City of Bennington
Community Development Agency Meeting Minutes
Monday, June 9, 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, June9, 2025. In attendance were Agency Members Kaye Bridgeford, Rob Hamilton,and Shane Pekny. Member Adam Lee was absent. City Clerk Mindi Laaker identified the Open Meetings Act location that is available to the public.

Approval of May 12, 2025 Meeting Minutes
Motion by Bridgeford, second by Pekny to approve the minutes as presented. All voted in favor and the motion carried.

Public Comments on any Agenda Items – There were no comments.

Proposed Redevelopment Contract pursuant to the NebraskaCommunity Development Law which involves partial fundingknown as Tax Increment Financing, with Bennington Capital Growth, LLC for The Haven at Bennington Redevelopment Project on Lots 18, 19 and 20, Block 6 Town of Bennington,Douglas County, Nebraska, generally located between 15408and 15416 South Second Street
City Attorney Jeff Miller explained that the Redevelopment and Tax Increment Financing discussions continue therefore there is no resolution to approve at this time.

Resolution No. CDA 2025-2 of the Community DevelopmentAgency Approving a Redevelopment Contract for The Haven atBennington Redevelopment Project and Authorizing theIssuance and the Terms of a Tax Increment Revenue Bond

Adjourn
Motion by Pekny, second by Bridgeford to adjourn the meeting at 6:04 p.m. All voted in favor and the motion carried.

City of Bennington
City Council Meeting Minutes
Monday, June 9, 2025; 6:00 P.M.
City Office, 15505 Warehouse Street
Bennington, NE
402-238-2375

Call to Order - Roll Call – Open Meetings Act
Mayor Clint Adams called the regular monthly meeting to order at 6:05 p.m. on Monday, June9, 2025. In attendance were City Council Members Kaye Bridgeford, Rob

Hamilton, and Shane Pekny. Member Adam Lee was absent. City Clerk Mindi Laaker identified the Open Meetings Act location that is available to the public.

Approval of Consent Agenda

A. May 12, 2025 City Council Meeting Minutes
B. May 2025 Bills Paid
C. Keno Receipts: May 8.75%: $8,730.24
D. JEO Consulting Invoices for:
    i. General Engineering Invoice No. 161078 for $15,600.00
    ii. Neumeyer Farm Invoice No. 161133 and 161093 totaling $41,203.75
    iii. Public Works Building Invoice No. 160937 and 161077 totaling $2,971.25
    iv. Splash Pad Invoice No. 160975 totaling $10,517.50

BILLS PAID IN MAY	
CITY	
RATINA CRAWFORD	1,139.37
MINDI LAAKER	919.37
I3 BANK HSA	163.50
NATIONWIDE	4,534.39
NATIONWIDE	2,421.83
BLUE CROSS BLUE SHIELD OF NEBRASKA	850.36
THE DAILY RECORD	297.32
FILTER SHOP	5.30
MUTUAL OF OMAHA	130.68
MUTUAL OF OMAHA	162.56
OMAHA NEON SIGN COMPANY	1,141.00
PRESTO-X	38.00
WM CORPORATE SERVICES, INC	62.50
YOUNG & WHITE LAW OFFICES	6,526.70
I3 BANK HSA	163.50
IRS TAXES	8,326.95
INTUIT	346.00
RATINA CRAWFORD	1,139.36
MINDI LAAKER	868.29
NATIONWIDE	4,534.39
NATIONWIDE	2,421.83
ALL MAKES	36.85
COX BUSINESS SERVICES	104.68
JEO CONSULTING, INC	11,322.50
L.C. SERVICES	19.00
OPPD	297.42
I3 BANK HSA	163.50

IRS TAXES	3,259.10
BLUE CROSS BLUE SHIELD OF NEBRASKA	850.36
THE DAILY RECORD	23.33
GREAT AMERICA FINANCIAL SERVICE	105.42
MUTUAL OF OMAHA	130.68
MUTUAL OF OMAHA	162.56
OFFICE DEPOT, INC	104.74
PRESTO-X	38.00
I3 BANK HSA	163.50
IRS TAXES	8,151.50
I3 BANK HSA	163.50
CITY TOTAL	**61,289.84**
SEWER	
ONE CALL CONCEPTS	28.93
YOUNG & WHITE LAW OFFICES	135.00
CITY OF OMAHA CASHIER	35,402.47
JEO CONSULTING, INC	2,576.25
PEOPLE SERVICE	1,550.75
SEWER TOTAL	**39,693.40**
LIBRARY	
LYNN BARNA	25.21
JOHNNA BIERMAN	1,346.50
LISA FLAXBEARD	1,538.84
NATALIE HARTLEY	829.74
HEATHER LUTH	1,079.87
LYDIA PILE	171.80
TARYN STERN	144.77
NATALIE HARTLEY	93.43
BAKER & TAYLOR BOOKS	240.55
BLUE CROSS BLUE SHIELD OF NEBRASKA	4,685.19
FILTER SHOP	23.60
MUTUAL OF OMAHA	175.23
MUTUAL OF OMAHA	263.44
BELLWETHER	377.46
COX BUSINESS SERVICES	136.13
JESSICA ROWE-DESILVA	341.00
OFFICE DEPOT, INC	83.98

