

City Council Regular Meeting
Tuesday, October 11, 2022 7:00 PM

Hickman Community Center/City Hall 115
Locust Street, Room 128 Hickman, Nebraska

1. Call to Order
 - 1.A. Participant Sign-In Sheet Available & Disclosure of Meeting Recording Process Notice Posted.
 - 1.B. This is an Open Meeting of the Hickman Nebraska Governing Body. The City of Hickman abides by the Nebraska Open Meetings Act in conducting business. A copy of the Nebraska Open Meetings Act is on display in this meeting room as required by Nebraska State Law. Notice of meeting and copies of this agenda have been publicly posted prior to the meeting at the Hickman City Hall, Hickman U.S. Post Office, U-Stop Market and the City of Hickman website.
 - 1.C. The City Council may vote to go into Executive Closed Session on any agenda item as allowed by Nebraska State Law. The Governing Body may be excused and re-enter the City Council meeting room at any time after reconvening open session.
 - 1.D. Registered Agenda Speakers: All individuals requesting to be Registered Agenda Speakers must fill out a Registered Speaker Card & submit to Recording Clerk. The Mayor or Presiding Meeting Officer reserves the right to deny this request, or will call you to the podium when your agenda Item is ready to be heard. Presentations, if allowed, may be limited to five (5) minutes per person, with a limit of three (3) individuals speaking per topic position. Please come to the podium, and clearly state your name and address for the record and the agenda topic you wish to speak upon in a professional manner.
2. Pledge of Allegiance
3. Roll Call
4. Mayor Communications
5. Consent Agenda
 - 5.A. Approval of September 27, 2022 City Council Meeting Minutes
 - 5.B. Claims and Accounts Payable Report
6. Proclamations, Presentations, Appointments, Affirmations & Introductions

- 6.A. Oath of Office, Mr. John Meese Jr., City Council
- 7. Reports
 - 7.A. Lancaster County Sheriff's Office Report
 - 7.B. Community Center Report
 - 7.C. Project Update on 68th Street & Hickman Road Roundabout
 - 7.D. Water Plant Improvements Update
 - 7.E. Wastewater Plant Improvements Update
- 8. Public Hearings
 - 8.A. The purpose of the hearing is to provide an opportunity for Public Comment on a request from Baade Property, LLC on a Final Plat for Terrace View 5th Addition, Property legally described as: Terrace View 3rd Addition, Outlot E, Lancaster County, and generally located North of Hickman Road and West of 82nd Street.
 - 8.B. The purpose of the hearing is to provide an opportunity for Public Comment on a request from Baade Property, LLC for the annexation of property generally located North of Hickman Road and West of 82nd Street and to extend the Extraterritorial Jurisdiction (ETJ) upon approval of annexation of said property and to amend the Official Zoning Map of the City of Hickman to reflect said changes. Property legally described as Terrace View 1st Addition Outlots B, C, D and E, Terrace View 4th Addition, Outlots A and B, Terrace View 5th Addition, Block 1, Lots 1-9, Block 2, Lots 1-3, Block 3, Lots 1-17, Block 4, Lots 1-18, Block 5, Lots 1-9, Outlots A, B, C, D, E, and F.
- 9. Unfinished Business
 - 9.A. Resolution 2022-23 CDA Redevelopment Agreement, j Boutique Redevelopment Project
 - 9.B. Resolution 2022-24 Redevelopment Agreement, j Boutique Redevelopment Project
- 10. New Business
 - 10.A. Resolution 2022-31, No Parking Residential Roundabout Project - Autumn Road & Park Drive
 - 10.B. Ordinance 2022-13, Final Plat Terrace View 5th Addition

- 10.C. Ordinance 2022-14, Annexation Terrace View 5th Addition
- 10.D. Hoffschneider Law, P.C., LLO Engagement Letter & Terms of Service
- 10.E. Consideration of L.P. Stewart Family Skate Park Light Pole & Accessories
- 10.F. Consideration of Main Park Buchanan Field Improvement Expenses

- 10.G. Consideration of Electrical Infrastructure Repairs
- 10.H. Consideration of Work Order for Flow Testing of the Municipal Water System, Olsson's in the Amount of \$
- 11. City Administrator's Report
- 12. Governing Body Comments & Council Correspondence
 - 12.A. Annual Trick or Treat on the Trail, Thursday October 27, 2022
 - 12.B. City Office Closed for Veterans' Day November 11, 2022
- 13. Meeting Adjournment

MINUTES OF THE HICKMAN CITY COUNCIL MEETING HELD September 27, 2022

Mayor Doug Hanson called the meeting to order at 7:00 pm on September 27, 2022 and referenced the meeting recording process, optional sign in sheet, and open meeting law posting. All those present stood and recited The Pledge of Allegiance. Council Members Tina Ziemann, Phil Goering, Steve Noren, Doug Wagner and Chad Parker were present for Roll Call. Prior notice of the meeting and agenda were provided to the Mayor and all members of the Governing Body. Notice of the meeting was distributed and posted at Hickman City Hall, U.S. Post Office-Hickman, U-Stop Market and the City of Hickman Website.

Mayor Communications – None

Consent Agenda

City Administrator presented and discussed the September 13, 2022 Meeting Minutes, line-item content of Claims Report, Statement of Accounts, Budget Cash Report, and Monthly Sales Tax Report with the Governing Body. Motion by Council Member Goering and a second by Wagner to approve the consent. The following Council Members voted “YEA”: Ziemann, Goering, Noren, Wagner and Parker. The following Council Members voted “NAY”: None. Motion passed 5-0.

Proclamations, Presentations, Appointments, Affirmations & Introductions

Mayor Hanson presented his request to affirm the appointment of Mr. John Meese Jr. to fulfill the City Council vacancy. Motion by Council Member Ziemann and a second by Parker affirm Mayor Hanson's Appointment of Mr. John Meese Jr. to fulfill the City Council vacancy. The following Council Members voted “YEA”: Ziemann, Goering, Noren, Wagner and Parker. The following Council Members voted “NAY”: None. Motion passed 5-0.

Reports

City Administrator presented and discussed the Public Works and Parks and Recreation Department Report. Motion by Council Member Noren and a second by Goering to approve the Public Works and Parks and Recreation Department Report. The following Council Members voted “YEA”: Ziemann, Goering, Noren, Wagner and Parker. The following Council Members voted “NAY”: None. Motion passed 5-0.

City Administrator presented City Code Violations, Abatements, Nuisances and Permits Report with the Governing Body. City Administrator discussed that the city is having difficulties with Burlington Northern to remove the trash and clean up their area. City staff requested that City Council allow staff to move forward with the notice of non-compliance per municipal code, section 3504. Motion by Council Member Noren and a second by Goering to approve the Public Works and Parks and Recreation Department Report. Motion by Council Member Goering and a second by Ziemann to allow staff to move forward with the notice of non-compliance per municipal code, section 3504. The following Council Members voted “YEA”: Ziemann, Goering, Noren, Wagner and Parker. The following Council Members voted “NAY”: None. Motion passed 5-0.

City Administrator presented the 68th Street & Hickman Road Roundabout Project Report and reviewed the city's engineering firm reports with the Governing Body. There will be a meeting Thursday, September 29, 2022, at that meeting the contractor will provide an updated schedule for the project. Mayor Hanson requested that the minutes of the meeting with the contractor be sent out to the City Council. No action taken.

Public Hearings – None

Unfinished Business – None

New Business

City Administrator discussed the Jr. NBA League Operator Agreement for Hickman Youth Sports Program. The Activities Coordinator would like to change the annual basketball skills camp to the Jr. NBA League that is similar to the NFL Flag Football program. The Jr. NBA League would be guided by the Norris Highschool basketball team and would not require the Activities Coordinator to teach the basketball program. Motion by Council Member Wagner and a second by Ziemann to approve Jr. NBA League Operator Agreement for Hickman Youth Sports Program with the City Attorneys recommendation for edits needed before the contract is signed by the city. The following Council Members voted “YEA”: Ziemann, Goering, Noren, Wagner and Parker. The following Council Members voted “NAY”: None. Motion passed 5-0.

City Administrator discussed Consideration of Building Signage for Wastewater Treatment Plant. The wastewater plant is at 60 percent for design completion. The new language to title a wastewater treatment plant is Water Resource Recovery Facility and is the signage that is be proposed for the side of the building. Motion by Council Member Wagner and a second by Goering to leave the sign on the building as is, Wastewater Treatment Plant. The following Council Members voted "YEA": Ziemann, Goering, Noren, Wagner and Parker. The following Council Members voted "NAY": None. Motion passed 5-0.

Mayor Hanson presented Resolution 2022-30, Repealing Resolution 2022-27, Property Tax Request for 2022-2023, different than the property tax request for the prior year. City Administrator discussed that the Public Hearings for the budget have been completed but a requirement of the new legislation for joint public hearing has to be held after September 17th and prior to September 29 and before any of the participating political subdivisions can adopt their budget, so Hickman needs to repeal the ordinance and resolution that was passed on September 13, 2022 and pass at this meeting to meet the new state statute. Motion by Council Member Wagner and a second by Noren to approve Resolution 2022-30, Repealing Resolution 2022-27, Property Tax Request for 2022-2023, different than the property tax request for the prior year. The following Council Members voted "YEA": Ziemann, Goering, Noren, Wagner and Parker. The following Council Members voted "NAY": None. Motion passed 5-0.

