

**City of Bennet
City Council
NOTICE OF MEETING
May 29, 2025
City Council Special Meeting
7:00 PM**

Bennet City Hall, 685 Monroe, Bennet, NE 68317

REGULAR MEETING

AGENDA

1. ROLL CALL AND PUBLIC MEETINGS LAW NOTIFICATION
2. MINUTES of May 12, 2025 City Council Regular Meeting Approval
3. PRESIDING OFFICER PUBLIC COMMENT ANNOUNCEMENT.
4. **UNFINISHED BUSINESS**
 - 4.a. CIP Projects
 - 4.b. RES 2025-5.3 Employee Insurance Stipend
 - 4.c. ALLO Proposal
5. **NEW BUSINESS**
 - 5.a. Municipal Accounting & Finance Conference, June 18-20, 2025
Sue & Michelle
 - 5.b. Cochrane Corner Subdivision Improvement Agreement
6. COMMUNICATIONS
7. PUBLIC COMMENT
8. ADJOURNMENT

*Meeting agendas are kept continuously current and available for public inspection at the offices of the City Clerk. All sessions of the Bennet Mayor and City Council remain open to the attendance of the public, but the Council reserves the right to go into closed session subject to the Open Meetings Act

**City of Bennet, Nebraska
City Council
Minutes May 12, 2025
Regular Meeting**

The Bennet City Council (the "Council") of the City of Bennet, Nebraska (the "City") held a Regular business meeting on May 12, 2025 at 7:00 PM, at the Bennet City Hall, 685 Monroe, Bennet, NE 68317 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 7:00 PM and announced the location of the Open Meetings Act. City Clerk Sue Bilstoft conducted roll call. Council Members in attendance were Josh Buck: Present, Jesse Schmidt: Present, Pete Simmons: Present, Dan Zieg: Present. Also being present, Attorney David Solheim and Deputy City Clerk, Michelle Olesen. A quorum being present, and the meeting duly commenced, the following proceedings were taken while the meeting remained open to attendance by the public. The Pledge of Allegiance was recited.

Consent Agenda:

- 3 (a) Minutes for meeting of the Council on April 14, 2025
- 3 (b) Claims for payment
- 3 (c) Treasurer's report
- 3 (d) Resolution 2025-5.2 Surplus of 1999 GMC Pickup

Moved Resolution 2025-5.2 to Unfinished Business.

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

Brian Schuele, Olsson Engineering, explained the grant process and is hoping to have a trail committee meeting before the June City Council meeting on the 9th. Zieg moved and Buck seconded a motion to approve Olsson Engineering to re-start the SS4A planning process. Roll call vote: YES: Schmidt, Buck, Simmons, Zieg. Motion carried.

Discussion was held on Ryan Cheney's request to change the right-of-way on Quincy Street. Schuele mentioned that all owners would need to re-plat their properties in order to move the right-a-way to the appropriate area. The item was tabled until the Fire Department is informed of the request.

The new effective date in the Resolution 2025-4.3 Lawn Water Restrictions aligns with the dates now enforced by Rural Water District #1, which was April 1st of this year. Zieg moved and Buck seconded a motion to approve the dates in the Resolution 2025-4.3 Lawn Water Restrictions. Roll call vote: YES: Buck, Simmons, Zieg, Schmidt. Motion carried.

Jesse Schmidt provided documentation for the ALLO proposal for internet, IT services and telephone for the City of Bennet. Prior to making a decision the costs of terminating the current contracts will need to

City of Bennet, Nebraska
City Council
Minutes May 12, 2025
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be calculated. Schmidt is to provide a list of current ALLO customers for the City Clerk to check on recommendations/reviews.

Simmons moved and Buck seconded a motion to move 6H to 6A. Roll call vote: YES: Buck, Schmidt, Simmons, Zieg. Motion carried.

Lilile Chambers presented plans for the 4th of July celebrations and provided contracts to be signed for the fireworks. Attorney Solheim drafted a letter to NDOT to allow for the parade to be on Highway 43 (Monroe Street) again this year. Zeig moved and Schmidt seconded a motion to authorize Mayor Cheney to approve the letter for NDOT and a formal resolution to be approved at the June meeting. Roll call vote: YES: Buck, Schmidt, Simmons, Zieg.

Garbage fees were moved to the Master Fee schedule. Buck moved and Schmidt seconded a motion to send RFP's for curbside and compactor service. Roll call vote: YES: Simmons, Schmidt, Buck. NAY: Zieg. Motion carried.

The Panthers Ballclub has requested a shed similar to the one at the T-Ball field to be placed at the South Ballfield for storage of ball equipment. Scott Ringland provided a quote from Mid-America Structures. Mayor Cheney will speak with Scott about getting additional bids.

The current dates for the Splashpad will be the same as last year and will be opening on Saturday, May 24th. Water usage will be re-evaluated after two weeks of use.

A proposal to increase the employee insurance stipend was presented. Zieg moved and Buck seconded a motion for approval of Resolution 2025-5.3 increasing the monthly rate to \$1,000 with proof of insurance. Schmidt indicated he would like to provide more information at the next meeting. Roll call vote: YES: Zieg, Buck. NAY: Simmons, Schmidt. Tie breaker vote: NAY: Cheney. Motion failed.

Schmidt presented additional information regarding ALLO and investment opportunities with SLGSafe Treasury Securities.

The Master Fee schedule was reviewed for changes to the curb cut fee and garbage fees. Buck suggested curb cut fees be \$75.00 for the original 25 feet and \$25.00 per foot up to 30 feet. Anything over 30 feet will need approval from Brian Schuele. Zieg moved and Schmidt seconded a motion to change the curb cut fee accordingly and the monthly garbage fees changed for residential permits to \$35/month and commercial permits to \$65/month. Roll call vote: YES: Buck, Schmidt, Simmons, Zieg. Motion carried.

Zieg moved and Buck seconded a motion to approve recommended building permit changes on the Master Fee Schedule to the amounts presented. Roll call vote: YES: Schmidt, Zieg, Buck, Simmons. Motion carried.

