City of Bennington
Community Development Agency Meeting Minutes
Monday, May 12, 2025; 6:00 P.M.
City Office, 15505 Warehouse Street
Bennington, NE
402-238-2375

Call to Order - Roll Call – Open Meetings Act

Chairman Clint Adams called the Community Development Agency meeting to order at 6:00 p.m. on Monday, May 12, 2025. In attendance were Agency 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.

Proposed Redevelopment Project pursuant to the Nebraska Community Development Law which involves partial funding known as Tax Increment Financing, by Bennington Capital Growth, LLC/JEH Enterprises, LLC, on Lots 18, 19, and 20, Block 6, Town of Bennington, Douglas County, Nebraska, generally located between 15408 and 15416 South Second Street, Bennington, Nebraska

City Attorney Jeff Miller and Bennington Capital Growth, LLC/JEH Enterprises, LLC Legal Counsel McKinley Wilson with Pansing Hogan Ernst & Buser LLP presented the Redevelopment Plan and explained the Redevelopment Plan, the recommendation of the Planning Commission, and the requirements of the Community Development Law.

Adams opened a public hearing and concerns were raised regarding downtown parking accommodations for the new businesses.

Resolution No. CDA 2025-01 of the Community Development Agency Recommending Approval of the Redevelopment Plan for The Haven at Bennington Redevelopment Project to the Bennington City Council

Motion by Lee, second by Pekny to approve the Redevelopment Plan to the City Council as being in conformance with the Community Development Act. Roll call vote: Adams – yes, Bridgeford – no, Hamilton – no, Lee – yes, Pekny – yes. The motion carried.

Adjourn

Motion by Pekny, second by Bridgeford to adjourn the meeting at 6:23 p.m. All vote in favor and the motion carried.

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City Council Meeting Minutes
Monday, May 12, 2025; 6:00 P.M.
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Call to Order - Roll Call – Open Meetings Act

Mayor Clint Adams called the regular monthly meeting to order at 6:24 p.m. on Monday, May 12, 2025. 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. April 14, 2025 City Council Meeting Minutes
B. April 2025 Bills Paid
C. Keno Receipts: April 8.75%: $10,512.37
D. JEO Consulting Invoices for:
    i. General Engineering Invoice No. 160181 for $12,208.75
    ii. Neumeyer Farm Invoice No. 160179,160187 and 160234 totaling $7,645.00
    iii. Public Works Building Invoice No. 160126 and 160180 totaling $13,060.00

BILLS PAID IN APRIL	
CITY	
IRS TAXES	497.77
BERGANKDV, LLC	25,000.00
L.C. SERVICES	19.00
SOUTH SIOUX CITY MARRIOTT RIVERFRONT	660.00
ID CREATOR	45.99
MUD	52.95
OLD REPUBLIC SURETY GROUP	100.00
PRESTO-X	38.00
RATINA CRAWFORD	1,602.01
MINDI LAAKER	1,003.38
NATIONWIDE	4,425.65
NATIONWIDE	2,313.09
IRS TAXES	7,343.79
I3 BANK HSA	163.50
BENNINGTON SUBURBAN FIRE DISTRICT #7	56,534.78
WM CORPORATE SERVICES, INC	62.50
YOUNG AND WHITE LAW OFFICES	2,572.50
COX BUSINESS SERVICES	109.03
THE DAILY RECORD	378.42
EMC INSURANCE COMPANIES	34,317.00
INGRAM	327.78
OLD REPUBLIC SURETY GROUP	800.00
OPPD	296.89
RATINA CRAWFORD	1,139.36
MINDI LAAKER	868.28
NATIONWIDE	4,392.11

NATIONWIDE	2,279.55
INTUIT	2,319.94
INTUIT	460.00
I3 BANK HSA	163.50
ALL MAKES	33.03
JEO CONSULTING, INC	23,613.82
OFFICE DEPOT, INC	61.41
U.S. POSTAL OFFICE	73.00
I3 BANK HSA	163.50
OFFICE BAR HOOPER	29.47
IRS TAXES	2,850.81
I3 BANK HSA	163.50
THE DAILY RECORD	607.32
JOHN ROKES	430.00
CITY TOTAL	**178,312.63**
SEWER	
CITY OF OMAHA CASHIER	32,917.28
ONE CALL CONCEPTS	22.10
MARQUE	1,040.00
CITY OF OMAHA	43,413.42
PEOPLE SERVICE	1,430.00
SEWER TOTAL	**78,822.80**
LIBRARY	
BAKER & TAYLOR BOOKS	131.10
COX BUSINESS SERVICES	136.13
THE DURHAM MUSEUM	350.00
L.C. SERVICES	51.00
LYNN BARNA	81.95
JOHNNA BIERMAN	1,346.50
LISA FLAXBEARD	1,628.44
NATALIE HARTLEY	859.48
HEATHER LUTH	1,202.29
LYDIA PILE	225.84
TARYN STERN	212.34
MUD	247.10
PRESTO-X	28.19
SAM'S CLUB MC/SYNCB	619.29

