variety of events, a very organized/wide selection of books, and it's located close to a park and ice cream shop, making it the perfect location for a fun family day"

Bennington Public Library

2025 BY THE NUMBERS

TOP CHECKED-OUT TITLES

CHILDREN'S BOOKS



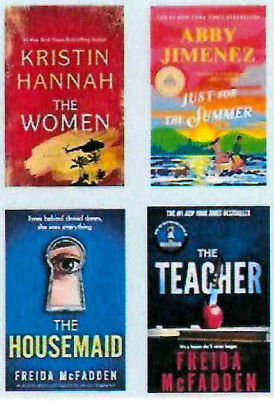
CHILDREN'S CHAPTER BOOKS



YOUNG ADULT FICTION



ADULT FICTION



VISITS TO THE LIBRARY 47,215

1,076 NEW LIBRARY CARDS ISSUED

345 PARTNERSHIP PASS CHECKOUTS

127,931 PHYSICAL ITEM CHECKOUTS

PEOPLE WHO ATTENDED A LIBRARY PROGRAM 13,780

27,332 EBOOK & AUDIOBOOK DOWNLOADS

2025 Calendar Year Library Stats	2025	2024	% increase
Visits to the Library	47,215	42,709	10.6%
New Library Cards	1,076	988	8.9%
Partnership Pass Checkout	345	203	70.0%
Program Attendance	13,780	12,589	9.5%
Physical Item Checkouts	127,931	119,524	7.0%
Digital item Checkouts (eAudio, eBook, eMagazine)	27,332	22,353	22.3%
eMagazine Checkouts	2,207	1,051	110.0%

Bennington Public Library

November 2025 Statistics

	2025	2024
Circulation:		
Circulation-physical items	9,561	8,349
OVERDRIVE	3,112	2,329
eAudiobooks - 1199 eBooks - 889 eMagazines - 281 BPS - 743		
Book Club Kits	30	30
Total Circulation	**12,703**	**10,708**
New Items Processed/Cataloged	**261**	
Newsbank searches/views/sessions	**280/792/3964**	**472/3586/135**
NYT (16 libs)stats codes/usage	**331/2614**	
Computer Use	**147**	**105**
Study Room Use	**9**	**22**
Conference Room Use	**27**	**21**
Cards issued:		
City	7	16
Douglas County	51	29
Omaha	23	2
Washington County/other	6	1
TOTAL NEW LIBRARY CARDS	**87**	**48**
Program Attendance:		
Preschool STEAM-Monday (4)	177	103
Storytime-Thursday (3)	166	130
Outreach Storytimes-KoalaT (3)	56	38
Saturday Storytime (2)	53	67
Out & About Storytime @ BFD (1)	147	165
Outreach-Legacy School (3)	135	
TOTAL EARLY LIT PROGRAMS (16)	**734**	**503**
Read to a Dog (1)	23	42
Open Art Studio (3)	34	104
LEGO (4)	78	121
TOTAL ELEM PROGRAMS (8)	**135**	**267**
Teen Time (1)	5	21
Teen BLAB (1)	2	4
Outreach MS Book Club (4)	25	40
Teen Crochet (2)	12	
Teensgiving (9)	9	13
Total YA/Teen Program (9)	**53**	**78**
Book Club-1st Wed	13	11
Book Club-3rd Tues	10	9
Book Club-Ridgewood-3rd Fri	6	5
Craft Circle w/3rd Space	30	19
Total Adult Programs (4)	**59**	**44**
Self-directed Early Lit-Scav Hunt	**325**	290
General Interest-Mush Dog Sophia	**150**	n/a
Library Visits	3,069	2,527
Volunteers/Hours	18/68	15/73
Copier-Printer (10/13-11/12)	3,276	2,108

Collection Code	checkouts/renewals
Adult DVDs	33
Adult Fiction	1,279
Adult Large Print Fiction	2
Adult Magazines	9
Adult Nonfiction	252
Cake Pans	2
Interlibrary Loan	13
Childrens Boardbooks	298
Childrens Chapter Books	919
Childrens Comic Books	19
Childrens Books on CD	13
Childrens DVDs	208
Childrens Easy Readers	1,603
Childrens Graphic Novels	758
Childrens Magazines	22
Childrens Nonfiction	865
Childrens Picture Books	2,681
Childrens Playaways	201
Childrens Readalongs	142
Kits	30
Young Adult Fiction	185
Young Adult Graphic Novels	18
Young Adult Nonfiction	9
Total Physical Items Circulated	**9,561**