Zach Fergus, City Utilities Superintendent, reported there is used sewer jetter available for purchase for \$37,500.00. It is currently being used by the City of Ashland but will be available later this summer. The

City of Bennet, Nebraska
City Council
Minutes May 12, 2025
Regular Meeting

machine will be inspected and repaired before purchase is final. Zieg moved and Simmons seconded a motion to approve purchase of the sewer jetter for \$37,500 contingent on passing the inspection and approved by the mayor. Roll call vote: YES: Zieg, Simmons, Buck NAY: Schmidt. Motion carried.

The Lancaster County Roads Department sent a letter terminating the interlocal agreement with the City of Bennet for care of 162nd (Tyler Street) from Cottonwood. Mayor Cheney will ask about a possible maintenance agreement with Vasa construction for the June meeting.

There being no other business, Zieg moved and Simmons seconded a motion to adjourn at 9:30 pm. Roll call vote: YES: Buck, Schmidt, Simmons, Zieg. Motion carried.

City Clerk Sue Bilstoft
City of Bennet, NE

Mayor, Ryan Cheney
City of Bennet, NE

2024 CIP Projects

PROJECT #	PROJECT	AMOUNT	YEAR	STATUS	UPDATE
Project #9	Water Main Looping	\$ 475,000.00	24/25	Bid approved 6-10-24 \$349,996/ expected completion Dec. 15th. Bid doesn't include engineering fees.	Completed
Project #19	Water Storage Tank - Maintenance Contract	\$ 54,956.00	24/25	5 year contract for rehab	
Project #23	Additional Water Storage Facility	\$ 1,000,000.00	26/27		
Project #32	Office Building/Community Center	\$ 3,500,000.00	25/26		
Project #42	Update PLC @ WWTP	\$ 50,000.00	24/25	carryover - SCADA Project out for bid	In process
Project #43	Lagoon Cleaning	\$ 150,000.00	24/25	every 3 yrs	
Project #44	Van Buren & Garden St. Area Inlet	\$ 20,000.00	24/25		
Project #45	Cottonwood & Tyler Street Paving	\$ 1,500,000.00	25/26		
Project #48	Contribution towards Pre-School Park Equip	\$ 10,000.00	24/25	carryover - Keno funds	
Project #50	Dump Truck	\$ 100,000.00	24/25		Completed
Project #51	Jetting Sewer Mains - 25% Annual Maintenance	\$ 6,000.00	24/25		
Project #52	Brush Hog - attachment for BobCat	\$ 5,000.00	24/25		Completed
Project #59	City Trail System: Phase I - Planning	\$ 125,000.00	24/25	SS4A Planning Grant \$100,000- Approved & good to proceed.	In process
	Phase II - Construction	\$ 2,500,000.00	25/26	construct	
Project #60	Asphalt Sealing	\$ 15,000.00	24/25	Annually	
Project #61	Text My Gov	\$ 2,000.00	24/25	Annual Fee	
Project #62	Sanitary Sewer Video Inspection	\$ 70,000.00	24/25		
Project #65	Snow Blade for future truck purchase	\$ 15,000.00	25/26		Completed
Project #66	Basketball/Pickle Ball Court, 1/2 court	\$ 15,000.00	25/26		
Project #67	Annexation Plan	\$ 20,000.00	24/25		

CITY OF BENNET CAPITAL IMPROVEMENT REQUEST

1. Project Title Office Equipment & Software

2. Purpose of Project Request Form (Check One)

Add a new item to the program
 Modify/continue a project already in the adopted program
 Equipment (complete 6-10)

3. Department Priority

4. Location

5. Description

6. Justification

7. Purpose of Expenditures (check appropriate)

Scheduled replacement
 Present equipment obsolete/worn out
 Expanded service/new operation
 Increase safety/improve production

8 Purchase	Per Unit	Total
Initial Cost	\$ _____	\$ _____
Plus Installation or other costs	\$ _____	\$ _____
Less trade-in or other discount	\$ _____	\$ _____
Net Cost	\$ _____	\$ _____

9 Estimate Use of Requested Items (s)

Weeks per year 52 Approximate months (if seasonable) _____ For the weeks used, estimate:
Average days per week 5 Average hours per day 8 Estimated useful life 3-5 years

10 Replaced Item (s)

Make _____ Age _____

11 Recommended Disposition of Replaced Item (s)

Possible use by other agencies Sale
 Trade-in
 Dispose of

12 Cost	Budget FY	Total
	2025-2026	\$ _____
	2026-2027	\$ _____
	2027-2028	\$ _____
	2028-2029	\$ _____
	2029-2030	\$ _____
	2031-2032	\$ _____

13 Recommended Sources of Financing

14 Comments

15 Submitting Authority

Submitted By Sue Biltoft Date 5-14-25
Position City Clerk/Treasurer

Project Number #3

CITY OF BENNET CAPITAL IMPROVEMENT REQUEST

1. Project Title Office Equipment & Software

2. Purpose of Project Request Form (Check One)

Add a new item to the program
 Modify/continue a project already in the adopted program
 Equipment (complete 6-10)

3. Department Priority

4. Location

5. Description

6. Justification

7. Purpose of Expenditures (check appropriate)

Scheduled replacement
 Present equipment obsolete/worn out
 Expanded service/new operation
 Increase safety/improve production

8 Purchase	Per Unit	Total
Initial Cost	\$ _____	\$ _____
Plus Installation or other costs	\$ _____	\$ _____
Less trade-in or other discount	\$ _____	\$ _____
Net Cost	\$ _____	\$ _____

9 Estimate Use of Requested Items (s)

Weeks per year 52 Approximate months (if seasonable) _____ For the weeks used, estimate:
 Average days per week 5 Average hours per day 8 Estimated useful life 3-5 years

10 Replaced Item (s)

Make _____ Age _____

11 Recommended Disposition of Replaced Item (s)

Possible use by other agencies Sale
 Trade-in
 Dispose of

12 Cost	Budget FY	Total
	2025-2026	\$ _____
	2026-2027	\$ _____
	2027-2028	\$ _____
	2028-2029	\$ _____
	2029-2030	\$ _____
	2031-2032	\$ _____
	Total Six Years	\$ _____

