

City of Bennington  
City Council Meeting Agenda  
Monday, December 9, 2024; 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. November 12, 2024 City Council Meeting Minutes
  - B. November 2024 Bills Paid
  - C. Keno Receipts: November 8.75%: \$11,089.19
  - D. JEO Consulting Invoices for:
    - i. General Engineering Invoice No. 156045 for \$14,146.25
    - ii. Neumeyer Farm Phase 1 Invoice No. 156006 for \$1,528.75 and Wetland Delineation Invoice No. 156008 for \$2,250.00
    - iii. Public Works Building Invoice No. 155812 for \$12,100.00 and Invoice No. 156007 for \$257.50

3. 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. Zac Johns, Mayor

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1. Call to Order - Roll Call – Open Meetings Act
2. Report of Election Results
3. Oath of Office by City Attorney Jeff Miller for Newly Elected Mayor Clint Adams and Newly Elected Council Ward 2 Member Rob Hamilton

4. Election of Council President
  - A. Motion
  
5. Approval of Appointments
 

<ol style="list-style-type: none"> <li>A. 2024 Street Superintendent</li> <li>B. 2024 City Engineer</li> <li>C. City Attorney</li> <li>D. City Clerk</li> <li>E. City Treasurer</li> <li>F. Chief of Police</li> <li>G. Health &amp; Safety Commissioner</li> <li>H. Street &amp; Park Commissioners</li> <li>I. Newspaper for Official Publication</li> <li>J. City Bank Accounts</li> </ol>	<p>Julie Ogden, JEO Consulting Group            JEO Consulting Group            Young and White Law Office            Mindi Laaker            Tina Crawford            Drew Hilscher            Kaye Bridgeford            Shane Pekny and Rob Hamilton            The Daily Record            Bank of Bennington</p>
<ol style="list-style-type: none"> <li>i. Motion</li> </ol>	
  
6. Consideration of Text Amendments including Definitions to add Commercial Office Flex in a Highway Commercial District as a Conditional Use, add Commercial Office Flex as a Permitted Use in the Flex Business and Light Industrial Districts and add Appropriate Parking Requirements for Commercial Office Flex in the Commercial Parking Use Table and add Commercial Office Flex Performance Standards
  - A. Presentation
  - B. Public Hearing
  - C. Motion
  
7. Consideration of a Conditional Use Permit for Mixed Use Development including Multi-Family Residential in a Downtown Commercial District located on South Second Street east of Earl & Gray, west of JDUB's Hangout
  - A. Presentation
  - B. Public Hearing
  - C. Motion
  
8. Consideration of a Change of Zoning from Transitional Agriculture (TA) to Medium Density Residential District (R-3) for 69 acres located in the vicinity northeast of 168<sup>th</sup> Street and Military Road and west of 156<sup>th</sup> Street for Lots 239 to 373 and Outlots I to N in the Morgan Ridge Development
  - A. Presentation
  - B. Public Hearing
  - C. Motion
  
9. Consideration of a Revised Preliminary Plat and Final Plat for 69 acres located in the vicinity northeast of 168<sup>th</sup> Street and Military Road and west of 156<sup>th</sup> Street for Lots 239 to 373 and Outlots I to N in the Morgan Ridge Development
  - A. Presentation
  - B. Public Hearing
  - C. Motion

10. Ordinance No. 536 Amending the City of Bennington's Zoning Regulations regarding a Business-Commercial Flex Use Definition, Including as a Conditional Use in the C-1 Highway Commercial Zoning District, Including as a Permitted Use in the C-4 Flex Business and I-1 Light Industrial Zoning Districts, and Adding Parking Requirements and Performance Standards
  - A. Motion to Introduce and Waive Three Readings
  - B. Motion to Approve and Adopt
11. Neumeyer Farm Park
  - A. Project Update
  - B. Phase II: US HUD Community Project Funding Grant Update
12. Mayor's New Appointment Recommendations for Library Board
  - A. Stacy Rice: 4-Year Appointment
  - B. Stacey Noble: 2-Year Appointment
  - C. Nancy Huber: 2-Year Appointment
    - i. Motion
13. Resignation and Notice of Vacation in Elected Office of Bennington City Council Ward 1
  - A. Presentation
14. Nebraska Department of Transportation 2025 Agreement Renewal Highway 36 Snow Removal Totaling \$3,546.40
  - A. Motion to Approve 2024 Certificate of Compliance
  - B. Motion to Approve 2025 Agreement Renewal
15. Library Report
16. Police Report
17. Public Works Report
18. Office Report
  - A. Agreement with Joe Patterson for Recruitment Services to Hire a City Administrator
    - i. Motion
19. Project Tracker
20. Public Comments – This is the proper time for public comments on any topic or matter which is not on the agenda.
21. Adjourn

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