Motion by Council Member Wagner and a second by Goering to rescind the prior motion to approve Resolution 2022-30. The following Council Members voted "YEA": Ziemann, Goering, Noren, Wagner and Parker. The following Council Members voted "NAY": None. Motion passed 5-0.

Motion by Council Member Wagner and a second by Ziemann to approve Resolution 2022-30, Repealing Resolution 2022-27 Property tax request for 2022-2023 different than property tax request for the prior year in the amount of \$1,587,062.49, which exceeds the statutory budget limit by an additional one percent, be different then the property tax request for 2021-2022. Whereas, Nebraska Revised Statute 77-1632 and 77-1633 provides that the Governing Body of the City of Hickman passes by a majority vote a resolution or ordinance setting the tax request; and Whereas, a special public hearing was held as required by law to hear and consider comments concerning the property tax request; Now, Therefore, the Governing Body of the City of Hickman, Nebraska, resolves that: 1. The 2022-2023 property tax request be set at: General Fund: \$1,195,999.49 Bond Fund: \$ 391,063.00 2. The total assessed value of property differs from last year's total assessed value by 12.79 percent. 3. The tax rate which would levy the same amount of property taxes as last year, when multiplied by the new total assessed value of property, would be 0.530324 per \$100 of assessed value. 4. The City of Hickman proposes to adopt a property tax request that will cause its tax rate to be 0.598137 per \$100 of assessed value. 5. Based on the proposed property tax request and changes in other revenue, the operating budget of the City of Hickman, Nebraska will increase last year's budget by 12.76 percent. 6. Resolution 2022-27 Property Tax Request, approved on September 13, 2022, is hereby repealed due to LB644 Joint Public Hearing Requirements. 7. A copy of this resolution be certified and forwarded to the County Clerk on or before October 15, 2022. Motion by Wagner seconded by Ziemann to adopt Resolution No. 2022-30. Voting yes were: Ziemann, Goering, Noren, Wagner and Parker. Voting no were: none passed and approved this 27th day of September 2022. The following Council Members voted "YEA": Ziemann, Goering, Noren, Wagner and Parker. The following Council Members voted "NAY": None. Motion passed 5-0.

Mayor Hanson presented Ordinance 2022-12, Repealing Ordinance 2022-11, and Adoption of the City Budget Statement to be Termed the Annual Appropriation Bill; to Appropriate Sums for Necessary Expenses & liabilities; & to Provide for an Effective Date. Council Member Parker introduced Ordinance 2022-12 and asked the City Clerk to read it by title AN ORDINANCE TO REPEAL ORDINANCE 2022-11; ADOPT THE BUDGET STATEMENT TO BE TERMED THE ANNUAL APPROPRIATION BILL; TO APPROPRIATE SUMS FOR NECESSARY EXPENSES AND LIABILITIES; TO PROVIDE FOR AN EFFECTIVE DATE.

Motion by Council Member Goering and a second by Wagner to suspend the three-reading rule for Ordinance 2022-12. The following Council Members voted "YEA": Ziemann, Goering, Noren, Wagner and Parker. The following Council Members voted "NAY": None.

Motion passed 5-0. Motion by Council Member Wagner and a second by Ziemann to pass Ordinance 2022-12 on the first and final reading. The following Council Members voted "YEA": Ziemann, Goering, Noren, Wagner and Parker. The following Council Members voted "NAY": None. Motion passed 5-0.

City Administrator's Report

City Administrator presented the City Administrators Report. City Administrator received communication by the developers and applicant of the J Boutique TIF project that they have rescinded and no longer wish to move forward with the project with the cost of construction. With the applicant rescinding the TIF project the City Council

will need to table the project indefinitely at the October 11, 2022 City Council meeting. The sod that was placed at Buchanan field had some left over and was placed at the skate park where grass seed was still needed. The bid for the SID project will be available for City Council on October 11, 2022. The population sign for 2607 was placed by the state on Hickman Road and the second sign that was ordered from CSI will arrive in the next couple of days and the Public Works department will install on 68th Street by the welcome to Hickman sign. According to the rate study's done in October of 2021, October of 2022 is the next time for a rate increase of water and sewer. The water loss reports were emailed to City Council that were updated for 2021. There was a 11 to 30 percent water loss from 2016 to 2021, based on the best calculation the city can perform. The best way to know the water loss is to have a water meter placed on the water line after the Water Treatment Plant before it comes to town. Motion by Council Member Ziemann and a second by Parker to approve the City Administrators Report. The following Council Members voted "YEA": Ziemann, Goering, Noren, Wagner and Parker. The following Council Members voted "NAY": None. Motion passed 5-0.

Governing Body Comments and Correspondence

Mayor Hanson presented that the Hickman Maker's Market will be Saturday October 08, 2022, the Annual Trick or Treat on the Trail will be Thursday October 27, 2022 and November 08, 2022, is the General Election. Mayor Hanson discussed LB840, Local Option Municipal Economic Development Act and the benefits that LB840 could bring to the City of Hickman. No action taken.

Adjournment

Motion by Council Member Ziemann and a second by Goering to adjourn the meeting at 8:38 pm. The following Council Members voted "YEA": Ziemann, Goering, Noren, Wagner and Parker. The following Council Members voted "NAY": None. Motion passed 5-0.

Mayor Hanson

Jaala Johnson, City Clerk

City Council Meeting October 11, 2022
Accounts Payable as of October 06, 2022

	A	B	C	D
1	Vendor	Memo	Open Balance	Check No.
2	Aspen Builders	New Construction Deposit Return, Bldg. Permit # 2021-174	\$500.00	
3	Baker, Cale	Flag Football Referee 2022 (15 Games) Minus Referee Shirt Cost	\$290.00	
4	Border States	Inv# 924994295 - Street & Park Lights Copper Wire for Repairs Red 550FT	\$150.68	
5	Border States	Inv# 924984638 - Street & Park Lights Copper Wire for Repairs Red 550FT	\$150.68	
6	Border States	Street & Park Lights Copper Wire Green & White for Repairs 1000FT	\$602.70	
7	Border States	Inv# 924949554 - Street Light Fixture and Photocontrols Roundabout	\$5,359.77	
8	Border States	Inv # 924721107 - Splice Kit Inventory	\$1,037.82	
9	Border States	Meter Pedastools Park 120/240V	\$960.78	
10	Border States	Inv# 924847738 - 6 Inch PVC Coupling(2) Roundabout Project	\$26.73	
11	Border States	Inv# 924871857 - RV Outlet & Breaker Park	\$195.76	
12	Border States	Inv # 924721108 - Eaton Cooper Power Loadbreak Elbows 200A 15 kv	\$734.22	
13	Cash Moeller	Flag Football Referee 2022 (9 Games)	\$180.00	
14	CNA Surety	Bond # 66404443 P.E. Position Schedule(2)	\$325.13	
15	Dale's Consulting & Inspection Services	Building Inspections (49) & Consulting September 2022	\$3,050.00	
16	Direct TV	Acct 035168839 October 2022 TV Services	\$162.29	
17	Electronic Contracting Company	Inv # 33737- Community Center/City Hall Fire Alarm System Monitoring 10/1/2022-12/31/2022	\$81.00	
18	Evan Greenfield	Flag Football Referee 2022 (2 Games)	\$40.00	
19	Executive Answering Service	Inv # 221000023- September2022 Answering Service	\$80.50	
20	Folkerts, Macoy	Flag Football Referee 2022 (16 Games)	\$320.00	
21	Garner, Christopher	Flag Football Referee 2022 (23 Games) Minus Referee Shirt	\$450.00	
22	Greyson Addison	Flag Football Referee 2022 (6 Games)	\$120.00	
23	HBE, LLP	INV # 124299- Assistance and Compilation 2022-2023 Budget Documents	\$3,600.00	
24	Hochstetler, David Sr.	HVAC Inspection (9) September 2022	\$430.00	
25	Hoffschneider Law, PC., LLO	Inv # 2469- Legal Service Budget, Covenants, NBA Agreement	\$1,312.50	
26	Hunter Knoche	Flag Football Referee 2022 (8Games)	\$160.00	
27	Jackson Services, Inc.	Acct # 4919 - Uniforms, Mops, Mats, and Rags	\$481.56	
28	Kreifels, Jeffrey	Plumbing Inspection (23) September	\$1,250.00	
29	Layne Christensen Company	Inv# 2326969 - Emergency Service Waterplant Backwash Repair Control Failure Technician & Remote	\$1,750.00	
30	Lincoln Winwater Works	Inv# 08792401 - Mega Lugz /PVC Water Main Break in Park	\$906.41	
31	M & G Holdings	New Construction Deposit Refund 2021-89	\$500.00	
32	M & G Holdings	New Construction Deposit Refund 2021-88	\$500.00	
33	M & G Holdings	New Construction Deposit Refund 2021-87	\$500.00	
34	M & G Holdings	New Construction Deposit Refund 2021-86	\$500.00	
35	M & G Holdings	New Construction Deposit Refund 2021-82	\$500.00	
36	Michael Voss	Flag Football Referee 2022 (15 Games) Minus Cost of Referee Shirt	\$290.00	
37	Midwest Laboratories, Inc.	Inv# 1104521- Bottles for Wastewater Testing, Sewer Dept and Monthly Effluent	\$224.88	
38	Municipal Code Services	Inv # 858- Draft Ordinance Mayors Veto Power	\$75.00	
39	Nebraska Statewide Arboretum-UNL	Inv# 42687962830 - Annual Dues - Linear Park	\$130.00	
40	Norland Pure	Account xxxx005195 Monthly Water City Office	\$53.94	
41	Norris Public Power	Acct# 2375 - Utilities - Waste Water Trmt Plant, Sewer Dept, Water Plant & Wells, Water Dept.	\$5,587.62	
42	Norris Public Power	Acct# 0214782000 - September 2022 Wholesale	\$115,227.83	
43	Oelke Austin	Flag Football Referee 2022 (14 Games)	\$280.00	
44	Olsson	Inv# 435043-Terrace View & Walters Ridge Subdivision Review, Consulting Service General Engineering & Street Super	\$2,621.02	
45	Olsson	Inv# 435029- Project # 021- 01497 WRRF Headworks & Final Clarifier	\$16,200.00	
46	Olsson	Inv# 434322-Hickman Electrical System Map Updates	\$954.64	
47	Olsson	Inv# 433802- Project # 017-32130 Roundabout Intersection Improvement	\$30,931.52	
48	One Call Concepts, Inc.	Inv#2090154- Sept2022 Diggers Hotline Notifications, Elec Dept.	\$150.84	
49	Paper Tiger Shredding	Inv #169176- Monthly Service	\$30.00	
50	Patrick M. Westlund	Plumbing Inspections (1) September 2022	\$100.00	
51	Paulson, Ray	Electrical Inspections (21)	\$1,640.00	
52	Reese, Brian	Flag Football Referee 2022 1 Game	\$20.00	
53	Rice, Cooper	Flag Football Referee 2022 (18 Games)	\$360.00	
54	Saint Mary Marsh, LLC	New Construction Deposit Refund 2021-224	\$500.00	
55	Saint Mary Marsh, LLC	Installation of Trail, Trail Reimbursement Request for Lot 18, Block 3, Woodland Blvd	\$872.50	
56	Small, Alec	Flag Football Referee 2022 (14 Games) Minus Referee Shirt Purchase	\$270.00	
57	Sperling, Conner	Flag Football Referee 2022 (22 Games)	\$440.00	
58	The Home Depot Pro	Inv# 710274291-Toilet paper, Paper towels, Sanitizer, Trash Liner, Hand Soap Community Center	\$338.65	
59	Wyatt FortnerA40:B58A38:B58A3A42:B58	Flag Football Referee 2022 (13 Games) Minus Referee Shirt Cost	\$250.00	
60	TOTAL		\$204,756.97	