13 Recommended Sources of Financing

14 Comments

15 Submitting Authority

Submitted By Sue Biltoff Date 5-14-25
 Position City Clerk/Treasurer

Project Number #3

CITY OF BENNET CAPITAL IMPROVEMENT REQUEST

1. Project Title T-Ball Office Equipment & Software

2. Purpose of Project Request Form (Check One)
 Add a new item to the program Modify/continue a project already in the adopted program Equipment (complete 6-10)

3. Department Priority

4. Location Bennet T-ball field

5. Description Replace bleachers + backstop at T-ball field

6. Justification Back stop is decaying + bleachers sit at a slant

7. Purpose of Expenditures (check appropriate) Expanded service/new operation
 Scheduled replacement Present equipment obsolete/worn out Increase safety/improve production

8 Purchase	Per Unit	Total
Initial Cost	\$ _____	\$ <u>15,000</u>
Plus Installation or other costs	\$ _____	\$ <u>5,000</u>
Less trade-in or other discount	\$ _____	\$ _____
Net Cost	\$ _____	\$ <u>20,000</u>

9 Estimate Use of Requested Items (s)
 Weeks per year 15 Approximate months (if seasonable) _____ For the weeks used, estimate:
 Average days per week _____ Average hours per day _____ Estimated useful life _____

10 Replaced Item (s)
 Make _____ Age _____

11 Recommended Disposition of Replaced Item (s)
 Possible use by other agencies Sale Trade-in Dispose of

12 Cost Budget FY	Total
2025-2026	\$ _____
2026-2027	\$ _____
2027-2028	\$ _____
2028-2029	\$ _____
2029-2030	\$ _____
2031-2032	\$ _____
Total Six Years	\$ _____

13 Recommended Sources of Financing
Cost share with ball clubs

14 Comments

15 Submitting Authority
 Submitted By Don Zieg Date 4-23-25
 Position Council
Project Number

CITY OF BENNET CAPITAL IMPROVEMENT REQUEST

1. Project Title Office Equipment & Software	
2. Purpose of Project Request Form (Check One)	
<input checked="" type="checkbox"/> Add a new item to the program	<input type="checkbox"/> Modify/continue a project already in the adopted program
<input type="checkbox"/> Equipment (complete 6-10)	
3. Department Priority	
4. Location	
5. Description Land swap with Co-op to move propane & anhydrous ammonia tanks in Bennet	
6. Justification	
7. Purpose of Expenditures (check appropriate)	
<input type="checkbox"/> Scheduled replacement	<input type="checkbox"/> Present equipment obsolete/worn out
<input checked="" type="checkbox"/> Expanded service/new operation	
<input checked="" type="checkbox"/> Increase safety/improve production	
8 Purchase	Per Unit Total
Initial Cost	\$ _____ \$ <u>100,000</u>
Plus Installation or other costs	\$ _____ \$ _____
Less trade-in or other discount	\$ _____ \$ _____
Net Cost	\$ _____ \$ <u>100,000</u>
9 Estimate Use of Requested Items (s)	
Weeks per year _____	Approximate months (if seasonable) _____
For the weeks used, estimate:	
Average days per week _____	Average hours per day _____
Estimated useful life _____	
10 Replaced Item (s)	
Make _____	Age _____
11 Recommended Disposition of Replaced Item (s)	
Possible use by other agencies <input checked="" type="checkbox"/>	Sale <input type="checkbox"/> Trade-in <input type="checkbox"/> Dispose of <input type="checkbox"/>
12 Cost	13 Recommended Sources of Financing
Budget FY	
2025-2026	
2026-2027	
2027-2028	
2028-2029	
2029-2030	
2031-2032	
Total Six Years	
14 Comments	
15 Submitting Authority	
Submitted By <u>Don Zieg</u>	Date <u>4-23-25</u>
Position <u>Council</u>	
Project Number	

2024 CIP Projects

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Project #19	Water Storage Tank - Maintenance Contract	\$ 54,956.00	24/25	5 year contract for rehab	
Project #23	Additional Water Storage Facility	\$ 1,000,000.00	26/27		Remove
Project #32	Office Building/Community Center	\$ 3,500,000.00	25/26		
Project #42	Update PLC @ WWTP	\$ 50,000.00	24/25	carryover - SCADA Project out for bid	In process
Project #43	Lagoon Cleaning	\$ 150,000.00	24/25	every 3 yrs every 5 years	27/28
Project #44	Van Buren & Garden St. Area Inlet	\$ 20,000.00	24/25		
Project #45	Cottonwood & Tyler Street Paving	\$ 1,500,000.00	25/26		27/28
Project #48	Contribution towards Pre-School Park Equip	\$ 10,000.00	24/25	carryover - Keno funds	
Project #50	Dump Truck	\$ 100,000.00	24/25		Completed
Project #51	Jetting Sewer Mains - 25% Annual Maintenance	\$ 6,000.00	24/25		
Project #52	Brush Hog - attachment for BobCat	\$ 5,000.00	24/25		Completed
Project #59	City Trail System: Phase I - Planning	\$ 125,000.00	24/25	SS4A Planning Grant \$100,000- Approved & good to proceed.	In process
	Phase II - Construction	\$ 2,500,000.00	25/26	construct	27/28
Project #60	Asphalt Sealing	\$ 15,000.00	24/25	Annually	
Project #61	Text My Gov	\$ 2,000.00	24/25	Annual Fee	
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Project #65	Snow Blade for future truck purchase	\$ 15,000.00	25/26		Completed
Project #66	Basketball/Pickle Ball Court, 1/2 court	\$ 15,000.00	25/26		
Project #67	Annexation Plan	\$ 20,000.00	24/25		

RESOLUTION NO 2025-5.3

A RESOLUTION REVISING MONTHLY PAYMENT FROM THE CITY TO PERMANENT, FULL-TIME EMPLOYEES TO DEFRAY THE COST OF HEALTH INSURANCE.

