

City Council Regular Meeting
Tuesday, May 14, 2024 7:00 PM

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

1. Call to Order

1.A. 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.B. Participant Sign-In Sheet Available & Disclosure of Meeting Recording Process Notice Posted.

1.C. 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. Public Hearing Testimonies may be limited to five (5) minutes per person. All individuals requesting to hand out documents to City Council Members must deliver them directly to the City Clerk for distribution.

1.D. 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.

2. Pledge of Allegiance

3. Roll Call

4. Mayor Communications

5. Consent Agenda

5.A. Approval of April 23, 2024, City Council Meeting Minutes

5.B. Claims and Accounts Payable Report

6. Proclamations, Presentations, Appointments, Affirmations & Introductions
 - 6.A. National Public Works Week Proclamation
 - 6.B. Alexa Check Day Proclamation
7. Reports
 - 7.A. Planning Commission Report
 - 7.B. Lancaster County Sheriff's Office Report
 - 7.C. Community Center Report
 - 7.D. Water Department Projects
 - 7.E. Wastewater Plant Improvements Update
 - 7.F. Scotts Creek Trail Project Update
8. Public Hearings
 - 8.A. Public Comment to Consider Amending Article 6: Overlay and Special Districts; Section 6.12FP-O Floodplain Overlay District; Subsection 6.12.07 Standards for Floodplain Development in the City of Hickman's 2023 Zoning Ordinance and Regulations
 - 8.B. Public Comment to Consider Amending Article 5: Zoning Districts; Section 5.10 R-1 Low Density Residential District; Section 5.11 R-2 Medium Density Residential District; Section 5.12 R-3 High Density Residential District; Section 5.13 R-O Original Residential District; Specifically, the Height and Lot Requirements in Subsections 5.10.06, 5.11.06, 5.12.06 and 5.13.06 in the City of Hickman's 2023 Zoning Ordinance and Regulations
9. Unfinished Business - None
10. New Business
 - 10.A. Approval of Electrical Infrastructure Bid Documents, Buel Development, LLC (Hickman Hill Apartments), Phase III Apartment Complex Addition
 - 10.B. Tort Claim, Sewer Backup at 320 E. 1st Street
 - 10.C. Ordinance 2024-02, Broadband Franchise Agreement with Charter Communications

10.D. Ordinance 2024-03, Amend Article 5: Zoning Districts; Height and Lot Requirements in Subsections 5.10.06, 5.11.06, 5.12.06 and 5.13.06 in the City of Hickman's 2023 Zoning Regulations

10.E. Ordinance 2024-04, Amend Article 6: Overlay and Special Districts; Subsection 6.12.07 Standards for Floodplain Development in the City of Hickman's 2023 Zoning Regulations

11. City Administrator's Report

12. Governing Body Comments & Council Correspondence

12.A. Annual Report on Community Development Projects

12.B. City Hall Closed on Monday, May 27, 2024, for Memorial Day

13. Meeting Adjournment

MINUTES OF THE HICKMAN CITY COUNCIL MEETING HELD APRIL 23, 2024

Mayor Phil Goering called the meeting to order at 7:00pm on April 23, 2024 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 John Meese, Steve Noren, Doug Wagner, Dave Kulwicki, and Travis Borchardt were present for Roll Call. Council Member Tina Ziemann was excused from the meeting. 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

The City Administrator presented and discussed the April 09, 2024, Meeting Minutes, and line-item content of Claims Report with the Governing Body. The City Treasurer presented a Statement of Accounts, Budget Cash Report, and Monthly Sales Tax Report with the Governing Body. Motion by Council Member Wagner and a second by Kulwicki to approve the consent agenda. The following Council Members voted “YEA”: Meese, Noren, Wagner, Kulwicki, and Borchardt, The following Council Members voted “NAY”: None. Motion passed 5-0.

Proclamations, Presentations, Appointments, Affirmations & Introductions

Mayor Goering presented National Police Week May 12 through May 18, 2024 and May 15, 2024 as Peace Officers' Memorial Day. No action taken.

Mayor Goering presented Municipal Clerks Week Proclamation May 5 through May 11, 2024. No action taken.

Council President Doug Wagner presented Arbor Day Proclamation April 26, 2024. No action taken.

Reports

The Public Works Director presented the Public Works and Parks and Recreation Department Report.

The City Administrator presented the City Code Violations, Abatements, Nuisances and Permits

City Administrator presented the Wastewater Plant Improvements Update

Motion by Council Member Wagner and a second by Noren to approve Reports Agenda. The following Council Members voted “YEA”: Meese, Noren, Wagner, Kulwicki, and Borchardt, The following Council Members voted “NAY”: None. Motion passed 5-0.

Public Hearings – None

Unfinished Business

Mayor Goering presented Consideration of Professional Scope of Services for Terrace View Park Pickleball Court Design. The City Administrator discussed that the City received a revised quote from Olsson’s to match other vendors phases of project. The City Administrator made a clarification, the motion made at the April 9, 2024 City Council meeting was to approve the consideration of City Park Development on city owned property at 839 Titan Drive to actively pursue an outdoor Pickleball Court Facility versus Aquatic Center Facility as prior intended by the City. To clarify, the City does not intend to request the use of pool or aquatic center donations made to the Hickman Area Community Foundation for the funding of the Pickleball Court Facility. The Pickleball Court Facility concept and use of the recreational parcel is being developed by the City.