WM CORPORATE SERVICES, INC	120.65
LISA FLAXBEARD	10.50
JOE PATTERSON	5,409.20
BIG O BOUNCE	677.06
JESSICA ROWE-DESILVA	341.00
OPPD	138.60
SOUTHEAST LIBRARY SYSTEM	25.00
LYNN BARNA	40.97
JOHNNA BIERMAN	1,346.50
LISA FLAXBEARD	1,538.85
NATALIE HARTLEY	655.22
HEATHER LUTH	1,202.30
LYDIA PILE	392.99
TARYN STERN	154.90
I3 BANK - BOND INTEREST PAYMENT	19,215.02
LISA FLAXBEARD	37.00
BAKER & TAYLOR BOOKS	206.94
BIG BIRGE PLUMBING CO	259.50
DESIGN 4	82.80
GREAT AMERICA FINANCIAL SERVICE	214.52
THREE RIVERS LIBRARY SYSTEM	5.00
PETTY CASH	100.00
ALL MAKES OFFICE EQUIPMENT CO.	135.89
COX BUSINESS SERVICES	75.66
INGRAM	283.07
JESSICA ROWE-DESILVA	341.00
LIBRARY TOTAL	**40,129.79**
POLICE	
BENCHMARK GOVERNMENT SOLUTIONS LLC	45.80
BENNINGTON AUTO SALE	356.95
COX BUSINESS SERVICES	202.05
JORDAN BRADLEY	175.76
DEVIN CRINKLAW	175.76
ANDREW HILSCHER	2,614.53
JAYME IVERSEN	1,585.50
DONALD MCGUIRE	241.68
STACIA NELSON	1,742.18
PAUL SMOOT	128.78

JONATHAN STARKE	2,081.10
DANIEL STOCKER	2,042.09
MUD	236.29
PRESTO-X	41.81
SIRCHIE ACQUISITION COMPANY, LLC	125.65
UNMC	49.00
WM CORPORATE SERVICES, INC	56.50
ANDREW HILSCHER	89.88
JORDAN BRADLEY	235.31
JONATHAN STARKE	80.24
CUBBY'S	1,272.30
MID-STATES ORGANIZED CRIME INFO CENTER	100.00
FBI NATIONAL COMMAND COURSE ASSOCIATION	50.00
OPPD	290.06
MENARDS	183.94
ANDREW HILSCHER	2,614.55
JAYME IVERSEN	1,585.49
NICOLE MARTIN	92.35
DONALD MCGUIRE	175.76
STACIA NELSON	1,742.17
MARK NOONAN	202.13
JONATHAN STARKE	2,081.09
DANIEL STOCKER	2,042.08
ABIGAIL WARREN	32.30
ERIC WHITE	124.34
GRANT WRITING USA	445.00
AXON ENTERPRISE, INC	895.00
IDEAL PURE WATER	18.74
NEBRASKA LAW ENFORCEMENT TRAINING CENTER	290.00
U.S. POSTAL SERVICE	73.00
GHOST PATCH CUSTOM	462.20
2 MEN AND A SHOP	298.00
ALL MAKES OFFICE EQUIPMENT CO.	50.75
AT&T MOBILITY	346.94
POLICE TOTAL	**27,775.05**
PARKS	
CUBBY'S	252.79
GRANT WRITING USA	247.50

MONSTER TREE SERVICE OF OMAHA	3,640.00
MUD	369.97
PRESTO-X	30.25
TY'S OUTDOOR POWER & SERVICE	80.00
WM CORPORATE SERVICES, INC	444.54
MENARDS - ELKHORN	348.44
MENARDS	160.78
NAPA AUTO PARTS	87.61
OPPD	754.44
JOHN BOHRER	994.04
DEREK BRECHBILL	1,583.03
JACOB CONLEY	2,347.21
ZACHARY RAUSCHER	465.18
NATHAN STIER	493.71
BOBCAT OF OMAHA	3,150.00
GREAT PLAINS NURSERY	3,014.95
TY'S OUTDOOR POWER & SERVICE	137.25
VERMEER HIGH PLAINS	101.99
JOHN BOHRER	994.04
DEREK BRECHBILL	1,583.05
JACOB CONLEY	2,419.41
ZACHARY RAUSCHER	322.58
NATHAN STIER	458.04
AT&T MOBILITY	23.11
HOME DEPOT CREDIT SERVICES	23.88
PARKS TOTAL	**24,527.79**
STREETS	
MUD	237.00
PRESTO-X	30.25
SN CONTRACTING	1,700.00
CUBBY'S	252.78
HARSIN BUILT CONSTRUCTION	17,102.50
GRANT WRITING USA	247.50
MONSTER TREE SERVICE OF OMAHA	3,640.00
TY'S OUTDOOR POWER & SERVICE	80.00
NAPA AUTO PARTS	87.61
OPPD	5,587.40
BOBCAT OF OMAHA	3,150.00

JEO CONSULTING, INC	5,348.82
TY'S OUTDOOR POWER & SERVICE	137.25
VERMEER HIGH PLAINS	102.00
AT&T MOBILITY	23.12
STREETS TOTAL	**37,726.23**
CITY	**178,312.63**
SEWER	**78,822.80**
LIBRARY	**40,129.79**
POLICE	**27,775.05**
PARKS	**24,527.79**
STREETS	**37,726.23**
TOTAL OF ALL BILLS	**387,294.29**

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

Community Needs Response Plan September 2024-2029 – Library Board
Assistant Library Director Natalie Hartley, 2024 Library Strategic Planning Committee Erika Hanke and Library Board Member Stacy Rice presented the plan identifying community needs including gathering spaces, high school growth, economic development and increased awareness to Library resources.