I.

In accordance with Article 9 of the Village of Bennet, Nebraska Personnel Policies and Procedures adopted by Resolution No. 2017-11.4, the City provides a monthly payment to permanent, full-time employees to defray the costs of the employee's health insurance, which payment is set by the Board of Trustees and reviewed on an annual basis.

II.

The amount of such payment, set by motion on July 8, 2024 of \$500.00, has been reviewed by the City Council and it now has determined that an adjustment to the amount of the monthly payment is warranted.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE CITY COUNCIL MEMBERS OF THE CITY OF BENNET, NEBRASKA:

THAT the amount of the payment be made to permanent, full-time employees to defray the cost of the employee's health insurance, in accordance with the provisions of Article 9 of the Village of Bennet, Nebraska Personnel Policies and Procedures is hereby set at _____

PASSED AND APPROVED THIS _____ day of May 2025

ATTEST:

City Clerk/Treasurer
City of Bennet, NE

Mayor City
City of Bennet

SEAL

Allo Proposal

Pros: Lower monthly cost, better internet, (most likely better) phone, all under one roof

In short: Better product for a lower monthly cost than current expenses

Cons: Large one-time cancellation expenses from existing contracts, No phone at WW, no full managed user computer at WW – just emails, internet and such

Things to know: 6 year contract (good for inflation, bad if ever want out), I am unsure of actual costs of current contract cancellation, this was maximum costs of the full length of the contract, I am hoping it could be significantly less than the full cost of the remaining contract.

Current Expenses			Allo Proposed
IT	\$ 359.67		
Phone	\$ 139.71		
Office Internet	\$ 223.36		
WW Internet	\$ 177.51		
One Time IT Expense		One Time expenses (Cancellations, ALLO set up)	\$ 12,694.70
Monthly Total	\$ 900.25		
Total Current Cost (for length of new ALLO Contract)	\$ 64,818.00		
		# of months of new ALLO Contract	72
Cost of ALLO Contract	\$ 70,016.06	ALLO Monthly Cost needs to be.... What ALLO is offering	\$ 723.93 \$ 796.13
Cost of ALLO Contract if start on 1/1/2026 (3 months less cancellation fees)	\$ 68,394.32		



Sales Quote : City Of Bennet Proposal

Monthly Recurring Charges

Item	Memo	Unit Price	Quantity	Total
Managed User		\$75.00	3	\$225.00
Managed Device		\$10.00	5	\$50.00
Vigilant 365 24-Port Gig POE Switch		\$20.00	1	\$20.00
Microsoft Tenant Level Security		\$57.17	1	\$57.17
Microsoft 365 Business Standard		\$15.05	2	\$30.09
PreTax Monthly Charges Total				\$382.26
Estimated Taxes				\$1.45
Monthly Charges Total				\$383.71

One-Time Charges

Item	Memo	Promo	Unit Price	Quantity	Total
Onboarding Fee			\$100.00	3	\$300.00
One-Time Charges Total					\$300.00
Estimated Taxes					\$24.00
One-Time Charges Total					\$324.00

Customer selects services listed on this page.

Customer Approval

Customer Signature	Printed Name	Date
Allo Approval		

Allo Signature	Printed Name	Date
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This Service Order executed under and incorporates terms of the Master Service Agreement (MSA) as if MSA fully set forth herein. Services listed above provided under 6-year agreement beginning on the installation date.

Please Note: This proposal is valid for 30 days. 50% of one-time charges due upon signing and the rest at installation.

Account Administration includes equipment onsite, installation, DID's/current phone #'s, Auto attendant music/message on hold, web portal access, onsite training, one touch customer service ALLO button, available 24/7/365, 300 minutes of domestic inbound & outbound long distance per month per FULL USER (overage long distance billed at \$.025 per, minute), unlimited local calling area minutes per month, includes power supply for each phone if needed. All users will be allowed to access to use Cloud Fax at no additional charge.

Full User includes Mobile App/ Softphone and Voice mail

Service Location
685 Monroe St
Bennet NE



Sales Quote : Switch and install proposal

Monthly Recurring Charges

Item	Memo	Unit Price	Quantity	Total
Vigilant 365 24-Port Gig POE Switch		\$40.00	1	\$40.00
PreTax Monthly Charges Total				\$40.00
Estimated Taxes				\$6.00
Monthly Charges Total				\$46.00

One-Time Charges

Item	Memo	Promo	Unit Price	Quantity	Total
Equipment install	installation of		\$150.00	1	\$150.00
One-Time Charges Total					\$150.00
Estimated Taxes					\$12.00
One-Time Charges Total					\$162.00

Customer selects services listed on this page.

Customer Approval

_____	_____	_____
Customer Signature	Printed Name	Date
Allo Approval		
_____	_____	_____
Allo Signature	Printed Name	Date

This Service Order executed under and incorporates terms of the Master Service Agreement (MSA) as if MSA fully set forth herein. Services listed above provided under 3-year agreement beginning on the installation date.

Please Note: This proposal is valid for 30 days. 50% of one-time charges due upon signing and the rest at installation.

Account Administration includes equipment onsite, installation, DID's/current phone #'s, Auto attendant music/message on hold, web portal access, onsite training, one touch customer service ALLO button, available 24/7/365, 300 minutes of domestic inbound & outbound long distance per month per FULL USER (overage long distance billed at \$.025 per, minute), unlimited local calling area minutes per month, includes power supply for each phone if needed. All users will be allowed to access to use Cloud Fax at no additional charge.