**City Council Meeting October 11, 2022
Accounts Payable as of October 06 2022**

Vendor	Memo	Payment	Check No
Ameritas Life Ins., Corp.	Employee Pension Plans	\$3,641.52	ACH
BlueCross BlueShield	Employee Premiums	\$6,870.52	ACH
ICMA	Employee Retirement Contribution	\$422.65	ACH
IRS	Payroll Taxes	\$8,696.67	EFPTS
Nebraska Department of Revenue	Payroll Taxes Jul-Sep 2022	\$2,435.26	ACH
State of Ne & Erin M McCartney	Employee Liabilities	\$727.85	33179&ACH
Payroll Distribution (Net Pay)	10.07.2022 City Staff & 10.1.2022 CC	\$26,750.70	ACH
United Healthcare	Employee Premiums October 2022	\$578.75	ACH
Verizon	City Mobile Phones	\$247.14	ACH
Wells Fargo - VISAxxx4676	Acctxxx4676 - Subscriptions, Prof. Development	\$232.50	ACH
Wells Fargo - VISAxxx8509	Acct# xxxx8509 -Subscriptions, Supplies, Prof. Devlpmnt, Youth Sports Uniforms, League Conference	\$3,575.35	ACH
TOTAL		\$54,178.91	
TOTAL CLAIMS REPORT		\$258,935.88	

Reviewed and Approved on October 11, 2022

Mayor Doug Hanson	Council Member Ziemann
Council President Goering	Council Member Noren
Council Member Wagner	Council Member Meese
Council Member Parker	



115 Locust Street, P.O. Box 127
Hickman, NE 68372-0127
Phone 402.792.2212 - Fax 402.792.2210
www.hickman.ne.gov



OATH

STATE OF NEBRASKA)
COUNTY OF LANCASTER) ss.
CITY OF HICKMAN)

"I, _____, do solemnly swear that I will support the Constitution of the United States and the Constitution of the State of Nebraska, against all enemies foreign and domestic; that I will bear true faith and allegiance to the same; that I take this obligation freely, and without mental reservation, or for the purpose of evasion; and that I will faithfully and impartially perform the duties of the office of _____ according to law, and to the best of my ability. And I do further swear that I do not advocate, nor am I a member of any political party or organization that advocates the overthrow of the government of the United States or of this State by force, or violence; and that during such time as I am in this position I will not advocate, nor become a member of any political party or organization that advocates the over throw of the government of the United States or of this State by force or violence. So help me God. "
(Neb. Rev. Stat. §11-101)

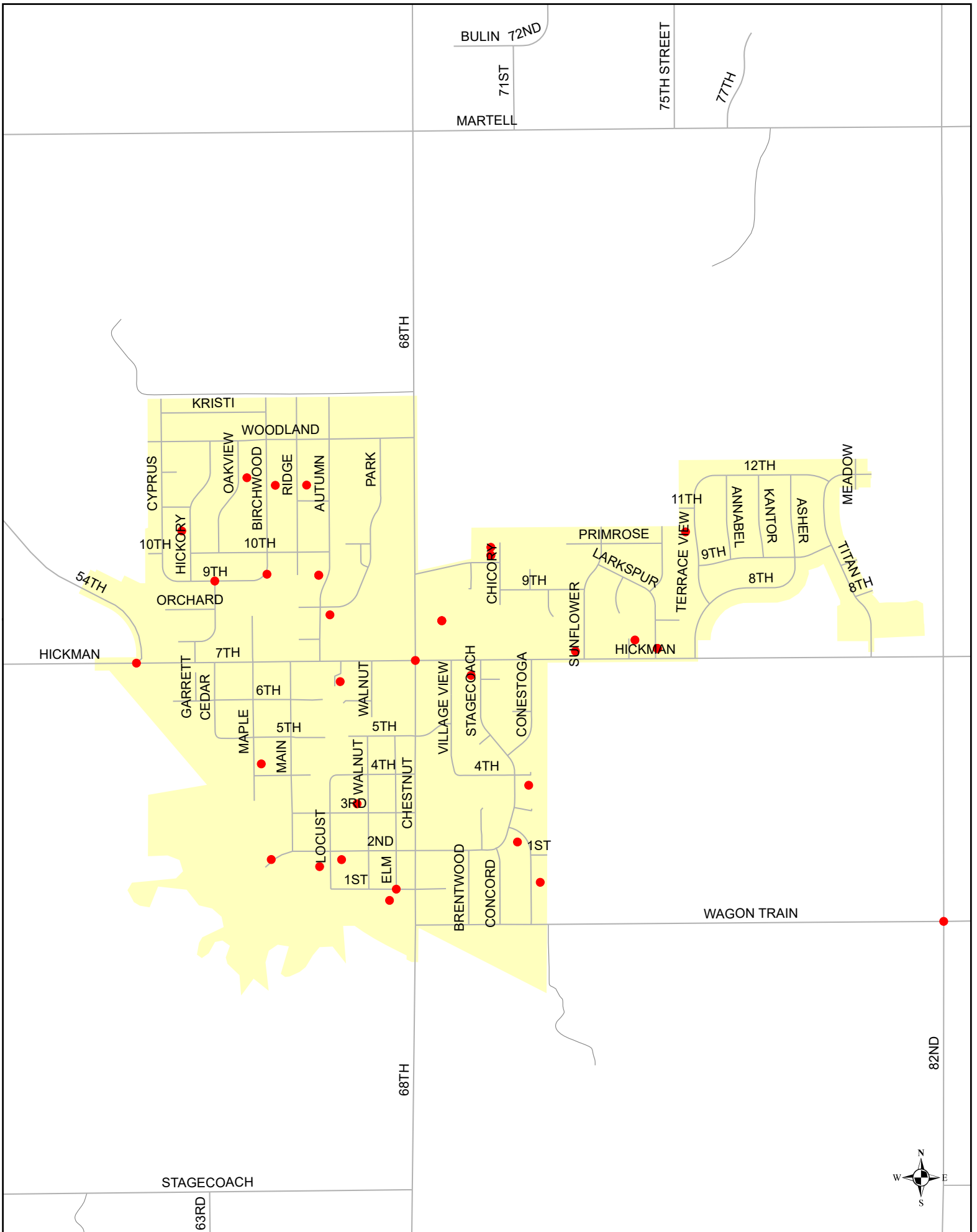
Signature

Subscribed in my presence and sworn to before me this ____ day of _____, ____.

