

**City of Bennet, Nebraska
City Council
Minutes August 12, 2024
Budget Workshop & Regular Meeting**

The Bennet City Council (the "Council") of the City of Bennet, Nebraska (the "City") held a budget workshop on Monday, August 14, 2023 at 6:00 p.m., at Lancaster Rural Water District #1, 310 Fir Street in the City, the same being open to the public and preceded by advance publicized notice duly given in strict compliance with the provisions of the Open Meetings Act, Chapter 84, Article 14, Reissue Revised Statutes of Nebraska, as amended, and having set forth (a) the time, date and place of the meeting; (b) that the meeting would be open to the attendance of the public; and (c) that an agenda for the meeting, kept continuously current, was available for public inspection at the offices of the City Clerk and posted at the City Office, Post Office and First Nebraska Bank.

Mayor Cheney called the workshop to order at 6:01 p.m. and announced the location of the Open Meetings Act. Michele Lincoln, City Clerk conducted roll call and recorded the minutes. Council Members in attendance were Pete Simmons, Dan Zieg, Steve Bettendorf, and Mayor Ryan Cheney. Justin Dorn was absent. A quorum being present, and the meeting duly commenced, the following proceedings were taken while the meeting remained open to attendance by the public.

Hoback provided a detailed report of income and expense projections for 2024/2025 with the Capital Improvement Plan (CIP) projects included. With the CIP projects included Hoback recommended that we increase the tax request the two percent plus allowable growth which will keep us from having to participate in the joint public hearing with the other taxing authorities. Hoback stated that the water rates could be raised to increase the cash reserves to use towards the million-dollar additional water storage facility planned for fiscal year 2026/2027 or increased later to cover the debt payment. The sewer rate increase implemented in 2023 should be sufficient to cover the lagoon cleaning every three years with cash reserves. He expects the levy to go down, which will be determined when the valuation is set. The Budget Hearing will be September 9th, 2024, at 6:00 p.m. Hoback commended the Board for going through the Capital Improvement Plan process and scheduling out budget items prior to the budget workshop. Mayor Cheney asked if there was any public comment.

Zieg moved and Bettendorf seconded a motion to adjourn at 6:36 p.m. Roll call vote: Simmons, Zieg, Bettendorf voted YES. Motion carried.

The Bennet City Council (the "Council") of the City of Bennet, Nebraska (the "City") held a regular business meeting on Monday, August 12, 2024 at 7:00 p.m., at Lancaster Rural Water District #1, 310 Fir Street in the City, the same being open to the public and preceded by advance publicized notice duly given in strict compliance with the provisions of the Open Meetings Act, Chapter 84, Article 14, Reissue Revised Statutes of Nebraska, as amended, and having set forth (a) the time, date and place of the meeting; (b) that the meeting would be open to the attendance of 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.

Mayor Ryan Cheney called the meeting to order at 6:37p.m. and announced the location of the Open Meetings Act. City Clerk Michele Lincoln conducted roll call. Council Members in attendance were Pete Simmons, Dan Zieg, Steve Bettendorf, and Mayor Ryan Cheney. Justin Dorn absent. A

City of Bennet, Nebraska
City Council
Minutes August 12, 2024
Budget Workshop & Regular Meeting

quorum being present, and the meeting duly commenced, the following proceedings were taken while the meeting remained open to attendance by the public.

CONSENT AGENDA

- a. MINUTES of July 8, 2024, City Council Regular Meeting Approval
- b. MINUTES of July 29, 2024, City Council Special Meeting Approval
- c. CLAIMS FOR PAYMENT
- d. TREASURER'S REPORT
- e. **RESOLUTION 2024-8.1**, a resolution directing the placement of a stop sign at the intersection of Garden Street and Jackson Street.
- f. **RESOLUTION 2024-8.2**, authorizes the signing of the Municipal Annual Certification of Program Compliance to the Nebraska Board of Public Roads Classifications and Standards.

Zieg moved and Bettendorf seconded a motion that all items under the consent agenda be approved and accepted as presented. Roll call vote: Simmons, Zieg, Bettendorf voted YES. Motion carried.

Andrew Vinton, Ed Jarrett, and Carol Hagemeyer represented Allo Communications in a discussion about providing service to Bennet. Vinton gave a slide show presentation about the company, showcasing their excellent reviews and numerous awards for high-speed internet. Their residential solutions include Allo Fiber Internet (500 Mbps - 2.5 GIG), Allo Fiber TV, and Allo Fiber Phone for a flat fee with no rental fees or other hidden charges. Business solutions are also offered. They explained that when running the fiber, they will follow other utilities in the right-of-way and if overhead utilities are moved underground, they will also move theirs. Stakeholder meetings will be held with other utilities and locators. They will start on one side of town where the utilities are denser underground, and cross town as quickly as they can without overwhelming the locators. It is anticipated that laying the fiber will begin by the end of the year and service ran for the whole city by next summer at the latest. Zieg questioned how complaints regarding customer yards being disturbed would be addressed. Hagemeyer assured him that a field engineer would reach out to the customer for any complaints. Zieg moved and Bettendorf seconded a motion to approve the Franchise Agreement with Allo Communications. Roll call vote: Simmons, Zieg, Bettendorf voted YES. Motion carried.