Full User includes Mobile App/ Softphone and Voice mail

Service Location
 685 Monroe St
 Bennet NE

Current Expenses

Taxes & Fees

IT	\$	359.67		
Phone	\$	139.71	\$	25.91
Office Internet	\$	223.36	\$	16.77
WW Internet	\$	177.51	\$	44.09

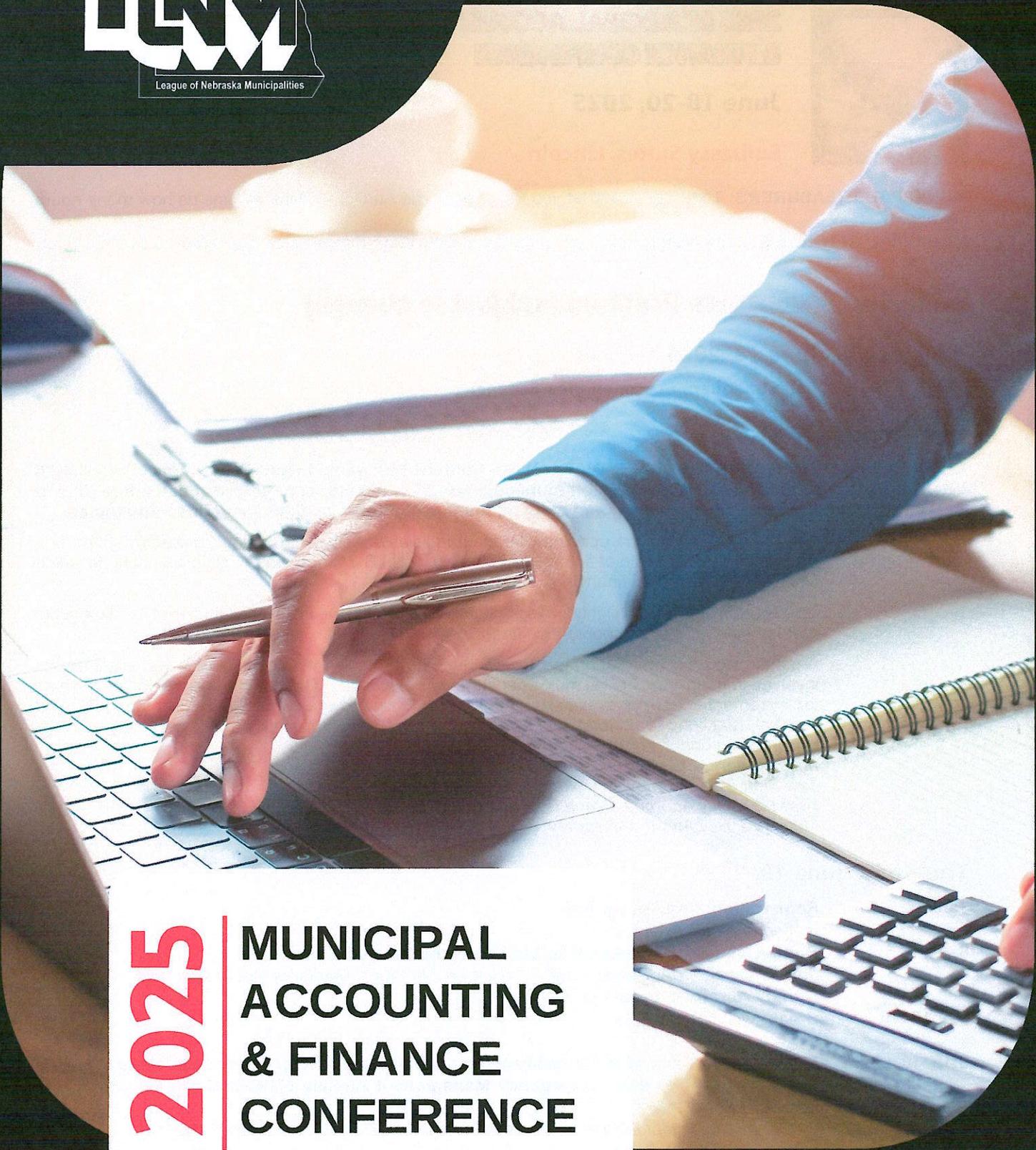
One Time IT Expense

Monthly Total	\$	900.25		
Total Current Cost (for length of new ALLO Contract)	\$	64,818.00		

Cost of ALLO Contract \$ 64,709.56

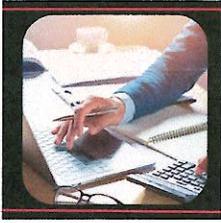
Cost of ALLO Contract if start on 1/1/2026 (3 months less cancellation fees) \$ 63,087.82

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2025 | **MUNICIPAL
ACCOUNTING
& FINANCE
CONFERENCE**

**EMBASSY SUITES, LINCOLN
JUNE 18-20, 2025**



2025 MUNICIPAL ACCOUNTING & FINANCE CONFERENCE

June 18-20, 2025

Embassy Suites, Lincoln



MUNICIPAL TREASURERS: The League will let you know when the Auditor's Office informs us how many hours are approved.

MUNICIPAL ATTORNEYS: The Mandatory Continuing Legal Education Commission approved 10 hours of CLE credit.

Tentative Conference Program (subject to change)

Wednesday, June 18, 2025

12 pm Registration for Preconference Seminar

12:30–1:30 pm Lunch

1:30–3:30 pm **PRECONFERENCE SEMINAR – News from the Financing Legal Front: Impacts of 2024-25 legislative developments on municipal bond financings; constitutional considerations in cooperative financings; and panel of municipal attorneys discussing financing topics.**

This session will include updates on recent legislative activity, including threats to federal tax-exempt interest, the role of financings in the wake of LB 34, and other legislative changes which could impact municipal financings.

This session also will highlight “fun” constitutional issues lurking in the background of “public-private partnerships” and other cooperative financings.

A panel discussion with attorneys from three different cities will cover a variety of legal issues involved in financings from a municipal attorney perspective. The panel will cover topics such as tax increment financing, availability of eminent domain, how to interact with (or “manage”) bond counsel, reactions to nonprofits seeking state turnback tax through a municipality, legal issues involved in “conduit bonds,” and others.

Mike Rogers, Attorney, Gilmore & Bell, P.C.