Notary Public

My Commission Expires: _____

Lancaster County Sheriff - Calls For Service - September 2022



<u>LOCATION</u>	<u>CASE</u>	<u>INC ABBR</u>	<u>DATE</u>	<u>TREC</u>	<u>DEPNAME</u>
270 W 2ND ST	C2006761	MEDICAL EMERG OTHER	9/3/2022	1014	22137 BRADY
18940 S 68TH ST	C2006764	DISTURBANCE OTHER	9/3/2022	1133	22148 SCHILMOELLER
114 LOCUST ST	C2006702	THEFT OTHER	9/1/2022	1405	22150 MEYER
321 E 1ST ST	C2006821	FRAUD INTERNET	9/6/2022	1137	2271 JONES
319 WALNUT ST	C2006826	DEATH NATURAL	9/6/2022	1520	22155 BUTTERS
E 1ST ST & ELM ST	C2006829	MEDICAL EMERG OTHER	9/6/2022	1550	2294 GASTON
112 WAGON TRAIN AVE	C2006831	ACC PROP DMG H&R	9/6/2022	1647	22105 OSTERHAUS
7370 MERCY LN	C2006879	SEX ASSAULT 2ND/3RD	9/8/2022	1346	22173 FUNK
811 E 4TH ST CIR	C2006901	WARRANT	9/9/2022	1141	22148 SCHILMOELLER
1250 OAKVIEW DR	C2006906	MISC OTHER	9/9/2022	1641	22197 MCMANUS
730 LARKSPUR DR	C2006913	MEDICAL EMERG OTHER	9/9/2022	2121	22205 CASTANEDA
730 LARKSPUR DR	C2006934	SPEC SVC CHECK WELF	9/10/2022	1430	22150 MEYER
107 LOCUST ST	C2006955	DISTURBANCE OTHER	9/11/2022	124	22180 SCHNIEDER
1031 TERRACE VIEW DR	C2007093	ANIMAL OTHER	9/15/2022	1631	22204 PAIR
1025 HICKORY ST	C2007121	ANIMAL OTHER	9/16/2022	1654	22204 PAIR
1115 KANTOR LN	C2007187	DISTURBANCE OTHER	9/18/2022	2309	22139 BRYANT
W 9TH ST & AUTUMN PKWY	C2007210	TRAFFIC OTHER	9/19/2022	1944	22105 OSTERHAUS
18940 S 68TH ST	C2007266	FOUND ITEM	9/21/2022	1811	22204 PAIR
18940 S 68TH ST	C2007302	ANIMAL OTHER	9/22/2022	2033	22204 PAIR
402 MAPLE ST	C2007304	DISTURBANCE OTHER	9/22/2022	2100	22204 PAIR
706 AUTUMN RD	C2007311	SPEC SVC CRIME PREV	9/23/2022	802	22150 MEYER
935 CHICORY LN	C2007323	ANIMAL DOG BARKING	9/23/2022	1821	22204 PAIR
705 SUNFLOWER DR	C2007325	TRAFFIC OTHER	9/23/2022	1928	22204 PAIR
945 CHICORY LN	C2007326	TRAFFIC PARK OTHER	9/23/2022	1956	22204 PAIR
1204 RIDGE RD	C2007360	TRAFFIC OTHER	9/24/2022	1807	22204 PAIR
912 BIRCHWOOD DR	C2007366	ANIMAL OTHER	9/24/2022	1957	22204 PAIR
123 WAGON TRAIN AVE	C2007371	DISTURBANCE OTHER	9/24/2022	2151	22196 UZZELL
730 LARKSPUR DR	C2007397	MEDICAL EMERG OTHER	9/26/2022	646	22171 CHANCE
613 STAGECOACH AVE	C2007409	DISTURBANCE OTHER	9/26/2022	1606	22105 OSTERHAUS
S 54TH ST & HICKMAN RD	C2007418	SUSPICIOUS VEHICLE	9/26/2022	1838	22105 OSTERHAUS
935 CHICORY LN	C2007419	MISC OTHER	9/26/2022	1851	22105 OSTERHAUS
1204 BIRCHWOOD ST	C2007483	CHILD AB/NEG OTHER	9/28/2022	1702	22204 PAIR
S 68TH ST & HICKMAN RD	C2007512	ANIMAL OTHER	9/29/2022	2013	22204 PAIR
100 FENCE ROCK CT	C2007519	MEDICAL EMERG OTHER	9/30/2022	102	22196 UZZELL
911 AUTUMN RD	C2007533	THEFT OTHER	9/30/2022	1513	22204 PAIR
911 AUTUMN RD	C2007537	CRIM MISCHIEF	9/30/2022	1600	22204 PAIR

September 2022 Community Center Report

81 Inquiries

2 Tours

32 Participants sign in for open gym time

Activities:

In Meeting Rooms A&B:

- 7 Nonprofit Meetings
- 1 Meet and Greet
- 1 Wedding Reception

In the Multipurpose Room:

- 1 Wedding Reception
- 2 Farmers Bureau Events
- 2 volleyball skills
- 1 Birthday party

Damage to report:

Upcoming Events for Community

October

- **Volleyball League Registration**
- **Meet and greet for School Board Candidates 10/11 & 10/29**
- **Trick or Treat on Trail 10/27**

November

- **Election Day 11/8**

January

- **Family Game Night 1/20**

February

- **Fire Fighters Ball 2/4**
- **Amiees School of Dance – Dueling Pianos 2/11**



68TH & HICKMAN RD. ROUNDABOUT CONSTRUCTION PROGRESS MEETING MINUTES

Thursday, September 28, 2022

NAME OF PROJECT:	Hickman Roundabout and Undercrossing
PROJECT LOCATION:	68 th & Hickman Road, NE
MEETING LOCATION:	Northeast quadrant of 68 th & Hickman Rd.
PROJECT #:	017-3213

Project Status/Schedule Days remaining as of 9/28/2022 – 2 days

- Current schedule would suggest that work is 4-6 weeks behind completion, new schedule was requested by Lance

Bauer Infrastructure –

- Removal of parking lot at bank location to allow the construction of retaining wall along the Southwest corner.
- Continue to work on Watermain service installation along 6th street. This work includes boring watermain from Walnut Street to Main Street. The connecting water services and installation of hydrant on west side of creek. Estimate to complete this work is approximately 7 days.
- Paving is to resume next week when crew becomes available. New crew will be company named Next Level Construction LLC
- South leg of Roundabout will begin install Storm sewer pipe (south side), forming and construction of curb inlets in the next few weeks.

Linhart Const.-

- Retaining wall work has been going well. North wall should be completed this week 9/30, Southwest wall construction will begin on 9/29 and should be done in 4 days.

Olsson (Lance)

- Currently Bauer is onsite performing work regarding the watermain services along walnut and 6th street. This work must be completed prior to abandoning watermain under roundabout pavement in the Southwest Quadrant of the roundabout.
- Retaining wall installation is going well, Linhart should be mostly complete by next week 10/3.
- Request to Bauer for new schedule to show estimated completion date.

Bauer Infrastructure (Micah/Bob/Scott):

- Next Level Construction crew will begin working next week on paving and placing concrete at circle area and exit legs of the roundabout.
- Material for Traffic Barrier Wall has been ordered and crew is ready to start that work following Linhart's wall construction.



- Scott will be made the North 10” water main connection, this work went well. Will continue to work on water services and abandonments.

City of Hickman (Bob L./Trent):

- City will help coordinate watermain along 6th street

Action Items

- Next Meeting— Oct 13th, 2022

Attendance: Brad Thomas (Olsson), Lance Murry (Olsson), Micah Messick (Bauer), Bob Sedlacek (Bauer), Scott Lewis (Bauer), Bob Lavern (City of Hickman)

**PUBLIC NOTICE
CITY OF HICKMAN, NEBRASKA
CITY COUNCIL MEETING**

Notice is hereby given the Hickman City Council will be holding a public hearing on Tuesday, October 11, 2022 during the regular meeting beginning at 7:00 pm at the Hickman Community Center/City Hall, 115 Locust Street, Room 128, Hickman, Nebraska.

The purpose of the hearing is to provide an opportunity for Public Comment on a request from Baade Property, LLC on a Final Plat for Terrace View 5th Addition, Property legally described as: Terrace View 3rd Addition, Outlet E, Lancaster County, and generally located North of Hickman Road and West of 82nd Street.

Jaala Johnson
City Clerk

PUBLIC NOTICE
City of Hickman, Nebraska
City Council Meeting

Notice is hereby given the Hickman City Council will be holding a public hearing on Tuesday, October 11, 2022, during the regular meeting beginning at 7:00 pm at the Hickman Community Center/City Hall 115 Locust Street, Room 128 Hickman, Nebraska.