Mark Long represented Amy Long's request for a reduction in parking requirements at 420 Garden Street and to request permission to establish on-street parking in lieu of the required off-street requirement. Long would like to establish a retail boutique. Engineer Brian Schuele recommended a 25% parking count reduction and thought that there could be three on-street parking stalls. Long's plan shows the ADA parking on the north side of the property overlapping the parcel to the north, which will require an easement for access and the stall. The Planning Commission recommended approval of a 25% reduction in the parking requirements per Section 7.04 of the Bennet Zoning Ordinance as recommended by the City Engineer and to allow paved on-street parking in compliance with city street standards and approved by the City Engineer on May 29, 2024. Simmons moved and Bettendorf seconded a motion to approve a 25% reduction in the parking requirements per Section 7.04 of the Bennet Zoning Ordinance as recommended by the City Engineer and to allow paved on-street parking in

City of Bennet, Nebraska
City Council
Minutes August 12, 2024
Budget Workshop & Regular Meeting

compliance with city street standards and approved by the City Engineer. Roll call vote: Simmons, Zieg, Bettendorf voted YES. Motion carried.

A water easement is needed for the Water Looping project north of the bank. Zieg moved and Simmons seconded a motion to move approval of Municipal Water Easement Agreement with Roland Meyers for a water easement located on the south 30' of Lot 90, Section 3, Township 8N, Range 8E of the 6th PM, Lancaster County. Roll call vote: Simmons, Zieg, Bettendorf voted YES. Motion carried.

The Utility Committee reported that they recommended increasing water usage rates from \$5.60 per 1000 to \$6.60 per 1000 gallons to offset the water rate increase imposed by Lancaster County Rural Water District No.1 effective October 1, 2024. Mayor Cheney introduced Ordinance 2024-8.1, AN ORDINANCE OF THE CITY OF BENNET, LANCASTER COUNTY, NEBRASKA, TO AMEND § 52.02 OF THE CODE OF BENNET RELATING TO WATER RATES BY INCREASING THE USAGE FEE; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR PUBLICATION; AND TO PROVIDE AN EFFECTIVE DATE. Mayor Cheney asked if there was any public comment on the water rate increase. Zieg moved and Bettendorf seconded a motion to approve the first reading of Ordinance No. 2024-8.1. Roll call vote: Simmons, Zieg, Bettendorf voted YES. Motion carried.

Mayor Cheney and Council President Simmons explained that Resolution 2024-8.3 submitting the question to the voters as to whether the City should maintain the current Garbage Transfer Site or contract for curbside weekly garbage service stemmed from the initial staffing shortage and the Special Meeting held where several people were very vocal in opposition of closing the Garbage Transfer Site. They did not feel this was a fair representation of the community and that they would get the voters' opinion at the General Election. The disposal site for brush and yard waste would remain. Questions were fielded from the public in attendance regarding commercial accounts and how they would be addressed. Commercial would be on a case-by-case basis. Zieg moved and Bettendorf seconded a motion to approve Resolution 2024-8.3, a resolution to submit to the voters of the City of Bennet at the General Election, the question whether to continue the existing Bennet Garbage Transfer Site at its current rates or contract for weekly curbside garbage service with Uribe Refuse Services with the clarification that it was for residential service and changing the reference of "compost" to "yard waste". Roll call vote: Simmons, Zieg, Bettendorf voted YES. Motion carried.

Zieg represented the Utility Committee, reporting that they had met with Engineer Brian Schuele and discussed the implementation of development fees to support the impact of a growing community on the infrastructure. Their recommendation is the following: Street Infrastructure Fee: Residential & Commercial - \$455 per Unit. Sewer Infrastructure Fee: Residential - \$390.00 per Unit, Commercial - \$455 per Unit. Water Infrastructure Fee: Residential & Commercial - \$520 per Unit. Park Infrastructure Fee: Residential & Commercial - \$260. Bettendorf moved and Zieg seconded a motion to approve Resolution 2024-8.4, a resolution approving the Master Fee Schedule including Subdivision Development Fees. Roll call vote: Simmons, Zieg, Bettendorf voted YES. Motion carried.

Zieg moved and Pete Simmons seconded a motion to approve the quote with Subsurface Solutions for utility mapping program and to authorize the Mayor to sign the agreement. Roll call vote: Simmons, Zieg, Bettendorf voted YES. Motion carried.

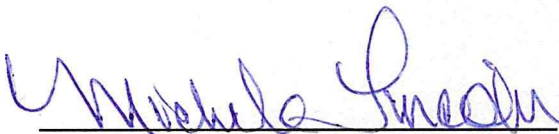
City of Bennet, Nebraska
City Council
Minutes August 12, 2024
Budget Workshop & Regular Meeting

The award of base bid and alternate bid for SCADA services was tabled per Engineer Brian Schuele's advisement.

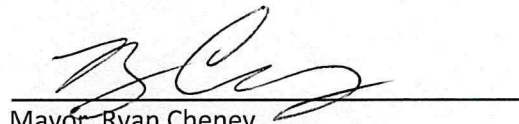
Submitted reports include Utility Superintendent, Sheriff's Office, Code Enforcement Officer, and Planning Commission Minutes from July 17, 2024. The Clerk reported that SENDD is going to assist with preparing the RFP for the SS4A grant, notice was received from NDEE that a Level 1 Assessment of the Water Supply System is required due to two coliform positive samples, and a insurance claim has been submitted for damage to the ballfield fence and batting cage from the July 31st windstorm. Mayor Cheney reported that Vasa was planning on having the repairs to the gazebo in the park completed by September 1st.

Mayor Cheney asked if there was any more public comment. Larry Kramer was questioned about the status of the preschool playground equipment Bennet Builders are working towards installing in Bennet Park. Kramer reported that they are still fundraising. He also mentioned that the ice cream social was the following Sunday from 3-5 in Bennet Park.

Zieg moved and Bettendorf seconded a motion to adjourn at 7:38 p.m. Roll call vote: Simmons, Zieg, Bettendorf voted YES. Motion carried.



City Clerk Michele Lincoln
City of Bennet, NE



Mayor, Ryan Cheney
City of Bennet, NE