PENWORTHY	2,522.68
PRESTO-X	28.19
SAM'S CLUB MC/SYNCB	1,856.69
WM CORPORATE SERVICES, INC	120.65
LISA FLAXBEARD	312.69
LYNN BARNA	69.34
JOHNNA BIERMAN	1,346.52
LISA FLAXBEARD	1,538.84
NATALIE HARTLEY	928.12
HEATHER LUTH	1,079.89
LYDIA PILE	188.69
TARYN STERN	222.47
AMAZON CAPITAL SERVICES	64.13
BAKER & TAYLOR BOOKS	275.27
INGRAM	408.48
JENSEN BROTHERS MOWING LLC	3,950.00
L.C. SERVICES	51.00
OPPD	138.60
JESSICA ROWE-DESILVA	341.00
BLUE CROSS BLUE SHIELD OF NEBRASKA	4,685.19
GREAT AMERICA FINANCIAL SERVICE	188.69
GUMDROP BOOKS	563.26
INGRAM	446.51
LERNER PUBLISHING GROUP	511.78
MUTUAL OF OMAHA	175.23
MUTUAL OF OMAHA	263.44
PRESTO-X	28.19
LIBRARY TOTAL	**33,862.28**
POLICE	
JORDAN BRADLEY	175.76
DEVIN CRINKLAW	175.76
ANDREW HILSCHER	2,614.53
JAYME IVERSEN	1,585.49
ROBERT JONES	219.70
NICOLE MARTIN	258.58
STACIA NELSON	1,742.17
JONATHAN STARKE	2,081.10
DANIEL STOCKER	2,042.09

BLUE CROSS BLUE SHIELD OF NEBRASKA	10,275.38
FILTER SHOP	4.70
MUTUAL OF OMAHA	469.93
MUTUAL OF OMAHA	459.15
CUBBY'S	1,159.01
PRESTO-X	41.81
U.S. POSTAL SERVICE	188.00
WM CORPORATE SERVICES, INC	56.50
TARGET	83.44
RAY ALLEN MANUFACTURING	1,299.99
ANDREW HILSCHER	2,614.55
JAYME IVERSEN	1,585.50
NICOLE MARTIN	147.76
STACIA NELSON	1,742.17
MARK NOONAN	117.20
PAUL SMOOT	128.80
JONATHAN STARKE	2,081.10
DANIEL STOCKER	2,042.08
AT&T MOBILITY	346.94
BENNINGTON AUTO SALE	519.01
COX BUSINESS SERVICES	203.32
IDEAL PURE WATER	11.74
OPPD	291.70
JONATHAN STARKE	41.87
BLUE CROSS BLUE SHIELD OF NEBRASKA	10,275.38
GREAT AMERICA FINANCIAL SERVICE	25.80
MUTUAL OF OMAHA	469.93
MUTUAL OF OMAHA	459.15
PRESTO-X	41.81
POLICE TOTAL	**48,078.90**
PARKS	
JOHN BOHRER	994.05
DEREK BRECHBILL	1,583.03
JACOB CONLEY	2,419.39
ZACHARY RAUSCHER	798.37
NATHAN STIER	847.95
AMERICAN LEGION	167.50
BLUE CROSS BLUE SHIELD OF NEBRASKA	916.83