The purpose of the hearing is to provide an opportunity for Public Comment on a request from Baade Property, LLC for the annexation of property generally located North of Hickman Road and West of 82nd Street, with the legal descriptions as follows:

Terrace View 1st Addition

Outlots B, C, D and E

Terrace View 4th Addition

Outlots A and B

Terrace View 5th Addition

Block 1, Lots 1-9

Block 2, Lots 1-3

Block 3, Lots 1-17

Block 4, Lots 1-18

Block 5, Lots 1-9

Outlots A, B, C, D, E, and F

And to extend the Extraterritorial Jurisdiction (ETJ) upon approval of annexation of said property and to amend the Official Zoning Map of the City of Hickman to reflect said changes.

Jaala Johnson
City Clerk

**COMMUNITY DEVELOPMENT AGENCY
OF THE CITY OF HICKMAN, NEBRASKA**

RESOLUTION NO. 2022-23

(Redevelopment Agreement – J Boutique Redevelopment Project)

**A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY
OF HICKMAN, NEBRASKA, APPROVING THE REDEVELOPMENT AGREEMENT FOR
THE J BOUTIQUE REDEVELOPMENT PROJECT AND AUTHORIZING THE USE OF
TAX INCREMENT FINANCING FOR SAID PROJECT; AND TAKING OTHER ACTIONS
REQUIRED OR PERMITTED UNDER THE COMMUNITY DEVELOPMENT LAW.**

RECITALS

- A. The City of Hickman, Nebraska (“City”) adopted a redevelopment plan for certain portions of the City (the “Redevelopment Plan”).
- B. The Community Development Agency of the City of Hickman, Nebraska (“CDA”), in furtherance of the purposes and pursuant to the provisions of the Community Development Law, Neb. Rev. Stat. §§ 18-2101 to 18-2155, as amended (the “Act”), has adopted an amendment to the Redevelopment Plan (the “Redevelopment Plan Amendment”).
- C. The Planning Commission of the City of Hickman, Nebraska has recommended approval of the Redevelopment Plan Amendment.
- D. The CDA shall submit the Redevelopment Plan Amendment to the City Council of the City of Hickman, Nebraska for final approval and adoption pursuant to the Act.
- E. The Redevelopment Plan Amendment authorizes and creates a specific redevelopment project on a portion of the Redevelopment Area identified in the Redevelopment Plan Amendment as the J Boutique Redevelopment Project (the “Project”).
- F. The CDA has prepared a redevelopment agreement for the Project, a copy of which is attached hereto as Exhibit “A” and incorporated by this reference (the “Redevelopment Agreement”).
- G. The Project would use Tax Increment Financing pursuant to Section 18-2147 of the Act to assist in paying for the cost of certain eligible public improvements authorized by the Act and identified in the Redevelopment Plan Amendment and the Redevelopment Agreement.

NOW THEREFORE, BE IT RESOLVED, by the CDA, that the Redevelopment Agreement is hereby approved.

BE IT FURTHER RESOLVED, the CDA authorizes the Chairperson of the CDA to execute and enter into the Redevelopment Agreement on the CDA’s behalf upon the City Council’s approval of the Redevelopment Agreement.

BE IT FURTHER RESOLVED, the CDA authorizes the Chairperson of the CDA to take all such actions that are required to fulfill the terms of the Redevelopment Agreement and to consummate the agreement set forth therein.

BE IT FURTHER RESOLVED, without limitation to the foregoing, the CDA authorizes the issuance of the TIF Indebtedness in substantially the same form of the Note attached to the Redevelopment Agreement as Exhibit "D" in an amount not to exceed the TIF Indebtedness amount set forth in the Redevelopment Agreement without further written approval of the CDA or the City Council.

BE IT FURTHER RESOLVED, the foregoing resolutions are subject to and contingent upon the City Council's approval and adoption of the Redevelopment Plan Amendment for the Project, and if the City Council does not approve and adopt the Redevelopment Plan Amendment, the resolutions contained herein shall be void and of no effect.

BE IT FURTHER RESOLVED, that any other resolutions or actions that are contradictory or incompatible with the provisions of this Resolution are hereby rescinded.

Dated this 13th day of September, 2022.

COMMUNITY DEVELOPMENT AGENCY
OF THE CITY OF HICKMAN, NEBRASKA

By: _____
Chairperson

ATTEST:

Secretary

EXHIBIT "A"
Redevelopment Agreement

[Attached]

CITY OF HICKMAN, NEBRASKA

RESOLUTION NO. 2022-24

(Redevelopment Agreement – J Boutique Redevelopment Project)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HICKMAN, NEBRASKA, APPROVING THE FORM OF THE REDEVELOPMENT AGREEMENT AND AUTHORIZING THE COMMUNITY DEVELOPMENT AGENCY TO ENTER INTO SAID AGREEMENT.

RECITALS

A. Pursuant to the Community Development Law, Neb. Rev. Stat. §§ 18-2101 through 18-2155, as amended (the “Act”), the City of Hickman, Nebraska (“City”), has adopted a redevelopment plan (the “Redevelopment Plan”) for certain portions of the City, a copy of which is on file and available for public inspection with the City Clerk (the “Redevelopment Plan”)

B. The Redevelopment Plan, as amended, includes a specific redevelopment project identified as the J Boutique Redevelopment Project that will include the use of Tax Increment Financing (the “Project”).

C. On September 13, 2022, the Community Development Agency for the City of Hickman, Nebraska (“CDA”) approved the Redevelopment Agreement for the Project.

D. The City Council has reviewed the Redevelopment Agreement and has found it to be in conformity with the Act and the Hickman Comprehensive Plan, and in the best interests of the City.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Hickman, Nebraska, that the Redevelopment Agreement between the CDA and Jeremy and Jennifer Folkerts, jointly and severally, which is on file and available for public inspection with the City Clerk, is hereby approved.

BE IT FURTHER RESOLVED, the CDA is hereby authorized to execute and deliver the Redevelopment Agreement, with such changes, modifications, additions, and deletions therein and shall they seem necessary, desirable or appropriate, for and on behalf of the CDA.

BE IT FURTHER RESOLVED, the CDA is hereby authorized to take all actions contemplated and required in the Redevelopment Agreement including, without limitation, the issuance of such TIF Indebtedness as set forth in the Redevelopment Agreement. Such TIF Indebtedness shall be repaid solely from the Tax Increment created by the Project and does not represent the general obligation of the CDA or the City.

BE IT FURTHER RESOLVED that all Resolutions or parts thereof in conflict with the provisions of this Resolution or to the extent of such conflicts, are hereby repealed.

Dated this 13th day of September, 2022.

CITY OF HICKMAN, NEBRASKA

By: _____
Mayor Doug Hanson

ATTEST:

Jaala Johnson, City Clerk

(SEAL)

**RESOLUTION NO. 2022-31
NO PARKING TEMPORARY SIGN PLACEMENT AUTHORIZATION**

WHEREAS, Section 4-203 of the Municipal Code of the City of Hickman, Nebraska, provides that the City Council may by resolution set aside any street, alley, public way, or portion thereof where the parking of a particular kind or class of vehicle shall be prohibited or where the parking of any vehicle shall be prohibited; and

WHEREAS, no vehicle prohibited from parking thereon shall stand or be parked adjacent to the curb of said street, alley, public way or portion thereof longer than a period of time necessary to load and unload freight or passengers; and

WHEREAS, such Resolution shall describe the portion of the street, alley, public way, or portion thereof where such traffic device sign shall be placed; and

WHEREAS, the City Council has determined that it is in the best interest of the city and the public that NO PARKING signs be temporarily erected at certain locations, during the construction duration of 68th Street and Hickman Road Roundabout and Underpass Project, to aid in traffic flow safety of the residential neighborhoods; and

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

To place "No Parking, This Side of Street" signs at the following location through December 1, 2022:

On Northbound Traffic Lane (East side) of Autumn Road from Woodland Blvd to East 7th Street.

On Northbound Traffic Lane (East side) of Park Drive from Woodland Blvd to East 7th Street.

Passed and approved this ____ day of _____, 2022 by the Governing Body of the City of Hickman.

Doug Hanson, Mayor

Jaala Johnson – City Clerk

(SEAL)

ORDINANCE NO. 2022-13

AN ORDINANCE TO APPROVE THE SUBDIVISION AGREEMENT AND FINAL PLAT OF TERRACE VIEW 5TH ADDITION, A SUBDIVISION WITHIN THE ZONING JURISDICTION OF THE CITY OF HICKMAN, LANCASTER COUNTY, NEBRASKA; AND TO PROVIDE FOR AN EFFECTIVE DATE THEREOF.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF HICKMAN, NEBRASKA:

Section 1. Terrace View 5th Addition is a subdivision within the zoning jurisdiction of the City of Hickman, Lancaster County, Nebraska.

Section 2. Pursuant to the subdivision ordinance of the City of Hickman, Lancaster County, Nebraska, Ordinance No. 2007-03, the final plat of Terrace View 5th Addition, a copy which is attached hereto and made a part of this ordinance, is hereby approved.

