City of Bennington
Community Development Agency Meeting Minutes
Monday, May 11, 2026; 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 11, 2026. In attendance were Agency Members Clint Adams, 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 August 25, 2025 Community Development AgencyMeeting Minutes
Motion by Bridgeford, second by Hamilton to approve the August 25, 2025 meeting minutes. All voted in favor and the motion carried.

Public Comments on any Agenda Item
There were no comments.

Proposed Amended Redevelopment Project pursuant to theNebraska Community Development Law which involves partialfunding known as Tax Increment Financing, by BPW SmartDevelopment, LLC on Lot 1 of the Bennington Park PlazaSubdivision, City of Bennington, generally located east of North160th Street and north of North Fourth Street, BenningtonNebraska
City Attorney Jeff Miller explained the Redevelopment Plan and how it was in conformance with the general plan for the development of the City as a whole and the requirements of the Community Development Law.
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Brent Beller with Fullenkamp, Jobeun, Johnson & Beller and Applicant Ryan Schwarz presented the Redevelopment Project Plan.

Resolution No. CDA 2026-1 of the Community Development Agency Recommending Approval of the AmendedRedevelopment Plan for the Prairie Ridge TownhomesRedevelopment Project to the Bennington City Council
Motion by Pekny, second by Bridgeford to recommend approval to the City Council of Resolution No. CDA 2026-1. All voted in favor and the motion carried.

Adjourn
Motion by Bridgeford, second by Pekny to adjourn the meeting at 6:14 p.m. All voted in favor and the motion carried.

City of Bennington
City Council Meeting Minutes
Monday, May 11, 2026; 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 6:14 p.m. on Monday, May 11, 2026. In attendance were City Council Members Kaye Bridgeford, Rob Hamilton and Shane Pekny. Council 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. April 13, 2026 City Council Meeting Minutes
B. April 2026 Bills Paid
C. Keno Receipts: April 8.75%: $8,558.69
D. Water Safety Week Proclamation – May 16-22, 2026
E. JEO Consulting Invoices for:
    i. General Engineering Invoice No. 173081 totaling $4,175.00
    ii. Public Works Building Invoice No. 172913 totaling $2,015.75
    iii. Sanitary Sewer Improvements Invoice No. 173378 totaling $640.00
    iv. Bennington Road Bridge Repair Invoice No. 173217 totaling $1,812.50

BILLS PAID IN APRIL	
CITY	
AT&T MOBILITY	46.81
BLUE CROSS BLUE SHIELD	4,216.72
THE DAILY RECORD	541.45
HSA CONTRIBUTIONS	241.34
MUD	55.35
MUTUAL OF OMAHA	248.34
PRESTO-X	44.42
BENNINGTON SUBURBAN FIRE DISTRICT #7	65,528.25
YOUNG & WHITE LAW OFFICES	1,398.00
SUMMIT FIRE PROTECTIONS	154.00
USPS - STAMPS	159.00
IRS TAX PAYMENT	10,233.10
RATINA CRAWFORD	1,975.49
KEVIN HAND	2,450.04
MINDI LAAKER	1,068.81
NATIONWIDE	3,071.14
NATIONWIDE	5,851.34
BOND INTEREST PAYMENT	19,105.00
HSA CONTRIBUTIONS	241.34
COX BUSINESS SERVICES	105.09

EMC INSURANCE COMPANIES	18,791.25
GREAT AMERICA FINANCIAL SERVICE	127.92
JEO CONSULTING, INC	3,405.00
OPPD	304.33
PAPILLION SANITATION	20.00
WASTE MANAGEMENT	30.50
INTUIT	428.00
RATINA CRAWFORD	1,276.35
KEVIN HAND	2,450.04
MINDI LAAKER	993.42
NATIONWIDE	3,054.70
NATIONWIDE	5,553.18
HSA CONTRIBUTIONS	241.34
AT&T MOBILITY	46.79
GUARDIAN	229.53
L.C. SERVICES	19.00
RATINA CRAWFORD	26.67
IRS TAX PAYMENT	10,353.27
THE DAILY RECORD	587.49
LEAGUE OF NEBRASKA MUNICIPALITIES	563.00
LEAGUE OF NEBRASKA MUNICIPALITIES	443.00
LEAGUE OF NEBRASKA MUNICIPALITIES	100.00
PRESTO-X	44.42
HSA CONTRIBUTIONS	241.34
CITY TOTAL	**166,065.57**
SEWER	
CITY OF OMAHA CASHIER	38,769.81
ONE CALL CONCEPTS	13.51
CITY OF OMAHA	74,239.73
CITY OF OMAHA CASHIER	3,638.14
JEO CONSULTING, INC	10,100.00
PEOPLE SERVICE	1,500.00
SEWER TOTAL	**128,261.19**
LIBRARY	
BLUE CROSS BLUE SHIELD	5,171.80
CITY WIDE FACILITY SOLUTIONS	825.00