COX BUSINESS SERVICES	46.39
MUTUAL OF OMAHA	239.81
MUTUAL OF OMAHA	50.05
PORTA JOHNS	112.50
SITE ONE LANDSCAPE SUPPLY	1,144.52
JELINEK ACE HARDWARE	202.69
CUBBY'S	148.35
MENARDS	343.08
PAPIO VALLEY NURSERY, INC	637.25
PRESTO-X	32.07
SITE ONE LANDSCAPE SUPPLY	738.38
WM CORPORATE SERVICES, INC	969.10
JOHN BOHRER	994.03
DEREK BRECHBILL	1,583.04
JACOB CONLEY	2,419.41
ZACHARY RAUSCHER	379.62
NATHAN STIER	386.74
AT&T MOBILITY	23.11
JEO CONSULTING, INC	5,142.50
OPPD	857.97
AMAZON	49.70
BLUE CROSS BLUE SHIELD OF NEBRASKA	916.83
GREAT PLAINS NURSERY	399.50
MUTUAL OF OMAHA	239.81
MUTUAL OF OMAHA	50.05
PRESTO-X	32.07
PARKS TOTAL	**25,865.69**
STREETS	
AMERICAN LEGION	167.50
BLUE CROSS BLUE SHIELD OF NEBRASKA	916.82
COX BUSINESS SERVICES	46.40
MUTUAL OF OMAHA	50.05
PORTA JOHNS	112.50
UNIQUE PAVING MATERIALS CORP	1,904.00
JELINEK ACE HARDWARE	202.69
CUBBY'S	148.36
MENARDS	64.71

PAPIO VALLEY NURSERY, INC	637.25
PRESTO-X	32.06
SITE ONE LANDSCAPE SUPPLY	738.38
AT&T MOBILITY	23.11
JEO CONSULTING, INC	13,872.50
OPPD	5,591.69
AMAZON	49.70
BLUE CROSS BLUE SHIELD OF NEBRASKA	916.82
CLEAN SWEEP COMMERCIAL, INC	3,241.50
MICHAEL TODD & COMPANY, INC.	134.52
MUTUAL OF OMAHA	50.05
PRESTO-X	32.06
STREETS TOTAL	**28,932.68**
CITY	**61,289.84**
SEWER	**39,693.40**
LIBRARY	**33,862.28**
POLICE	**48,078.90**
PARKS	**25,865.69**
STREETS	**28,932.68**
TOTAL OF ALL BILLS	**237,722.79**

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

Amendments to the City of Bennington Zoning Regulations toDefine Martial Arts, to Amend the Definition of Studio, and toAdd Indoor Youth Playground or Gym as a Conditional Use inthe I-1 Light Industrial, C-1 Highway Commercial and C-4 Flex Business Zoning Districts

City Engineer Julie Ogden explained the addition of language including martial arts and youth gym/play areas.

Adams opened a public hearing and there were no comments.
Motion by Pekny, second by Bridgeford to approve the amendments as presented. All voted in favor and the motion carried.

Street Closure / Event Application – Saturday, August 9, 2025from 8 a.m. to 1 p.m.
Motion by Bridgeford, second by Pekny to approve the Douglas County Farm Bureau Tractor Show. All voted in favor and the motion carried.

Peddler Permit Application

Motion by Bridgeford, second by Pekny to approve the renewal of a one-year permit for Legacy Restoration. All voted in favor and the motion carried.

Motion by Pekny, second by Bridgeford to approve a one week permit for book sales from SouthwesternAdvantage. All voted in favor and the motion carried.

Pay Applications for Armodus Street Patching
Motion by Bridgeford, second by Pekny to approve Pay Application #1 totaling $82,893.10. All voted in favor and the motion carried.

Motion by Pekny, second by Bridgeford to approvePay Application #2 & Final totaling $2,563.70 (subject to completionof punch list). All voted in favor and the motion carried.

Public Works Building
Motion by Bridgeford, second by Pekny to approve Pay Application #1 to Darland totaling $48,450.00. All voted in favor and the motion carried.

Comprehensive Plan Update to Revise the City of BenningtonFuture Land Use Map. Changes Proposed include AddingCommercial and High Density Residential at the southeastcorner of 180th and Bennington Road and Expansion ofCommercial along the west side of 156th Street, south ofPapillion Creek.
City Engineer Julie Ogden explained the Future Land Use Map changes as presented.

Adams opened a public hearing and there were no comments.

Motion by Bridgeford, second by Pekny to approve the Future Land Use Map revisions. All voted in favor and the motion carried.

Ordinance No. 540 Amending the Official Zoning Map of theCity of Bennington from a TA Transitional Agriculture ZoningDistrict to an R-3 Medium Density Residential Zoning District for the Land being Platted as the Morgan Ridge Phase 2Subdivision Lots 239-373 and Outlots I-O
Motion by Pekny, second by Bridgeford to introduce and waive three readings of Ordinance No. 540 AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP AS ADOPED BY CITY OF BENNINGTON ZONING REGULATION 3.02 VIA CITY OF BENNINGTON ORDINANCE NO. 460 FROM A TA TRANSITIONAL AGRICULTURE ZONING DISTRICT TO AN R-3 MEDIUM DENSITY RESIDENTIAL DISTRICT FOR THE LAND BEING PLATTED AS THE MORGAN RIDGE PHASE 2 SUBDIVISION LOTS 239-373 AND OUTLOTS I-O, LOCATED IN SECTION 15, TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA. All voted in favor and the motion carried.