Consideration of two Freestanding Monument Identification Signs in a Medium Density Residential (R-3) Zoning District both located west of 156th Street with one located south of Kempten Creek Drive and one located north of Bennington Boulevard
City Engineer Julie Ogden presented the signs that meet standards.

Adams opened a public hearing and there were no comments.

Motion by Bridgeford, second by Pekny to approve the Conditional Use Permit. All voted in favor and the motion carried.

Consideration of a Freestanding Monument Identification Sign in a Medium Density Residential (R-3) Zoning District located east of 168th Street and north of Abigail St. Lot 49 Water's Edge 168
City Engineer Julie Ogden and Brad Huyck with Thompson, Dreessen and Dorner, Inc. presented the sign that meets standards.

Adams opened a public hearing and there were no comments.

Motion by Pekny, second by Lee to approve the Conditional Use Permit. All voted in favor and the motion carried.

Proposed Redevelopment Project pursuant to the Nebraska Community Development Law which involves partial funding known as Tax Increment Financing, by Bennington Capital Growth, LLC/JEH Enterprises, LLC, on Lots 18, 19, and 20, Block 6, Town of Bennington, Douglas County, Nebraska, generally located between 15408 and 15416 South Second Street, Bennington, Nebraska

City Attorney Jeff Miller and Bennington Capital Growth, LLC/JEH Enterprises, LLC Legal Counsel McKinley Wilson with Pansing Hogan Ernst & Buser LLP reviewed the Redevelopment Plan, addressed concerns regarding parking and discusses the requirements of the Community Development Law.

Adams opened a public hearing and comments were made supporting the project.

Motion by Pekny, second by Lee to approve Resolution No. 2025-01 regarding the Redevelopment Plan for The Haven at Bennington Redevelopment Project and Making Findings and Approving Action Thereon. Roll call vote: Bridgeford – yes, Hamilton – no, Lee – yes, Pekny – yes. The motion carried

Special Designated Liquor License and Street Closure Applications – Bennington Daze

A. Bennington Jaycees, Pfeifler
   10 a.m. – Saturday, June 7 to 2 a.m. – Sunday, June 8
B. JDUB's Hangout, West
   12 p.m. Saturday, June 7 to 12 a.m. - Sunday, June 8
C. Stumble Inn, Neiman
   4 p.m. Saturday, June 7 to 12 a.m. – Sunday, June 8
D. Monolithic Brewing Company, Hartung
   10 a.m. to 12 a.m. – Saturday June 7
E. The Warehouse, Nelson
   11 a.m. to 6 p.m. – Saturday, June 7

Motion by Bridgeford, second by Lee to approve items A-E listed above. All voted in favor and the motion carried.

Street Closure and Event Applications –

Felecia Weaver with the Bennington Chamber and Community Foundation Farmer's Market 2025, requested a street closure twice a month (June-September) from 156th Street to Molley Street.

Motion by Bridgeford, second by Pekny to approve the closure as presented. All voted in favor and the motion carried.

Neumeyer Farm Park

A. Phase II: US HUD Community Project Funding Grant Update
B. Park and Splash Pad Concept Plan

The City is working on the HUD Portal, Environmental Studies and a Concept Plan.

Annual Report on the Bennington ASIP Program
The Arterial Street Improvement Program continues to grow funds that will be used on future Bennington Road and 168th Street improvement projects.

Douglas County Library Interlocal Cooperation Agreement
Motion by Bridgeford, second by Pekny to approve the Agreement as presented. All voted in favor and the motion carried.

2-Hour Parking Limits Located at 132 South Stark Street Discussion
A resolution for 1-hour parking limits consistent with current downtown parking limits will be presented to the City Council for locations at 132 South Stark Street and 15323 South Second Street.

Library Report
Local Girl Scouts will erect a Little Free Food Pantry in Centennial Park.

Library, Police, Public Works, Office and Project Tracker Reports
All monthly reports are on file in the City Office.

Project Tracker
A Sewer Study Memo was presented with the Project Tracker.

Executive Session for Strategy Discussions with City Attorney regarding Contract Negotiations
Motion by Bridgeford, second by Pekny to go into Executive Session for strategy discussions with City Attorney regarding Contract Negotiations at 7:31 p.m. All voted in favor and the motion carried.

Motion by Bridgeford, second by Pekny to come out of Executive Session for strategy discussions with City Attorney regarding Contract Negotiations at 7:42 p.m. All voted in favor and the motion carried.

Adjourn
Motion by Bridgeford, second by Lee to adjourn the meeting at 7:42 p.m. All voted in favor and the motion carried.