

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

1. Call to Order - Roll Call – Open Meetings Act
2. Approval of May 12, 2025 Meeting Minutes
3. Public Comments on any Agenda Items
4. Proposed Redevelopment Contract pursuant to the Nebraska Community Development Law which involves partial funding known 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 15408 and 15416 South Second Street.
 - A. Presentation by Staff and Applicant
 - B. CDA Discussion
5. Resolution No. CDA 2025-2 of the Community Development Agency Approving a Redevelopment Contract for The Haven at Bennington Redevelopment Project and Authorizing the Issuance and the Terms of a Tax Increment Revenue Bond.
 - A. Motion to Approve and Adopt

Adjourn

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

1. Call to Order - Roll Call – Open Meetings Act
2. 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
 - A. Motion
3. Amendments to the City of Bennington Zoning Regulations to Define Martial Arts, to Amend the Definition of Studio, and to Add Indoor Youth Playground or Gym as a Conditional Use in the I-1 Light Industrial, C-1 Highway Commercial and C-4 Flex Business Zoning Districts
 - A. Presentation
 - B. Public Hearing
 - C. Motion
4. Street Closure / Event Application – Saturday, August 9, 2025 from 8 a.m. to 1 p.m.
 - A. Douglas County Farm Bureau Tractor Show – Rob Gottsch
 - i. Motion
5. Peddler Permit Application
 - A. Renewal of a One Year Permit for Legacy Restoration – Alex McKenzie
 - i. Motion to Approve
 - B. One Week Permit for Book Sales from Southwestern Advantage – Maciej Marchaj
 - i. Motion to Approve
6. Pay Applications for Armodus Street Patching
 - A. Pay Application #1 for \$82,893.10
 - i. Motion to Approve

- B. Pay Application #2 & Final for \$2,563.70 (subject to completion of punch list)
 - i. Motion to Approve
- 7. Public Works Building
 - A. Pay Application #1 to Darland for \$48,450.00
- 8. Comprehensive Plan Update to Revise the City of Bennington Future Land Use Map. Changes Proposed include Adding Commercial and High Density Residential at the southeast corner of 180th and Bennington Road and Expansion of Commercial along the west side of 156th Street, south of Papillion Creek.
 - A. Presentation
 - B. Public Hearing
 - C. Motion
- 9. Ordinance No. 540 Amending the Official Zoning Map of the City of Bennington from a TA Transitional Agriculture Zoning District to an R-3 Medium Density Residential Zoning District for the Land being Platted as the Morgan Ridge Phase 2 Subdivision Lots 239-373 and Outlots I-O
 - A. Motion to Introduce and Waive Three Readings
 - B. Motion to Approve and Adopt
- 10. Ordinance No. 541 Amending the Official Zoning Map of the City of Bennington from a TA Transitional 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
 - A. Motion to Introduce and Waive Three Readings
 - B. Motion to Approve and Adopt
- 11. Ordinance No. 542 Amending the City of Bennington Zoning Regulations regarding Studio Definitions and Studio and Indoor Youth Playground or Gym Conditional Uses in the C-1 Highway Commercial, C-4 Flex Business, and I-1 Light Industrial Zoning Districts
 - A. Motion to introduce and Waive Three Readings
 - B. Motion to Approve and Adopt
- 12. Ordinance No. 543 Amending the Future Land Use Plan in the Bennington 2018 Comprehensive Plan 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
 - A. Motion to Introduce and Waive Three Readings
 - B. Motion to Approve and Adopt
- 13. Neumeyer Farm Park
 - A. Phase II: US HUD Community Project Funding Grant Update

14. Resolution 2025-02 for 1-Hour Parking Limits Located at South Second and South Stark Streets
 - A. Motion to Approve
15. Bennington Soccer Club Addendum Extending the Term of the Agreement until May 31, 2026
 - A. Motion to Approve
16. Library Report
17. Police Report
18. Public Works Report
19. Office Report
 - A. Motion to Approve City Treasurer Tina Crawford as an Additional Signer for Certificate of Deposit Renewals
20. Project Tracker
21. Public Comments – This is the proper time for public comments on any topic or matter which is not on the agenda.
22. Adjourn

Anyone desiring to speak on an agenda item that involves a public hearing is invited to do so. All those who wish to address the Council during such a public hearing should stand, state your name and address and limit yourself to three minutes. Anyone desiring to speak for a longer period of time should make arrangements with the City Clerk prior to the meeting. This procedure will assure that everyone will be heard by the Council for those agenda items that involve a public hearing. Individuals requiring physical or sensory accommodations should contact the City Clerk at 402-238-2375. Thank you. Clint Adams, Mayor