Tim Sieh, City Attorney, Lincoln

Kari Fisk, City Attorney, Grand Island

Mike Tye, City Attorney, Kearney

Thursday, June 19, 2025

7:30 am **Registration:** Visit Display Area
(coffee and rolls available)

8–9 am **Budget Update: Budget Forms, Lid Laws, and Related Issues**
Jeff Schreier, CPA, Senior Auditor-In-Charge, Nebraska Auditor of Public Accounts
Christy Abraham, Legal Counsel, LNM

9–9:15 am **Break:** Visit Display Area

9:15–10:15 am **Emergency Management: Summary of Recent Disasters in Nebraska and Update on Possible Changes to the Federal Emergency Management Agency (FEMA) Grant Programs and Related FEMA Reform**

Erv Portis, Assistant Director, Nebraska Emergency Management Agency (NEMA)

10:15–10:30 am **Break:** Visit Display Area

10:30–11 am **Creative Districts: Update on Available Grants and Opportunities to Transform Your City or Village**

Rachel Morgan, Program Specialist, Nebraska Arts Council

11 am–12 pm **League Legislative Report**

L. Lynn Rex, Executive Director, LNM



2025 MUNICIPAL ACCOUNTING & FINANCE CONFERENCE

June 18-20, 2025

Embassy Suites, Lincoln



Thursday, June 19, 2025 (con't.)

12–1:30 pm Luncheon

Welcome by **Becky Erdkamp**, Clerk/Treasurer, Exeter; Chair of the MAFC Committee

1:30–1:45 pm Business Meeting

1:45–2:45 pm Concurrent Sessions:

A. Labor Relations/Personnel Management: 1) Review of the **Dept. of Labor's Final Overtime Rule** issued April 23, 2024, relating to the Fair Labor Standards Act which raises salary thresholds for certain overtime exemptions; and 2) Review and update on **laws and regulations applicable to seasonal workers**, including minimum wage requirements and restrictions on the kind of work teenagers are allowed to perform; information employers are required to post in the workplace; and other related issues.

(Session repeated at 3 pm)

Tara Stingley, Partner, Cline Williams

B. Risk Management: Limit your liability by better managing workers' comp claims.

(This session is sponsored by the League Association of Risk Management.)

(Session repeated at 3 pm)

David Dudley, Attorney, Baylor Evnen Wolfe & Tannehill, LLP

C. Budget Development: How to work with elected officials to reflect their budget priorities while complying with state law requirements.

(Session repeated at 3 pm)

Becky Erdkamp, Clerk/Treasurer, Exeter

Randy Gates, Finance Officer/Treasurer, Norfolk

Melissa Harrell, City Administrator/Treasurer, Wahoo

D. League Insurance Government Health Team (LIGHT): Please take advantage of this opportunity to learn more about LIGHT and the partnership with Blue Cross and Blue Shield of Nebraska and Guardian. **It also is important to be informed about the Nebraska Chamber "Level Self-Funding Plan" and the risks associated with participation.**

(Session repeated at 3 pm)

Dennis Maggart, President, McInnes Maggart Consulting Group

2:45–3 pm Break: Visit Display Area

3–4 pm Concurrent Sessions:

A. Labor Relations/Personnel Management: 1) Review of the **Dept. of Labor's Final Overtime Rule** issued April 23, 2024, relating to the Fair Labor Standards Act which raises salary thresholds for certain overtime exemptions; and 2) Review and update on **laws and regulations applicable to seasonal workers**, including minimum wage requirements and restrictions on the kind of work teenagers are allowed to perform; information employers are required to post in the workplace; and other related issues.

(Repeat of 1:45 pm session)

Tara Stingley, Partner, Cline Williams

B. Risk Management: Limit your liability by better managing workers' comp claims.

(This session is sponsored by the League Association of Risk Management.)

(Repeat of 1:45 pm session)

David Dudley, Attorney, Baylor Evnen Wolfe & Tannehill, LLP

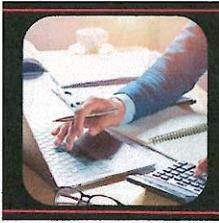
C. Budget Development: How to work with elected officials to reflect their budget priorities while complying with state law requirements.

(Repeat of 1:45 pm session)

Becky Erdkamp, Clerk/Treasurer, Exeter

Randy Gates, Finance Officer/Treasurer, Norfolk

Melissa Harrell, City Administrator/Treasurer, Wahoo



2025 MUNICIPAL ACCOUNTING & FINANCE CONFERENCE

June 18-20, 2025

Embassy Suites, Lincoln



Thursday, June 19, 2025 (con't.)

3-4 pm

Concurrent Sessions: (con't.)

D. League Insurance Government Health Team (LIGHT): Please take advantage of this opportunity to learn more about LIGHT and the partnership with Blue Cross and Blue Shield of Nebraska and Guardian. **It also is important to be informed about the Nebraska Chamber "Level Self-Funding Plan" and the risks associated with participation.**

(Repeat of 1:45 pm session)

Dennis Maggart, President, McInnes Maggart Consulting Group

4-4:15 pm

Break: Visit Display Area

4:15-5:15 pm

Concurrent Sessions:

A. Use of Personal Cell Phones and Other Public Records Issues Employees Need to Consider

(Session repeated at 11 am Friday)

Christy Abraham, Legal Counsel, LNM

B. Utilities Issues Update: Be informed about disconnects and collections.

(Session repeated at 11 am Friday)

Lash Chaffin, Utilities Section Director, LNM

C. Open Meetings Act: Learn about recent changes to the Open Meetings Act.

(Session repeated at 11 am Friday)

L. Lynn Rex, Executive Director, LNM

Make plans to network, visit the display area and enjoy the many restaurants and activities in Lincoln.

Friday, June 20, 2025

8 am

Visit Display Area

(coffee and rolls available)

8:30-9:30 am

Concurrent Sessions:

A. Nebraska Dept. of Labor Update: Enforcement of minimum wage laws; child labor laws; and the Wage Payment and Collection Act.