Section 3. The City Clerk of Hickman, Nebraska is directed to endorse a certificate of approval on the final plat and to file the original with the Lancaster County Register of Deeds Office and do all other acts required by state statute and said ordinance.

Section 4. The City of Hickman and the subdivider Baade Property, LLC shall enter into the Subdivision Agreement attached to this Ordinance. This Subdivision Agreement contains covenants that run with the real property contained in the Terrace View 5th Addition and are binding on all successor and assigns of the City of Hickman and Baade Property, LLC.

Section 5. This ordinance shall be in full force and effect from and after its passage and publication according to law.

PASSED AND APPROVED THIS ____ DAY OF _____, 2022

Doug Hanson, Mayor

ATTEST:

Jaala Johnson, City Clerk

(SEAL)

ORDINANCE NO. 2022-14

AN ORDINANCE TO ANNEX CERTAIN PROPERTY TO THE CITY OF HICKMAN, LANCASTER COUNTY, NEBRASKA; TO PROVIDE FOR PUBLICATION; AND TO PROVIDE FOR THE EFFECTIVE DATE HEREOF.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF HICKMAN, LANCASTER COUNTY, NEBRASKA:

Section 1. Pursuant to Neb. Rev. Stat. Section 18-3301, and at the request of the owners thereof, the real property described below is hereby annexed into the corporate limits of the City of Hickman, Lancaster County, Nebraska:

Property Description: The real property located in Terrace View 5th Addition and as described on the legal description of Terrace View 5th Addition, attached hereto and made a part hereof as Exhibit "A".

Section 2. The City Clerk is directed to file a certified copy of the ordinance and a map certified by the engineer or surveyor with the records of the Lancaster County Register of Deeds Office.

Section 3. Upon such filing, the property described above shall be deemed and held to be a part of the City of Hickman and entitled to the privileges and benefits and subject to the ordinances and regulations thereof.

Section 4. The Extraterritorial Jurisdiction (ETJ) shall be extended upon approval of annexation of said property and the Official Zoning Map of the City of Hickman shall be amended to reflect said changes.

Section 5. Effective Date. This ordinance shall be in full force and effect from and after passage, approval and publication as provided by law.

PASSED AND APPROVED THIS _____ DAY OF _____ 2022.

CITY OF HICKMAN

(SEAL)

Doug Hanson, Mayor

ATTEST: Jaala Johnson, City Clerk



September 26, 2022

**VIA EMAIL
AND U.S. MAIL**

City of Hickman
City Council
115 Locust Street
Hickman, NE 68372

RE: Engagement Letter

Dear City of Hickman City Council:

I greatly appreciate the opportunity to continue to represent the City of Hickman (“City”) as City Attorney. This letter sets forth the terms of our firm’s proposed engagement with the City, effective January 1, 2023. If you agree with these terms, please sign the bottom of this letter, and email a copy to me for my records.

Our office’s flat fee will be \$2,000 per month for up to 10 billable hours of attorney time per month, with all time tracked and recorded consistent with the firm’s attached Hourly Rate and Cost Policy. All work exceeding 10 billable hours per month shall be billed at the firm’s Hourly Rates. This engagement is for representation of the City on all transactional legal tasks including, but not limited to, ordinance and resolution preparation and review, contract negotiations, review of public records requests, real estate purchases, easements, leases and other non-litigation matters.

The prosecution of City building and zoning code violations and the representation of the City in any other lawsuit brought on behalf of or against the City in county, state, or federal courts would be a separate engagement and billed at the firm’s Hourly Rates.

The firm also reserves the right to terminate our representation, subject to court approval, if our billings are not timely paid or for any other reason upon reasonable notice in writing to you. In the event of a termination, the firm will be entitled to be paid for all services performed pursuant to this engagement prior to the date of termination.

It is specifically acknowledged by you that our firm has made no guarantees regarding the outcome of any matter relating to this engagement, and all expressions relative thereto are matters of opinion only. If you have any questions or concerns about the information in this letter, please discuss them with me prior to signing and returning this letter. I appreciate the opportunity to be of service to the City.

Very truly yours,



Kelly R. Hoffschneider
kelly@hoffschneiderlaw.com

KRH/cdw

ACCEPTANCE

I have read the above terms upon which the City of Hickman will be represented by Kelly R. Hoffschneider in this matter and agree to the fee arrangement as set forth in this letter.

City of Hickman

Date

_____, Mayor

HOURLY RATE AND COST BILLING POLICY

This Hourly Rate and Cost Billing Policy describes the billing policies and procedures of Hoffschneider Law, P.C., LLO for matters that involve hourly billing. This Hourly Rate and Cost Billing Policy is subject to change by our firm.

Basis for Fee Determination

In addition to the number of hours involved, our hourly rates are based on factors that the American Bar Association Code of Professional Responsibility says must be taken into account and other relevant factors. These factors include the urgency of the matter, the responsibility assumed, the novelty and difficulty of the legal issue involved, particular experience or knowledge provided, time limitations imposed by the client or matter, the results obtained, the benefit resulting to the client, and any unforeseen circumstances arising in the course of our representation.

Hourly Fees

Hourly fees will be billed at the then-current hourly rates for the attorneys, paralegals, and other staff who provide services. The following is a list of personnel who are likely to work on this matter and their current hourly rates. Time is billed in increments of one-tenth hour.

Title	Hourly Rate
Attorney	\$275.00
Law Clerk	\$200.00
Paralegal/Legal Assistant	\$125.00

We will try to use the qualified personnel available at the lowest billable rate. We reserve the right to use additional personnel on this matter.

Costs and Out-of-Pocket Expenses

Clients are responsible for out-of-pocket expenses, such as filing fees, copying charges, delivery charges, mileage reimbursements at IRS published rates and express mail. If we anticipate significant out-of-pocket expenses, we may require an advance-cost deposit.

Billing and Payment

We will bill clients for our services generally on a monthly basis, although in some cases we will bill less frequently. Our bills are due upon receipt. If a bill is not paid within 30 days after it is mailed, interest will accrue on the unpaid balance of that bill beginning on the 30th day and accruing thereafter at the rate of 12% per annum compounded monthly. Payments made on past due accounts will be applied first to the oldest outstanding bill. If our bills are not paid on time, we reserve the right to stop work until the account is brought current.

BID FORM

Project Identification:

Furnish the specified materials, all labor, services, supervision, and tools necessary for the following:

1. Installation of approximately 13,500 feet of 15kV underground distribution line utilizing the following conductors:
 - a. 1/0 AWG URD cable
 - b. 4/0 AWG URD cableThe cables shall be installed by directional boring under roads and driveways and direct buried in open field or as noted per drawings.
2. Installation of 4 new junction cabinets. Cabinets to be Owner Supplied Contractor Installed (OSCI), unless noted otherwise.
3. Installation of 27 new single-phase transformers. Transformers to be Owner Supplied Contractor Installed (OSCI), unless noted otherwise.
4. Installation of 25 single meter pedestals and 70 double meter pedestals.
5. Removals/demolition and other miscellaneous work as shown on the drawings or in the bidding documents.

Contract Identification and Number:

12.47 KV URD System Improvements – Wagon Train Heights
Hickman, NE – 2019
Olsson Project Number 010-0014

ARTICLE 1 – BID RECIPIENT

- 1.01 This Bid is submitted to: Mayor and Hickman City Council
P.O. Box 127,
Hickman, Nebraska 68372
- 1.02 The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with Owner in the form included in the Bidding Documents to perform all Work as specified or indicated in the Bidding Documents for the prices and within the times indicated in this Bid and in accordance with the other terms and conditions of the Bidding Documents.

ARTICLE 2 – BIDDER'S ACKNOWLEDGEMENTS

- 2.01 Bidder accepts all of the terms and conditions of the Instructions to Bidders, including without limitation those dealing with the disposition of Bid security. This Bid will remain subject to acceptance for [60] days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of Owner.

ARTICLE 3 – BIDDER’S REPRESENTATIONS

3.01 In submitting this Bid, Bidder represents that:

A. Bidder has examined and carefully studied the Bidding Documents, and any data and reference items identified in the Bidding Documents, and hereby acknowledges receipt of the following Addenda:

B.

<u>Addendum No.</u>	<u>Addendum Date</u>
_____	_____
_____	_____
_____	_____
_____	_____

C. Bidder has visited the Site, conducted a thorough, alert visual examination of the Site and adjacent areas, and become familiar with and satisfied itself as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.

D. Bidder is familiar with and has satisfied itself as to all Laws and Regulations that may affect cost, progress, and performance of the Work.

D. There are no reports of explorations and tests of subsurface conditions at or adjacent to the Site and all drawings of physical conditions relating to existing surface or subsurface structures at the Site for this project.

E. Bidder has considered the information known to Bidder itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Bidding Documents; and any Site-related reports and drawings identified in the Bidding Documents, with respect to the effect of such information, observations, and documents on (1) the cost, progress, and performance of the Work; (2) the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder; and (3) Bidder’s safety precautions and programs.

F. Bidder agrees, based on the information and observations referred to in the preceding paragraph, that no further examinations, investigations, explorations, tests, studies, or data are necessary for the determination of this Bid for performance of the Work at the price bid and within the times required, and in accordance with the other terms and conditions of the Bidding Documents.