DESIGN 4	86.40
MUD	258.30
MUTUAL OF OMAHA	187.22
PRESTO-X	33.73
PENWORTHY	1,791.84
SAM'S CLUB MC/SYNCB	3,020.72
STRATEGIC ELECTRIC GROUP, LLC	3,462.87
SUMMIT FIRE PROTECTIONS	269.00
JOHNNA BIERMAN	1,451.00
LISA FLAXBEARD	1,940.58
NATALIE HARTLEY	460.78
NORA HUBER	180.08
HEATHER LUTH	1,219.48
LYDIA PILE	424.20
CCS PRESENTATION SYSTEMS	5,607.87
COX BUSINESS SERVICES	136.13
OPPD	138.60
PAPILLION SANITATION	40.00
WASTE MANAGEMENT	58.40
WILLOW LANE EDUCATION	92.96
JOHNNA BIERMAN	1,451.01
LISA FLAXBEARD	1,667.26
NATALIE HARTLEY	669.25
NORA HUBER	162.76
HEATHER LUTH	1,152.05
LYDIA PILE	395.31
GUARDIAN	50.43
L.C. SERVICES	56.00
BOUND TO STAY BOUND BOOKS, INC	942.52
CITY WIDE FACILITY SOLUTIONS	825.00
GREAT AMERICA FINANCIAL SERVICE	143.61
PRESTO-X	33.73
LIBRARY TOTAL	**34,405.89**
POLICE	
DANIEL STOCKER	160.50
STACIA NELSON	278.20
AT&T MOBILITY	406.89
BLUE CROSS BLUE SHIELD	11,200.94

COX BUSINESS SERVICES	203.16
CUBBY'S	1,668.48
MENARDS	191.82
MUTUAL OF OMAHA	565.72
PRESTO-X	48.57
SUMMIT FIRE PROTECTIONS	154.00
OFFICE DEPOT	90.36
DEVIN CRINKLAW	443.28
ANDREW HILSCHER	2,830.53
JAYME IVERSEN	1,733.15
NICOLE MARTIN	735.88
DONALD MCGUIRE	386.68
STACIA NELSON	1,924.61
DILLON SIMON	2,152.53
PAUL SMOOT	156.27
JONATHAN STARKE	2,020.05
DANIEL STOCKER	2,302.20
USPS	6.08
JONATHAN STARKE	852.65
BENNINGTON AUTO SALE	218.75
IDEAL PURE WATER	38.99
OPPD	246.65
PAPILLION SANITATION	30.00
WASTE MANAGEMENT	25.54
PRI MANAGEMENT	398.00
CREATIVE PLANNING	86.84
DEVIN CRINKLAW	637.22
ANDREW HILSCHER	2,830.53
JAYME IVERSEN	1,733.15
NICOLE MARTIN	693.47
STACIA NELSON	1,924.62
MARK NOONAN	91.60
DILLON SIMON	2,152.52
JONATHAN STARKE	2,020.04
DANIEL STOCKER	2,302.20
ERIC WHITE	141.60
AT&T MOBILITY	406.81
GUARDIAN	194.90
BENCHMARK GOVERNMENT SOLUTIONS, LLC	87.65

CRIMINAL ADDICTION INC	350.00
GREAT AMERICA FINANCIAL SERVICE	42.43
PRESTO-X	48.57
RIVALRY	105.00
NEBRASKA LAW ENFORCEMENT TRAINING CENTER	75.00
SHEEPDOG GUARDIAN CONSULTING, LLC	313.20
USPS	43.45
POLICE TOTAL	**47,751.28**
PARKS	
AT&T MOBILITY	23.40
BLUE CROSS BLUE SHIELD	1,582.19
BOBCAT OF OMAHA	4,950.00
COX BUSINESS SERVICES	46.39
CUBBY'S	175.94
HOME DEPOT CREDIT SERVICES	345.67
MENARDS	1,607.58
MUD	135.39
MUTUAL OF OMAHA	228.62
PRESTO-X	33.57
SUMMIT FIRE PROTECTIONS	421.00
JOHN BOHRER	500.88
DEREK BRECHBILL	1,683.98
JACKSON CONRAD	451.11
LAYNE LAAKER	1,714.42
JEO CONSULTING, INC	26,431.88
OPPD	759.49
PAPILLION SANITATION	505.00
WASTE MANAGEMENT	435.92
JOHN BOHRER	500.87
JOHN BOHRER	500.94
DEREK BRECHBILL	1,683.98
JACKSON CONRAD	564.33
LAYNE LAAKER	1,714.41
AT&T MOBILITY	23.39
GUARDIAN	37.70
GREAT PLAINS NURSERY	1,674.50
PRESTO-X	42.01
SITE ONE LANSCAPE SUPPLY	189.92

