

**City of Bennet, Nebraska
City Council
Minutes November 10, 2025
Regular Meeting**

The City Council ("Council") of the City of Bennet, Nebraska ("City"), convened for a regular business meeting on November 10, 2025 at 7:00 PM, at the Bennet City Hall, 685 Monroe, Bennet, NE 68317, the same being open to the public and preceded by advance publicized notice duly given in compliance with the Open Meetings Act, having set forth (a) the time, date, and place of the meeting, (b) that the meeting would be open to the public, and (c) that the agenda for the meeting, kept continuously current, was available for public inspection at the Office of the City Clerk, and posted at the City Office, Post Office, and First Nebraska Bank on November 7, 2025.

Mayor Ryan Cheney called the meeting to order at 7:00 PM and announced the location of the Open Meetings Act. City Clerk Sue Biltft conducted roll call. Council Members in attendance were Josh Buck, Jesse Schmidt, Pete Simmons, Dan Zieg. City Attorney David Solheim, City Attorney Brian Schuele were also in attendance. A quorum being present, the meeting commenced with the Pledge of Allegiance.

CONSENT AGENDA:

- 3. a. MINUTES of October 13, 2025, City Council Regular Meeting Approval
- 3. b. CLAIMS for Payment
- 3. c. Treasurers Report
- 3. d. Resignation – Justin Stark Street Superintendent
- 3. e. 2026 Renewal Agreement – Olsson Engineering
- 3. f. RESOLUTION 2025-11.1 Year-End Certification of City Street Superintendent 2025
- 3. g. RESOLUTION 2025-11.2 Appointing Brian Friedrichsen as 2026 Street Superintendent
- 3. h. RESOLUTION 2025-11.3 Adoption of Lower Platte South NRD Hazard Mitigation Plan
- 3. i. Bennet Community Fund Block Party Application – Christmas in the Park
- 3. j. RESOLUTION 2025-11.4 Approval of Christmas in the Park Block Party
- 3. k. Approval of Catlett Surveying fee of \$2,500.00 for Quincy Street Right-of-Way Project

Zeig moved and Simmons seconded a motion to remove items 3. h. & 3. k. from the Consent Agenda
Roll call vote: YES: Buck, Schmidt, Simmons, Zieg. Motion carried.

Mayor Cheney announced public comment.

Item 3.h. Discussion was held on the Lower Platte South NRD Hazard Mitigation Plan. The adoption of the plan has been tabled until the December meeting.

Item 3.k. Brian Schuele explained the project of the Quincy Street right-of-way project and the status of the project at this time. Property owners need to be contacted prior to approval of the plan.

Discussion was held on the updates of the USPS lease with the rate increases of rent per year and some of the verbiage included in the lease. One of the concerns is the environmental clause in the lease. Buck and Brian Schuele will be in contact with someone to quote and estimate to inspect the building for any of the environment concerns.

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Mayor Cheney presented the RESOLUTION 2025-11.5 removing the current members of the Board of Adjustment due to the Bennet City Council approved changes to the Municipal Code to allow the City Council to preside as the Board of Adjustment. Zieg moved and Schmidt seconded a motion to approve RESOLUTION 2025-11.5. Roll call vote: YES: Zieg, Schmidt, Simmons, Buck. Motion carried.

Mayor Cheney introduced the Board of Adjustment By-Laws that will apply to the City Council's new role as the Board of Adjustment. Zieg moved and Schmidt seconded a motion to approve adoption of the Board of Adjustment By-Laws. Roll call vote: YES: Schmidt, Simmons, Zieg, Buck. Motion carried.

Mayor Cheney re-introduced Ordinance 2025-8.1 Amending Water Usage Rates, Final Reading. Simmons moved and Zieg seconded a motion to approve final reading of Ordinance 2025-8.1. Roll call vote: YES: Simmons, Schmidt, Zieg, Buck. Motion carried.

Kristi Sittner requested approval of the installation of permanent lighting on the Bennet City Park Shelter, Gazebo and Storage Shed providing the Bennet Community Fund can raise the required funds and requested the city's assistance in installation. Simmons made a motion to approve the installation of the lights and a donation from the Park Funds up to \$1,000 with the approval of the mayor, Zieg seconded the motion. Roll call vote: YES: Buck, Zieg, Simmons, Schmidt, Motion carried.

Troy Nielsen from Signal, presented information and answered questions regarding his company's code enforcement procedures and partnerships with current municipalities.

Jeffrey Ray from Ray Planning Services, Zoning Administration Consulting Services, presented information to the council regarding his company's services. He will review the city's municipal code and zoning regulations and submit a proposal for a contract with the city.

City Engineer Brian Schuele presented information and cost related to the area inlet at Van Buren & Garden. Zieg moved and Buck seconded approval of the Pavers proposal. Roll call vote: YES: Schmidt, Buck, Simmons, Zieg. Motion carried

Another project Schuele presented was cleaning the ditch on north side of Cottonwood at Cochrane Corner to provide better drainage after the culvert installation for entrance to Cochrane Corner. He estimated the project not to exceed \$13,000.00. Simmons moved and Schmidt seconded a motion to fix the ditch on Cottonwood at Cochrane Corner not to exceed \$13,000.00 with the approval of the Mayor. Roll call vote: YES: Zieg, Simmons, Schmidt, Buck. Motion carried.

Maintenance building bid process tabled until December.

Discussion was held on removal of the Keno at the Big Ten Tavern by Waverly Keno. The city clerk will provide the original application to the city attorney, but the city would not be involved if Waverly Keno decides to stop the providing Keno at the bar.

Mayor Cheney introduced the non-resident list of individuals who currently use the Bennet City Refuse Site. Discussion was held on the risks involved and options that the city would have if this service is

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stopped. The rate will be increased to \$550.00 but will need to be approved with the Master Fee Schedule at the next meeting.

City Attorney Solheim reviewed the 5-year contract proposal and what changes need to be made. Solheim's office made amendments to the contract and sent it back to Uribe for their review and acceptance of changes. The final agreement will be presented at the December meeting for approval.

Buck, Schmidt and Cassie Wemhoff presented information on the childcare foundation's plans for a building to provide for a daycare, gymnasium, meeting space, and possible library/historical society area with the hope of leasing ground from the city near the water tower.

Schmidt presented information on moving funds from Union Bank & Trust to NPAIT and Security Treasury Bonds. Zieg moved and Simmons seconded a motion to move 1.1ML from UBT to NPAIT. Roll call vote: YES: Schmidt, Simmons, Zieg, Buck. Motion carried. Zieg moved and Simmons seconded a motion to transfer \$248,387.50 into the SLGS Bonds per schedule provided by Jesse Schmidt. Roll call vote: YES: Buck, Zieg, Simmons, Schmidt. Motion carried.

The Mayor and City Council reviewed written reports submitted by City staff and other communications.

Mayor Cheney opened the floor for public comment. Larry Kramer spoke regarding the banner request for the Christmas in the Park on December 6th. Nebraska City Utilities cannot put up the banner due to clearance issues.

Zieg moved and Schmidt seconded a motion to enter close session to discuss pending litigation at 9:35 pm. City Council returned to open session at 9:47 pm.

There being no further business, Schmidt moved and Simmons seconded a motion to adjourn at 9:49 pm. Roll call vote: YES: Zieg, Schmidt, Simmons, Buck. Motion carried.

City Clerk Sue Biltuft
City of Bennet, NE

Mayor, Ryan Cheney
City of Bennet, NE