G. Bidder is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Bidding Documents.

H. Bidder has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bidding Documents and confirms that the written resolution thereof by Engineer is acceptable to Bidder.

I. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance and furnishing of the Work.

J. The submission of this Bid constitutes an incontrovertible representation by Bidder that Bidder has complied with every requirement of this Article, and that without exception the Bid and all prices in the Bid are premised upon performing and furnishing the Work required by the Bidding Documents.

ARTICLE 4 – BIDDER’S CERTIFICATION

4.01 Bidder certifies that:

- A. This Bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any collusive agreement or rules of any group, association, organization, or corporation;
- B. Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid;
- C. Bidder has not solicited or induced any individual or entity to refrain from bidding; and
- D. Bidder has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for the Contract. For the purposes of this Paragraph 4.01.D:
 - 1. “Corrupt practice” means the offering, giving, receiving, or soliciting of any thing of value likely to influence the action of a public official in the bidding process;
 - 2. “Fraudulent practice” means an intentional misrepresentation of facts made (a) to influence the bidding process to the detriment of Owner, (b) to establish bid prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition;
 - 3. “Collusive practice” means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish bid prices at artificial, non-competitive levels; and
 - 4. “Coercive practice” means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

ARTICLE 5 – BASIS OF BID

5.01 Bidder will complete the Work in accordance with the Contract Documents for the following price(s) including 5.5% Nebraska State sales tax:

Base Bid Lump Sum Bid Price	\$
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Base Bid Lump Sum Contingency Allowance	\$ 25,000.00
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Base Bid Lump Sum, With Contingency Allowance	
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5.02 Add/Deduct Unit Pricing: The following list DOES NOT include all of the specified construction units. Details for each Standard Construction assembly are included in Appendix B, if applicable. If increases and decreases in these quantities occur, the Contract Price is to be adjusted by Change Order on the basis of the following: (All units shall include Labor and Material, unless otherwise noted.)

- a) Primary Conductor (Material)
 - i. 15kV 4/0 AWG AL URD w/ concentric neutral \$ _____ /CktFT
 - ii. 15kV 1/0 AWG AL URD w/ concentric neutral \$ _____ /CktFT
- b) Major Equipment (Labor and Material unless noted)
 - i. Junction Cabinets (USC-W3), Cabinet OSCI \$ _____ /EA
 - ii. Junction Cabinets (USC-W1), Cabinet OSCI \$ _____ /EA
 - iii. Junction Cabinets (UFC-1) \$ _____ /EA
 - iv. 1-Phase Transformer (UGXFM1-L) \$ _____ /EA
 - v. 1-Phase Pull Box (UPB-1) \$ _____ /EA
- c) Equipment (Labor and Material)
 - i. Detail USC-W3
 - i. Terminations, grounding equip. & caps \$ _____ /EA
 - ii. Detail USC-W1
 - i. Terminations, grounding equip. & caps \$ _____ /EA
 - iii. Detail UFC-1
 - i. Terminations, grounding equip. & caps \$ _____ /EA
 - iv. Detail USP-1 (single meter pedestal) \$ _____ /EA
 - v. Detail USP-2 (dual meter pedestal) \$ _____ /EA
 - vi. Transformer Pad UTP-1 \$ _____ /EA
 - vii. Secondary Bushing Connectors, Detail SC \$ _____ /EA
- d) Underground (Labor and Material)
 - i. 4" HDPE Conduit \$ _____ /FT
 - ii. 2" HDPE Conduit \$ _____ /FT
 - iii. Boring \$ _____ /FT
 - iv. Trenching \$ _____ /FT
- e) Demo (Labor and Material)
 - i. Removal of existing equipment, per drawings \$ _____ /EA

ARTICLE 6 – TIME OF COMPLETION

6.01 The Owner prefers that the work be completed as soon as possible.

Bidder agrees that the Work will be substantially complete on or before _____, and will be completed and ready for final payment in accordance with Paragraph 15.06 of the General Conditions on or before _____.

ARTICLE 7 – ATTACHMENTS TO THIS BID

7.01 The following documents are submitted with and made a condition of this Bid:

- A. Required Bid security in the form of a 5% Bid Bond and/or Cashier’s Check;
- B. List of Proposed Subcontractors;

ARTICLE 8 – DEFINED TERMS

8.01 The terms used in this Bid with initial capital letters have the meanings stated in the Instructions to Bidders, the General Conditions, and the Supplementary Conditions

ARTICLE 9 – BID SUBMITTAL

BIDDER: *[Indicate correct name of bidding entity]*

By:
[Signature] _____

[Printed name] _____
(If Bidder is a corporation, a limited liability company, a partnership, or a joint venture, attach evidence of authority to sign.)

Attest:
[Signature] _____

[Printed name] _____

Title: _____

Submittal Date: _____

Address for giving notices:

Telephone Number: _____

Contact Name and: _____

e-mail address: _____



MASTER AGREEMENT WORK ORDER

This exhibit dated October 5, 2022, is hereby attached to and made a part of the Master Agreement for Professional Services dated August 31, 2020 between City of Hickman (“Client”) and Olsson, Inc. (“Olsson”) providing for professional services. Olsson’s Scope of Services for the Agreement is as indicated below.

GENERAL

Olsson has acquainted itself with the information provided by Client relative to the project and based upon such information offers to provide the services described below for the project. Client warrants that it is either the legal owner of the property to be improved by this Project or that Client is acting as the duly authorized agent of the legal owner of such property.

PROJECT DESCRIPTION AND LOCATION

Project will be located at: Hickman, Nebraska

Project Description: This agreement includes an evaluation of the existing water system, including updates to the existing water model, calibration of the model, and a report to provide recommendations to the City going forward. The last such study was completed in 2017. The proposed distribution system hydraulic model will better enable the City to make decisions on how to best serve the community with adequate water supply and pressures.

SCOPE OF SERVICES

Olsson shall provide the following services (Scope of Services) to Client for the Project:

PHASE 100: PROJECT COORDINATION

1. Project Kick-Off and Review Meetings
 - a. A project kickoff meeting will be conducted with all parties involved to identify needs for the project, obtain background information, establish schedule for completion, discuss anticipated growth of the system, and establish channels of communication.

2. Presentation of Findings
 - a. At the 95% completion level, meet with the Client to review preliminary information and review the draft report. Feedback will be taken and incorporated into the final report.

PHASE 200: DATA COLLECTION AND MODEL DEVELOPMENT

1. Hydrant Flow Testing
 - a. Working in conjunction with City Staff, Olsson will review available water system information and collect additional fire flow data to recalibrate the current model. Olsson will obtain available data pertaining to the City's current water use and service areas. Olsson will review and evaluate the existing water usage data and contrast it with the populations to determine historical per capita consumption and project future water consumption patterns.
 - b. During collection of fire flow data, assistance will be needed from the City staff to monitor elevations in the water tank and minimize operation of the wells so that the distribution system will be operating in a near static condition.
2. Future Water Demands
 - a. Future water demands will be projected at ten, twenty, and thirty- year intervals and contrasted with the existing water supply system capacity. Consideration will be given to accommodating expected population growth. Information made available by new and proposed water users will need to be provided by the city.
3. Fire Flow Requirements
 - a. Fire flow requirements and system vulnerability will be evaluated regarding current and projected future water system demands.
4. Hydraulic Model
 - a. Olsson will use the existing hydraulic model as a basis and recalibrate using the fire flow tests completed in conjunction with this project.
 - b. Utilizing the computer hydraulic model, Olsson will model the response of the system and identify needed improvements to the City's system.
 - c. The hydraulic model will be utilized to simulate the following:
 - i. Addition of a new water tower, same HGL (Hydraulic Grade Line) as the existing water tower
 - ii. Addition of a new water tower with a higher HGL than the existing water tower
 - iii. Addition of a booster pump station to provide higher water pressures in portions of the system
 - d. Additional hydraulic model scenarios may be performed to evaluate the proposed improvements and developments, as decided with the city at the initial kickoff meeting.

PHASE 300: WATER SYSTEM EVALUATION

1. Existing System Evaluation
 - a. Utilizing the City's hydraulic water system model, Olsson will evaluate the water distribution system's ability to meet current and future demand conditions. Demands considered will include average, peak, and fire flow considerations. Main sized in critical areas will be validated.
2. Future System Evaluation
 - a. Based upon future population and growth projections, Olsson will identify future water service areas with associated demands. Guidelines and recommendations for providing water service to future growth areas will be developed.

- b. Based upon the evaluation of the existing distribution system, and other factors, future improvements to the distribution system will be identified and recommendations will be made to serve the future facilities and connect to the City's existing water distribution system.
3. Draft Report
 - a. Prepare a water distribution system evaluation report in accordance with generally accepted criteria for water studies. At a minimum, the following items will be addressed:
 - i. Summary of Findings and Recommendations
 - ii. Project planning: Location, Population Trends, and Water Usage Projection
 - iii. Proposed Project Recommendations with budget cost estimates.
 - iv. Conclusions and Recommendations
4. Final Report
 - a. After the 95% progress meeting, Olsson will finalize the report, incorporating any comments received from the Owner. Olsson will provide the report, both electronically and hard copies upon request from the Owner.