(Session repeated at 9:45 am)

Derek Hyatte, Labor Law Specialist, Nebraska Dept. of Labor

Rainy Penrod, Labor Law Specialist, Nebraska Dept. of Labor

B. Nebraska Recycling Systems Update

(Session repeated at 9:45 am)

Kim Carroll Steward, Executive Director, Nebraska Recycling Council

C. Sales Tax Reporting Requirements

(Session repeated at 9:45 am)

Karla Koehler, Revenue Tax Specialist Sr., Policy Division, Nebraska Dept. of Revenue

Scott Arlt, Revenue Tax Specialist Sr., Policy Division, Nebraska Dept. of Revenue

D. DED Grant Opportunities: Learn how Nebraska municipalities leverage DED programs like the Civic and Community Center Financing Fund (CCCFF), Community Development Block Grant (CDBG), Home Investment Partnerships (HOME), National Housing Trust Fund (HTF), Nebraska Affordable Housing Trust Fund (NAHTF), Middle Income Workforce Housing Fund (MWHF), and Rural Workforce Housing Fund (RWHF).

(Session repeated at 9:45 am)

Jenny B. Mason, Director of Community Development and Disaster Recovery, Nebraska Dept. of Economic Development

Other Representatives from DED



2025 MUNICIPAL ACCOUNTING & FINANCE CONFERENCE

June 18-20, 2025

Embassy Suites, Lincoln



Friday, June 20, 2025 (con't.)

9:30–9:45 am **Break:** Visit Display Area

9:45–10:45 am **Concurrent Sessions:**

- A. Nebraska Dept. of Labor Update:** Enforcement of minimum wage laws; child labor laws; and the Wage Payment and Collection Act.
(Repeat of 8:30 am session)
Derek Hyatte, Labor Law Specialist, NDOL
Rainy Penrod, Labor Law Specialist, NDOL
- B. Nebraska Recycling Systems Update**
(Repeat of 8:30 am session)
Kim Carroll Steward, Executive Director, Nebraska Recycling Council
- C. Sales Tax Reporting Requirements**
(Repeat of 8:30 am session)
Karla Koehler, Revenue Tax Specialist Sr., Policy Division, Nebraska Dept. of Revenue
Scott Arlt, Revenue Tax Specialist Sr., Policy Division, Nebraska Dept. of Revenue
- D. DED Grant Opportunities:** Learn how Nebraska municipalities leverage DED programs like the Civic and Community Center Financing Fund (CCCCF), Community Development Block Grant (CDBG), Home Investment Partnerships (HOME), National Housing Trust Fund (HTF), Nebraska Affordable Housing Trust Fund (NAHTF), Middle Income Workforce Housing Fund (MWHF), and Rural Workforce Housing Fund (RWHF).
(Repeat of 8:30 am session)
Jenny B. Mason, Director of Community Development and Disaster Recovery, Nebraska Dept. of Economic Development
Other Representatives from DED

10:45–11 am **Break:** Visit Display Area

11 am–12 pm **Concurrent Sessions:**

- A. Use of Personal Cell Phones and Other Public Records Issues Employees Need to Consider**
(Repeat of Thursday 4:15 pm session)
Christy Abraham, Legal Counsel, LNM
- B. Utilities Issues Update:** Be informed about disconnects and collections.
(Repeat of Thursday 4:15 pm session)
Lash Chaffin, Utilities Section Director, LNM
- C. Open Meetings Act:** Learn about recent changes to the Open Meetings Act.
(Repeat of Thursday 4:15 pm session)
L. Lynn Rex, Executive Director, LNM

12 pm **Adjournment:** Have a safe trip home!



2025 MUNICIPAL ACCOUNTING & FINANCE CONFERENCE

June 18-20, 2025

Embassy Suites, Lincoln



Delegate Registration

Municipality: _____

Name (as you want it to appear on name tag): _____

Title: _____ Spouse (if attending): _____

First League Conference? Yes _____ No _____

Check # _____ enclosed for \$ _____ (Advanced payment encouraged)

Billing address: _____

Phone: _____

Email: _____ (Required for you to receive electronic handbook)

	Through June 4	After June 4	Recordings Only (prepayment required)
Wednesday Preconference Seminar: (Includes Preconference electronic handbook)	_____ \$110	_____ \$135	_____ \$110
Thursday & Friday Conference: (Includes electronic handbook) Per municipal official	_____ \$395	_____ \$425	_____ \$395
Conference Total:	\$ _____		

Meals: (not included in registration fee; indicate number needed by **June 4**)

Please note any special dietary restrictions/food allergies: _____

Wednesday Luncheon _____ \$30
Thursday Luncheon _____ \$30

Meals Total: \$ _____

Grand Total: \$ _____

Conference Information

- ❖ Preregistration deadline is **June 4**. Registrations received after this date will incur higher registration costs.
- ❖ Advanced registrations not cancelled by **June 4** or "no shows" will be billed for the conference and any meal tickets reserved.
- ❖ If you need special accommodations or equipment at this conference, contact the League office by **June 4**.
- ❖ The conference sessions will be recorded, unless prohibited by the speaker, and emailed to registered delegates for viewing through **Aug. 31, 2025**.

Mail registration and payment to: League of Nebraska Municipalities, 206 S 13th Street, Suite 800, Lincoln, NE 68508, or fax 402-476-7052

[Click here to register and pay online.](#) ***PLEASE NOTE -- There is a credit card processing fee included for each item.***