Social Media Stats November 2025

Facebook: 11.3k views, 717 profile visits
Instagram: 5.6k views, 64 profile visits
Website: 3,697 views

Google Profile:
People viewed our profile: 933
Profile Interactions: 664
Searches showed our profile: 447
Website clicks: 458
Calls: 50
People asked for directions: 156

Bennington Public Library

December 2025 Statistics

	2025	2024
Circulation		
Circulation-physical items	10,305	7,919
OVERDRIVE	2,924	2,294
eAudiobooks - 1147 eBooks - 854 eMagazines - 280 BPS - 643		
Book Club Kits	30	30
Total Circulation	**13,259**	**10,243**
New Items Processed/Cataloged	**330**	
Newsbank searches/views/sessions	**265/728/3318**	**480/3455/1684**
NYT (16 libs) stats codes/usage	**334/2526**	
Computer Use	**135**	**94**
Study Room Use	**20**	**20**
Conference Room Use	**11**	**16**
Cards issued:		
City	5	3
Douglas County	42	30
Omaha	16	4
Washington County/other	1	
TOTAL NEW LIBRARY CARDS	**64**	**37**
Preschool STEAM-Mon (5)	180	131
Story Time-Thurs (3)	184	135
Outreach Storytime-KoalaT (3)	60	70
Storytime Saturday (2)	69	50
TOTAL EARLY LIT PROGRAMS (13)	**493**	**386**
Read to a Dog (1)	56	38
Open Art Studio (3)	132	97
LEGO (3)	98	57
TOTAL ELEM PROGRAMS (7)	**286**	**192**
Teen Time (3)	5	30
Teen BLAB	2	4
Outreach Middle School Book Clubs (2)	15	11
Teen Crochet (2)	17	
Teen Movie-Elf (1)	15	
Teen Study Time (1)	12	
TOTAL TEEN PROGRAMS (8)	**66**	**45**
Book Club-1st Wed	15	11
Book Clubs-3rd Tues	12	9
Book Club-RW	7	5
Craft Circle w/3rd Space	5	
TOTAL ADULT PROGRAMS (4)	**39**	**25**
Self-directed Early Lit-Scav Hunt	**525**	**250**
Take 'n Make Kits	**200**	**200**
Visits	**3,190**	2,476
Volunteer/Hours	**17/91**	15/69
Printer/Copies-Kyocera 11/13-12/12	**3282**	1,532

Physical Materials Circulated	
Collection Code	**Checkouts/Renewals**
Adult DVDs	33
Adult Fiction	1,323
Adult Large Print Fiction	1
Adult Magazines	10
Adult Nonfiction	234
Cake Pans	2
Interlibrary Loan	25
Childrens Boardbooks	345
Childrens Chapter Books	944
Childrens Comic Books	10
Childrens Books on CD	11
Childrens DVDs	212
Childrens Easy Readers	1,819
Childrens Graphic Novels	866
Childrens Magazines	41
Childrens Nonfiction	952
Childrens Picture Books	2,765
Childrens Playaways	231
Childrens Readalongs	129
Childrens YOTO Audiobook	76
Kits	30
Young Adult Fiction	212
Young Adult Graphic Novels	25
Young Adult Nonfiction	9
Total Physical Material Circs	**10,305**

Social Media Stats December 2025

Facebook: 12.3k views, 777 profile visits
Instagram: 7.9k views, 104 profile visits
Website: 3,675 views

Google Profile:
People viewed our profile: 873
Profile Interactions: 571
Searches showed our profile: 356
Website clicks: 390
Calls: 43
People asked for directions: 138

Item #10

Public Works Report

February 2026 Public Works Report

Parks:

Tim Ohrt has been a large focus. Monster Tree Service went through the creek line and removed all dead, dangerous, and/or broken branches. The branches from the fall storms have all been moved to MaConn Inc. properties where they will be burned outside of the city limits. The limbs removed by Monster are being chipped and used to line the tree lines at Doug Nelson Sports Complex, the disc golf course, as well as the Logemann Park tree line as well.