Exclusions

The following will not be evaluated as part of this report:

1. Evaluation of existing water supply, water treatment processes, or water storage
2. Grant or Funding Application
3. Design of recommended improvements
4. The items described in the Exclusions section may be provided as additional services to the Client, if so requested.

Should Client request work in addition to the Scope of Services, Olsson shall invoice Client for such additional services (Optional Additional Services) at the standard hourly billing labor rate charged for those employees actually performing the work, plus reimbursable expenses if any. Olsson shall not commence work on Optional Additional Services without Client's prior written approval.

Olsson agrees to provide all of its services in a timely, competent and professional manner, in accordance with applicable standards of care, for projects of similar geographic location, quality and scope.

SCHEDULE FOR OLSSON'S SERVICES

Unless otherwise agreed, Olsson expects to perform its services under the Agreement as follows:

Anticipated Start Date: November 1, 2022
Anticipated Completion Date: February 1, 2023

Olsson will endeavor to start its services on the Anticipated Start Date and to complete its services on the Anticipated Completion Date. However, the Anticipated Start Date, the Anticipated Completion Date, and any milestone dates are approximate only, and Olsson reserves the right to adjust its schedule and any or all of those dates at its sole discretion, for any reason, including, but not limited to, delays caused by Client or delays caused by third parties.

COMPENSATION

Olsson’s Scope of Services will be provided on a time-and-expense basis not to exceed \$19,000.00. Client shall pay to Olsson for the performance of the Scope of Services, the actual time of personnel performing such services in accordance with the Labor Billing Rate Schedule(s), and all actual reimbursable expenses in accordance with the Reimbursable Expense Schedule attached to this agreement. Olsson shall submit invoices on a monthly basis, and payment is due within 30 calendar days of invoice date.

TERMS AND CONDITIONS OF SERVICE

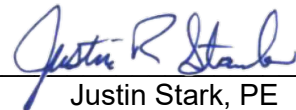
We have discussed with you the risks, rewards and benefits of the Project, the Scope of Services, and our fees for such services and the Agreement represents the entire understanding between Client and Olsson with respect to the Project. The Agreement may only be modified in writing signed by both parties.

Client’s designated Project Representative shall be _____.

If this Work Order satisfactorily sets forth your understanding of our agreement, please sign in the space provided below. Retain a copy for your files and return an executed original to Olsson, 601 P Street, Suite 200, Lincoln, Nebraska 68508. This proposal will be open for acceptance for a period of 30 days from the date set forth above, unless changed by us in writing.

OLSSON, INC.

By 
Owen Killham, PE

By 
Justin Stark, PE

By signing below, you acknowledge that you have full authority to bind Client to the terms of the Agreement. If you accept this Work Order, please sign:

CITY OF HICKMAN

By _____
Signature

Print Name _____

Title _____

Dated: _____

REIMBURSABLE EXPENSE SCHEDULE

The expenses incurred by Olsson or Olsson's independent professional associates or consultants directly or indirectly in connection with the Project shall be included in periodic billing as follows:

<u>Classification</u>	<u>Cost</u>
Automobiles (Personal Vehicle)	\$0.625/mile*
Suburban's and Pick-Ups	\$0.75/mile*
Automobiles (Olsson Vehicle)	\$95.00/day
Other Travel or Lodging Cost	Actual Cost
Meals	Actual Cost
Printing and Duplication including Mylars and Linens	
In-House	Actual Cost
Outside	Actual Cost+10%
Postage & Shipping Charges for Project Related Materials including Express Mail and Special Delivery	Actual Cost
Film and Photo Developing	Actual Cost+10%
Telephone and Fax Transmissions	Actual Cost+10%
Miscellaneous Materials & Supplies Applicable to this Project	Actual Cost+10%
Copies of Deeds, Easements or other Project Related Documents	Actual Cost+10%
Fees for Applications or Permits	Actual Cost+10%
Sub-Consultants	Actual Cost+10%
Taxes Levied on Services and Reimbursable Expenses	Actual Cost

*Rates consistent with the IRS Mileage Rate Reimbursement Guidelines (Subject to Change).

Rev. 6-2022

Nebraska 2022 Billing Rate Schedule

<u>Classification</u>	<u>Billing Rate</u>
Regional Business/Practice Leader	\$ 292.00
Market Sector Leader	\$ 292.00
Office Leader	\$ 243.00
Senior Project Manager	\$ 243.00
Client Relationship Manager	\$ 243.00
Industry Expert	\$ 243.00
Team Leader	\$ 209.00
Business Development Ldr/Sr Specialist	\$ 212.00
Business Development Specialist	\$ 162.00
Technical Leader	\$ 184.00
Senior Engineer	\$ 180.00
Project Engineer	\$ 147.00
Associate Engineer	\$ 123.00
Assistant Engineer	\$ 105.00
Senior Scientist	\$ 159.00
Project Scientist	\$ 125.00
Associate Scientist	\$ 105.00
Assistant Scientist	\$ 85.00
Senior Planner	\$ 159.00
Project Planner	\$ 125.00
Associate Planner	\$ 106.00
Assistant Planner	\$ 85.00
Senior Landscape Architect	\$ 162.00
Project Landscape Architect	\$ 129.00
Associate Landscape Architect	\$ 109.00
Landscape Architect Designer	\$ 89.00
Stormwater Compliance Manager	\$ 167.00
Database Manager	\$ 158.00
CAD Manager	\$ 162.00
BIM Manager	\$ 162.00
Civil 3D Trainer	\$ 162.00
GIS Specialist	\$ 129.00
Systems Specialist	\$ 126.00
Senior Architect	\$ 167.00
Project Architect	\$ 135.00
Associate Architect	\$ 112.00
Assistant Architect	\$ 92.00
Senior Construction Manager	\$ 168.00
Project Construction Manager	\$ 135.00
Associate Construction Manager	\$ 114.00
Assistant Construction Manager	\$ 93.00

Nebraska 2022 Billing Rate Schedule

<u>Classification</u>	<u>Billing Rate</u>
Design Manager / Technical Manager	\$ 146.00
Design Associate	\$ 116.00
Senior Technician	\$ 95.00
Associate Technician	\$ 81.00
Assistant Technician	\$ 70.00
CA Manager / Technical Manager	\$ 132.00
CA Field Manager	\$ 114.00
CA Assistant Manager	\$ 102.00
CA Senior Technician	\$ 90.00
CA Associate Technician	\$ 76.00
CA Assistant Technician	\$ 65.00
CMT/Drilling Manager / Technical Manager	\$ 123.00
CMT/Drilling Lab / Field Manager	\$ 101.00
CMT/Drilling Assistant Manager	\$ 90.00
CMT/Drilling Senior Technician	\$ 79.00
CMT/Drilling Associate Technician	\$ 68.00
CMT/Drilling Assistant Technician	\$ 55.00
NDT Manager / Technical Manager	\$ 158.00
NDT Lab / Field Manager	\$ 126.00
NDT Assistant Manager	\$ 116.00
NDT Senior Technician	\$ 105.00
NDT Associate Technician	\$ 87.00
NDT Assistant Technician	\$ 75.00
Senior Surveyor / Technical Manager	\$ 128.00
Surveyor	\$ 99.00
Associate Surveyor	\$ 81.00
Assistant Surveyor	\$ 66.00
Accounting Senior Specialist	\$ 141.00
Project Senior Coordinator	\$ 108.00
Administrative Manager	\$ 95.00
Administrative Senior Specialist	\$ 95.00
Administrative Senior Coordinator	\$ 90.00
Project Coordinator	\$ 82.00
Administrative Coordinator	\$ 71.00
Administrative Assistant	\$ 57.00
Public Engagement Specialist / Sr Coordinatc	\$ 114.00
Public Engagement Coordinator	\$ 90.00
Public Engagement Assistant	\$ 75.00
Student Intern - Level 3	\$ 81.00
Student Intern - Level 2	\$ 70.00
Student Intern - Level 1	\$ 58.00

Note: Olsson's labor rates will increase by 5% on January 1st every year of a multi-year contract

2022 HICKMAN
TRICK OR TREAT on the TRAIL & PARADE
Trick or Treat

October 27th
6:00 pm to 8:00 pm

Pre-Sale Option with PayPal! Just show the receipt via print out or on your phone for entry. Scan our QR Code:

Visit the City's website and Facebook page for more details & prepayment link! Cash & PayPal will also be accepted at the event. Donate \$2 (or more) per trick or treater for entrance.



Scan. Pay. Go.



The Fun starts at 1st & Walnut Street on the Linear Path. There will be several booths set up for your Ghouls & Goblins to collect Treats & Treasures from the local businesses.

Hickman True Value will be hosting a Halloween Parade Contest in the Butherus-Maser & Love Funeral Home drive, starting at 5:30pm. Contest will be for the most creative decorated wagon/stroller. Winner will receive a gift card from Hickman True Value.

FOR MORE INFORMATION CONTACT JAALA AT CITY HALL, 402.792.2212