2025 MUNICIPAL ACCOUNTING & FINANCE CONFERENCE

June 18-20, 2025

Embassy Suites, Lincoln



Conference and Hotel Information

- ❖ Conference sessions will be held at the Embassy Suites, 1040 P Street, Lincoln, Nebraska 68508.
- ❖ To make room reservations, call 1-402-474-1111 or click on the correct rate below to make your reservation online. Please state that you are attending the League's conference to obtain the special room rate. **When reserving rooms in the room block, please only reserve the number of rooms you actually need.** Unused rooms in the block can no longer be transferred, so we want to make sure everyone who needs a room has the opportunity to book one. The reservation deadline is **May 28**.
- ❖ The room rate is **\$110 with a Government ID card** for a two-room suite. The room rate is **\$144 for vendors** for a two-room suite. If you need an ID card, contact the League office. Individual guest accounts are payable at check out by cash or credit card.
- ❖ Check in time is approximately 4 p.m.; check out time is Noon.
- ❖ Preregistration deadline for delegates is **June 4**. Registrations received after this date will incur higher registration costs.
- ❖ Advance registrations not cancelled by **June 4** or "no shows" will be billed for the conference, reserved display tables and any meal tickets.
- ❖ The conference sessions will be recorded, unless prohibited by the speaker, and emailed to registered delegates for viewing through **Aug. 31, 2025**.
- ❖ If you need special accommodations or equipment at this conference, contact the League office by **June 4**.
- ❖ To meet printing schedules for the conference materials, sponsor fund or display table information must be returned by **June 4**.
- ❖ For your comfort, we recommend that you wear layered clothing, or bring a jacket, because heating and cooling conditions may vary.

**SUBDIVISION IMPROVEMENT AGREEMENT
(Cochrane Corner Addition and Cochrane Corner 1st Addition)**

This Subdivision Improvement Agreement is made and entered into by and between Cochrane Corner, LLC, a Nebraska limited liability company (the “Subdivider”) and the City of Bennet, Nebraska, a municipal corporation (the “City”), and replaces in its entirety the Amended and Restated Subdivision Improvement Agreement (Cochrane Corner Addition) dated June 20, 2024 entered into between Subdivider and City.

RECITALS

I.

Subdivider made application to the City for permission to subdivide and for approval of the plat of Cochrane Corner 1st Addition, modifying the size and number of lots and eliminating Maynard Place, a private roadway, included within Cochrane Corner Addition.

II.

Ordinance No. 2022-2.1, amended and restated by Ordinance No. 2024-5.1 (the “Ordinance”), approving Cochrane Corner Addition contains certain provisions requiring an agreement between the Subdivider and City relating to said plat and the development thereof, and this Agreement is being modified to accommodate the changes to Cochrane Corner Addition resulting from the approval of Cochrane Corner 1st Addition.

NOW THEREFORE, in consideration of the City granting permission to plat and approval of the plat of Cochrane Corner Addition and Cochrane Corner 1st Addition (the “Final Plats”), it is agreed by and between Subdivider and City as follows:

1. Subdivider accepts the conditions set forth in said Ordinance and agrees to construct, at his own cost and expense, improvements for the Final Plats consisting of the following:

- (a) Storm sewers as shown on the construction drawings as approved by the City Engineer.
- (b) Paving (street surfacing) of private roadways Albert Lane and Barbara Lane within Outlot A, Cochrane Corner 1st Addition, in accordance with the construction drawings as approved by the City Engineer.
- (c) 6" water mains and appurtenances within the utility easement granted in Outlot A, Cochrane Corner 1st Addition, along Barbara Lane and Albert Lane, all in accordance with the construction drawings as approved by the City Engineer.
- (d) 4" sanitary sewer service and 8" sanitary sewer main and appurtenances in the right-of-way of Tyler Street and within the utility easement granted in Outlot A, Cochrane Corner 1st Addition, along Barbara Lane and Albert Lane, and within the utility easement granted in Outlot B, Cochrane Corner 1st Addition, all in accordance with the construction drawings as approved by the City Engineer.
- (e) 5" concrete sidewalks along both sides of all private roadways within the limits of the Final Plats.
- (f) Permanent monuments (lot staking) as required by the construction drawings approved by the City Engineer.
- (g) Construction and installation of a storm water detention facility on Outlot B, Cochrane Corner 1st Addition, as shown on the construction drawings approved by the City Engineer.
- (h) The Subdivider shall maintain the Outlots within the Final Plats and all private roadways and improvements located thereon on a permanent and continuous basis. Subdivider agrees to retain ownership of and the right of entry to the Outlots in order to perform the above-described maintenance of the Outlots and private roadways and improvements on a permanent and continuous basis. However, Subdivider may be relieved and discharged of these obligations upon the creation in writing of a permanent association of property owners that will be responsible for said permanent and continuous obligations; provided the maintenance agreements are incorporated into covenants and restrictions in deeds to the subdivided property and the document(s) creating the property owners' association and the restrictive covenants have been reviewed and approved by the City Attorney and filed of record in the Office of the Register of Deeds. If the Outlots or private roadways and improvements are not maintained, or when necessary, repaired, the City shall have the right to enter upon the

Outlots and maintain or repair the same and charge the cost thereof to Subdivider or the property owners' association, whichever is applicable, or to directly assess the cost thereof to all lots within the Final Plats.

A copy of the construction drawings as approved by the City Engineer are on file in the office of the City Clerk/Treasurer and are made a part hereof by reference.

2. In lieu of constructing, at its own cost and expense, 260 feet of 6" water main and appurtenances in the right-of-way of Tyler Street ("Tyler Street Water Main") required for Cochrane Corner Addition, Subdivider agrees to reimburse the City \$24,073 for the actual costs incurred by the City to install the Tyler Street Water Main. Subdivider shall make such reimbursement for the Tyler Street Water Main to the City at such time as Subdivider installs the water mains referenced in Paragraph 1.(c).

3. Subdivider agrees to timely complete the improvements and facilities required by the City in accordance with the time limits established in the Ordinance. Subdivider further agrees to post the required security to guarantee (i) completion of such improvements and facilities and (ii) reimbursement of the Tyler Street Water Main costs to the City.

4. The agreements contained herein shall be binding and obligatory upon the heirs, successors, and assigns of the parties hereto.

Dated this _____ day of _____, 2025.

SUBDIVIDER

COCHRANE CORNER, LLC, a Nebraska limited liability company

By: BIC Development, LLC, a Nebraska limited liability company, Manager

By: _____
Boyd Batterman, Member

CITY

ATTEST:

CITY OF BENNET, NEBRASKA,
A Municipal Corporation

Michele Lincoln, City Clerk

By: _____
Ryan Cheney, Mayor