PARKS TOTAL	**48,964.48**
STREETS	
AT&T MOBILITY	23.41
BLUE CROSS BLUE SHIELD	1,582.19
BOBCAT OF OMAHA	4,950.00
COX BUSINESS SERVICES	46.40
CUBBY'S	175.94
HARSIN BUILT CONSTRUCTION	4,525.00
HOME DEPOT CREDIT SERVICES	345.67
MENARDS	81.21
MUD	80.04
PRESTO-X	33.56
SUMMIT FIRE PROTECTIONS	421.00
JEO CONSULTING, INC	1,114.37
OPPD	6,086.38
PAPILLION SANITATION	55.00
AT&T MOBILITY	23.40
GUARDIAN	4.49
PRESTO-X	42.02
STREETS TOTAL	**19,590.08**
CITY	**166,065.57**
SEWER	**128,261.19**
LIBRARY	**34,405.89**
POLICE	**47,751.28**
PARKS	**48,964.48**
STREETS	**19,590.08**
TOTAL OF ALL BILLS	**445,038.49**

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

Proposed Amended Redevelopment Project pursuant to theNebraska Community Development Law which involves partial funding known as Tax Increment Financing, by BPW SmartDevelopment, LLC on Lot 1 of the Bennington Park PlazaSubdivision, City of Bennington, generally located east of North160th Street and north of North Fourth Street, BenningtonNebraska

City Attorney Jeff Miller explained the Redevelopment Plan and how it was in conformance with the general plan for the development of the City as a whole and the requirements of the Community Development Law.

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Brent Beller with Fullenkamp, Jobeun, Johnson & Beller and Applicant Ryan Schwarz presented the Redevelopment Project Plan.

Adams opened a public hearing and there were no comments.

Motion by Bridgeford, second by Pekny to approve Resolution No. 2026-04 approving theRedevelopment Plan for the Prairie Ridge TownhomesRedevelopment Project. All voted in favor and the motion carried.

Street Closure and Event Application

A. Douglas County Farm Bureau Tractor Show – Rob Gottsch
    i. Saturday August 15 from 7 a.m. to 1:00 p.m. on Warehouse Street from 156th Street to Molley Street

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

B. Bennington Daze – Nicki Byars
    i. Beer Garden and Dance on Saturday June 6 from 6 a.m. to Sunday June 7 at 1 a.m. on South Second Street from Molley to Stark Streets
    ii. Parade on Saturday June 6 from 10 a.m. to 12:30 p.m. on Bennington Road from 168th to 156th Street and south to the Papio Creek Bridge

C. Bennington Chamber and Community Foundation Farmer's Market 2026 – Nikki Thomsen
    i. Bennington Daze Closure on Saturday June 6 from 7 a.m. to 2:30 p.m. on Warehouse Street from 156th Street to Stark Street and South Second Street from Molley Street to Stark Street
    ii. Remaining Markets on Saturdays from 7 a.m. to 12:30 p.m. on Warehouse Street from 156th Street to South Second Street ending at Stark Street

Motion by Pekny, second by Hamilton to approve Items B-C listed above as presented. Roll call vote: Bridgeford – no, Hamilton – yes, Pekny – yes. Motion carried.

Special Designated Liquor License and Street ClosureApplications – Bennington Daze

A. Bennington Jaycees, Pfeifler
    12 p.m. – Saturday, June 6 to 2 a.m. – Sunday, June 7
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

11 a.m. – Saturday June 6 to 2 a.m. – Sunday June 7

E. The Warehouse, Nelson

11 a.m. to 6 p.m. – Saturday, June 1

Motion by Bridgeford, second by Pekny to approve Items A-E listed above as presented. All voted in favor and the motion carried.

Annual Report on the Bennington ASIP Program

The Arterial Street Improvement Program continues to grow funds that will be used on future Bennington Road improvement projects.

City Engineer Julie Ogden presented recommendations on increases to certain elements of the Program, for an Ordinance and additional consideration at the next Council meeting.

Library, Police, Public Works, Office and Project Tracker Reports

All monthly reports are on file in the City Office.

Public Comments

Concerns were raised regarding motorized bikes and scooters.

Adjourn

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