Streets:

Winter weather hit throughout the month. We had the roads salted and sanded by our contractor on January 2nd, the 16th, as well as the 24th. Our crew has made sure that the downtown sidewalks, library, and city hall is accessible through all snow and freezing rain conditions. The new 1-Hour parking signs were installed. One went in front of The Dandelion Salon and the other in front of Flora and Fern Design. The crew patched some potholes down by the mortuary as well as along S Allen Street downtown. Potholes were also patched entering town off of Highway 36 on 156th street. We will continue to straighten street signs around town affected by wind and leaning.

General:

We received our Certificate of Occupation from Darland on the new building. We swapped out door cores on January 26th as well as having a ribbon cutting on the 27th. We have begun moving our equipment and materials into the new building, along with giving the police space to park their cruisers as well. The street patching project has been finalized and is ready to be put out for bid this coming March. We are working with the Bennington Soccer Club on getting fence along Bennington Road to prevent soccer balls and/or people from going into traffic this coming spring at Neumeyer Farms soccer field.

BSC Temporary Fencing

Neumeyer Farm

Estimate

02/03/2026

Description	Qty	Unit price	Total price
Netting 8' x 70'	4	$224.00	$896.00
Netting 10' x 70'	2	$280.00	$560.00
Netting 8' x 100'	2	$320.00	$640.00
Quickcrete	25	$5.98	$149.50
PVC Sleeves (10')	6	$7.32	$43.92
10' Galvanized Post	25	$24.51	$612.75
Misc Hardware (Carabiners, coated wire, etc)	1	$350.00	$350.00
			$0.00
			$0.00

Notes: Netting is two foot of excess height to allow for drape to ground. Netting to be purchased through: https://allsportnetting.com/

$3,252.17

ITEM #11

Office Report

2025/2026 MINDI REPORT

ALL REVENUES BUDGETED ----------$ 6,659,779

ALL EXPENSES BUDGETED ----------$ 7,243,224

BUDGETED DIFFERENCE ----------$583,445

IMPACTS TO THE BUDGET -- 4 MONTH REVIEW 1/31/2026

EXPENSE IMPACTS TO BUDGET

(IMPACTS LISTED IN RED ARE RESTRICTED FUND IMPACTS)

	YTD Spend	Budgeted	Difference
• 8986 - PUBLIC WORKS BUILDING - PARKS/STREETS	$987,012	$800,000	$187,012
•	$0	$0	$0
•	$0	$0	$0
•	$0	$0	$0
•	$0	$0	$0
•	$0	$0	$0
	NET EFFECT		$187,012

REVENUE IMPACTS TO BUDGET

	YTD Deposits	Budgeted	Difference
•	$0	$0	$0
•	$0	$0	$0
•	$0	$0	$0
•	$0	$0	$0
•	$0	$0	$0
•	$0	$0	$0
	NET EFFECT		$0.00

ITEM #12

Project Tracker

City of Bennington Project Tracker

Feb-26

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 • assist Mindi with sign 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. Public Improvements (sanitary, storm, paving) plans have been approved and construction is in progress. Sanitary Sewer construction has been completed prior to shut down for winter. Building permits will not be issued until Rainwood Road is open to traffic.
MAPA 2025 FY call for projects	90034	Administration	City to Manage: John Bohrer and Kevin Hand	General Engineering	On-Going	2 applications for funding of city projects were approved. • Heartland 2050 mini-grant (planning) - trail/active mobility portion of the park master plan. City has selected FHU off the MAPA on call list and will be working on getting a contract in place. • 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. Construction anticipated in FY 27/28. HDR has held a kick off meeting with the City and JEO has provided information and drawings for the current layout of the soccer fields.
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. Project walk-thru was completed and contractors working on the punch list, this should be done in December. I am estimating the site will be ready for building permits early in 2026. Sidewalks along outlots and curb ramps will be constructed in 2026.