Motion by Bridgeford, second by Pekny to approve and adopt Ordinance No 540. All voted in favor and the motion carried.

Ordinance No. 541 Amending the Official Zoning Map of theCity of Bennington from a TA Transitional Agriculture ZoningDistrict to an R-3 Medium Density Residential Zoning

Districtfor the Land being Platted as the Hagen Hills Subdivision Lots47-89 and Outlot F

Motion by Bridgeford, second by Pekny to introduce and waive three readings of Ordinance No. 541 AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP AS ADOPTED BY CITY OF BENNINGTON ZONING REGULATION 3.02 VIA CITY OF BENNINGTON ORDINANCE NO. 460 FROM A TA TRASITIONAL AGRICULTURE ZONING DISTRICT TO AN R-3 MEDIUM DENSITY RESIDENTIAL ZONING DISTRICT FOR THE LAND BEING PLATTED AS THE HAGEN HILLS SUBDIVISION LOTS 47-89 AND OUTLOT F, LOCATED IN SECTION 15, TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA. All voted in favor and the motion carried.

Motion by Pekny, second by Bridgeford to approve and adopt Ordinance No. 541. All voted in favor and the motion carried.

Ordinance No. 542 Amending the City of Bennington ZoningRegulations regarding Studio Definitions and Studio andIndoor Youth Playground or Gym Conditional Uses in the C-1Highway Commercial, C-4 Flex Business, and I-1 LightIndustrial Zoning Districts

Motion by Pekny, second by Bridgeford to introduce and waive three readings of Ordinance No. 542 AN ORDINANCE AMENDING THE CITY OF BENINGTON'S ZONING REGULATIONS SECTIONS 2.03.88A, 2.03.119A, 2.03.193A, 2.03.256A, 2.03.474A AND 2.03.515A REGARDING STUDIO DEFINITIONS, AND SECTIONS 5.10.03, 5.13.03, AND 5.14.03 REGARDING THE C-1 HIGHWAY COMMERCIAL, C-4 FLEX BUSINESS, AND I-1 LIGHT INDUSTRIAL ZONING DISTRICTS AND STUDIO CONDITIONAL USES AND INDOOR YOUTH PLAYGROUND OR GYM CONDITIONAL USES. All voted in favor and the motion carried.

Motion by Bridgeford, second by Pekny to approve and adopt Ordinance No. 542. All voted in favor and the motion carried.

Ordinance No. 543 Amending the Future Land Use Plan in theBennington 2018 Comprehensive Plan to DesignateCommercial and High Density Residential at the Southeast Corner of North 180th Street and Bennington Roadand to Expand the

Commercial Designation on the West Sideof North 156th Street South of the Papillion Creek

Motion by Bridgeford, second by Pekny to introduce and waive three readings of Ordinance No. 543 AN ORDINANCE AMENDING THE FUTURE LAND USE PLAN IN THE BENNINGTON 2018 COMPREHENSIVE PLAN SO AS TO DESIGNATE COMMERCIAL AND HIGH DENSITY RESIDENTIAL AT THE SOUTHEAST CORNER OF NORTH 180TH STREET AND BENNINGTON ROAD AND TO EXPAND THE COMMERCIAL DESIGNATION ON THE WEST SIDE OF NORTH 156TH STREET SOUTH OF THE PAPILLION CREEK. All voted in favor and the motion carried.

Motion by Bridgeford, second by Pekny to approve and adopt Ordinance No. 543. All voted in favor and the motion carried.

Neumeyer Farm Park

Phase I: Irrigation issues continue to be evaluated.

Phase II: A meeting is scheduled with US HUD Community Project Funding Grant Representatives.

Resolution 2025-02 for 1-Hour Parking Limits Located at SouthSecond and South Stark Streets

Motion by Pekny, second by Bridgeford to table the resolution for further consideration. All voted in favor and the motion carried.

Bennington Soccer Club Addendum Extending the Term of theAgreement until May 31, 2026

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

Library, Police, Public Works, Officeand Project Tracker Reports

All monthly reports are on file in the City Office.

Office Report

Motion by Bridgeford, second by Pekny to approve City Treasurer Tina Crawford as an additional signer for Certificate of Deposit renewals. All voted in favor and the motion carried.

Public Comments – Comments were made regarding a crosswalk or signage between the Police Station and Library parking lots crossing 156th Street.

Adjourn

Motion by Bridgeford, second by Pekny to adjourn the meeting at 7:07 p.m. All voted in favor and the motion carried.