Project	JEO Project No.	JEO Department Leading Project	Assigned To	Contract Executed	Status	Update Comments From Previous Month
Morgan Ridge, Phase 2	90034	Administration	Julie Ogden	General Engineering	On-Going	A final plat and subdivision agreement have been approved for Phase 2. Public improvements (internal sanitary, storm and paving) plans were approved for construction. The amendment to the Sanitary Sewer Service agreement is completed. Comments on the final plans for the outfall sewer have been provided to to the developer to address. Construction on Interior improvements will continue in the spring or as weather allows.
Conditional Use Permit Applications	090034	Planning	Julie Ogden	General Engineering	Prep for next PC Mtg.	The following applications have been received for Conditional Use Permit Consideration: • CrossFit facility in C-1 zoning located with commercial flex unit - recommended approval with conditions by PC and request to Table received by Applicant for November council meeting. It appears that the applicant will not continue with consideration. • Community Theater facility in C-1 zoning located with commercial flex unit - reccomended for approval by PC and to be considered at February Council meeting.
Prairie Ridge (aka Bennington Park Lot 1 - large lot behind Runza)	090034	Administration	Julie Ogden	General Engineering	Prep for next PC Mtg.	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 revised preliminary plat, rezoning request was approved. The Blight/Substandard Study is in process by the Developer and has been reviewed by Jeff Miller, it will be considered at the February PC Meeting. The final plat for the current layout has been recommended for approval by PC and on the Febrary Council Meeting for consideration.
Rainwood Square	090034	Planning	Julie Ogden	General Engineering	Prep for next CC Mtg.	This is proposed to be a twelve (12) lot commercial subdivision at the northwest corner of 156th and Rainwood road. The total site is about 28 acres. A revised final plat was approved at the January Council Meeting. Final plans will be submitted in the future.
GIS Mapping of the Sanitary Sewer and Storm Sewer Systems	TBD				Pending Project	The city is considering proposals to complete a GIS mapping of the existing sanitary and storm sewer network. Proposals have been requested from JEO and TREK and are being reviewed by John, Kevin and Layne. Approval of the Contract will be presnted to council upon selection of a proposal.
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	251614	Transportation	Steve Arens	Pending	In Design	Design has started and the field visit (with Layne) has been completed. Construction is planned for outside of the school year. Comments from the city staff are being addressed and the project will be out for bids. Bids will be presented and considered for award at the March Council Meeting.

Project	JEO Project No.	JEO Department Leading Project	Assigned To	Contract Executed	Status	Update Comments From Previous Month
Neumeyer Farms (recreational park) - Community Development (thru Congressman Bacon) Grant Project	231502.03	Administration	Julie Ogden	General Engineering	In Design	John B will be the City Project Lead for this grant. JEO design team is proceeding with design and working on meeting the no-rise condition for floodplain permitting. 60% plans were provided to the City for review on November 20th and a meeting is being scheduled. The final NEPA steps include an public notice/comment period on flood plain and wetlands. We plan to have that out in December. The final plan/design and bidding amendment to the agreement will be presented at the December meeting.
Sanitary Sewer Lining Project (Allen, Stark & Molley Streets)	TBD	WWE	Julie Ogden	Pending	In Design	Design contract approved and design has started. Comments from the city staff are being addressed and the project will be out for bids. Bids will be presented and considered for award at the March Council Meeting.
Bennington Public Works Building	220296	Site Design	Julie Ogden	Amendment Needed	under Construction	Construction is completed with punch list items and occupancyhas been granted. Final Pay Application with a change order adding one year of warranty for the exterior paving are on this agenda.
Rainwood Road (156th to 168th)	090034	Administration	Julie Ogden	General Engineering	under Construction	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.
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.
Kempten Creek, Original & Phase 2	090034	Administration	Julie Ogden	General Engineering	Warranty Period	Current Activity on Development: • Sanitary Sewer, Storm Sewer and Paving Work is completed for the subdivision. There are a variety of warranty expiration dates for this development, we will monitor as best we can. • Trail construction Completed - Warranty Date December2027. • Conversion of silt basin to detention pond may not occur until 2027. will check clean out status in Spring 2026
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.

Project	JEO Project No.	JEO Department Leading Project	Assigned To	Contract Executed	Status	Update Comments From Previous Month
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. There are street finish concerns (scaling of pavement) that have been provided to the Developer, their engineer and contractor to be addressed. This may not be able to be taken care of until the Spring due to weather.
The Heritage Replat 6 (old school site)	090034	Administration	Julie Ogden	General Engineering	Warranty Period	**Building permits are being ALLOWED for this development as the sidewalk construction is completed.** The spavement replacement is also completed. Curb ramps at the intersection of Rainwood Road and Rosewater Parkway are the only remaining items. This is work by the SID not the developer.
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. Work on the internal sidewalks is being completed. Building permits will be issued as applied for. The warranty period for this development (excluding walks) 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 Hauck	Yes	On Hold	Alternate funding needs to be determined 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.
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.