City Council Members discussed both engineer vendors that submitted a quote and who the City has used for prior projects and a possible timeline of the project. The City Administrator discussed the possibilities with the project and the concept of the project. Mayor Goering asked the City Administrator to have the design concepts completed in time for the budget season. Motion by Council Member Borchardt and a second by Meese to approve Professional Scope of Services for Terrace View Park Pickleball Court Design with JEO in the amount of \$3,500.00. The following Council Members voted "YEA": Meese, Noren, Wagner, Kulwicki, and Borchardt, The following Council Members voted "NAY": None. Motion passed 5-0.

New Business

Mayor Goering presented Certificate of Payment No. 5 to Neuvirth Construction, Inc. for the Hickman Wastewater Treatment Plant Head Works and Final Clarifier Project in the Amount of \$242,250.00. Motion by Council Member Noren and a second by Wagner to approve Certificate of Payment No. 5 to Neuvirth Construction, Inc. for the Hickman Wastewater Treatment Plant Head Works and Final Clarifier Project in the Amount of \$242,250.00. The following Council Members voted "YEA": Meese, Noren, Wagner, Kulwicki, and Borchardt, The following Council Members voted "NAY": None. Motion passed 5-0.

Mayor Goering presented Certificate of Payment No. 6 to Midwest Mechanical Industrial Services, LLC for Hickman Water Treatment Plant 2nd Train Project in the Amount of \$20,424.95. Motion by Council Member Wagner and a second by Meese to approve Certificate of Payment No. 6 to Midwest Mechanical Industrial Services, LLC for Hickman Water Treatment Plant 2nd Train Project in the Amount of \$20,424.95. The following Council Members voted "YEA": Meese, Noren, Wagner, Kulwicki, and Borchardt, The following Council Members voted "NAY": None. Motion passed 5-0.

Mayor Goering presented Certificate of Payment No. 4 to Layne Christensen Co. for Hickman Water Treatment Equipment Procurement 2022 in the Amount of \$55,732.40. Motion by Council Member Wagner and a second by Noren to approve Certificate of Payment No. 4 to Layne Christensen Co. for Hickman Water Treatment Equipment Procurement 2022 in the Amount of \$55,732.40. The following Council Members voted "YEA": Meese, Noren, Wagner, Kulwicki, and Borchardt, The following Council Members voted "NAY": None. Motion passed 5-0.

The City Administrator presented the consideration of Agreement for Complete Recodification of Municipal Code with Municipal Code Services, Inc. in the Amount of \$6,500.00 and stated that the last time the code was codified for Hickman was 2017 and that the City Clerk would work with Municipal Code Services to get the project completed. All ordinances that have been adopted since the last codification will be added along with any new state statutes that need to be added and approved. The current Municipal Code has been removed from the City website until the update is complete. Motion by Council Member Noren and a second by Kulwicki to approve consideration of Agreement for Complete Recodification of Municipal Code with Municipal Code Services, Inc. in the Amount of \$6,500.00. The following Council Members voted "YEA": Meese, Noren, Wagner, Kulwicki, and Borchardt, The following Council Members voted "NAY": None. Motion passed 5-0.

Mayor Goering presented Consideration of Agreement for City Hall, Community Center Sonic Wall Replacement with Bizco in the Amount of \$1,877.44. The City Administrator reviewed agenda item 10 E and 10 F together. The City Hall needs replacement of hardware and software for the computer system at City Office and Community Center. Some Equipment has become obsolete and is required to be updated. The Sonic wall protects the data, the Server holds the data for the City, and both will be updated. Motion by Council Member Wagner and a second by Meese to approve Consideration of Agreement for City Hall, Community Center Sonic Wall Replacement with Bizco in the Amount of \$1,877.44. The following Council Members voted "YEA": Meese, Noren, Wagner, Kulwicki, and Borchardt, The following Council Members voted "NAY": None. Motion passed 5-0.

Mayor Goering presented Consideration of Agreement for City Hall, Community Center Server Upgrade with Bizco in the Amount of \$18,192.20. Motion by Council Member Wagner and a second by Noren to approve Consideration of Agreement for City Hall, Community Center Server Upgrade with Bizco in the Amount of \$18,192.20. The following Council Members voted "YEA": Meese, Noren, Wagner, Kulwicki, and Borchardt, The following Council Members voted "NAY": None. Motion passed 5-0.

City Administrator's Report

The City Administrator discussed the ADA playground equipment that the Hickman Area Community Foundation has been working on has been ordered. The last update was In November of 2023 when the representative of the foundation had attended and requested additional funds for that project that was approved by City Council. The city is waiting for the equipment to be delivered and Creative Sites will coordinate with the installer to plan that installation at Main Park and should happen in the next couple of months. Hickman Bar Grill streetlight motion from last meeting is still under discussion with city staff on the best options for the project. The City Administrator attended the Norris Community Leader luncheon this last week, they discussed the goals of the school and growth of Hickman. The City and school keep good communication on development and growth patterns that affect the school. There will be more meetings at Norris in the future if anyone would want to attend and discuss that growth. The City Administrator will be attending the Lancaster County Heat Exercise tomorrow. Lancaster County is developing a public health heat response plan and encouraging other cities to adopt a heat plan. The average temperatures are expected to increase 5 degrees every year with approximately 44 days a year with a high heat index and 26 of those days with a heat index greater than 105 degrees. Council Member Noren asked to have the Lancaster County Emergency Management representative come and update the City Council. Heidi attends the Lower Platte South Natural Resource District Hazard Mitigation Plan but will be out of the office this year and Kelly will attend with information to report to the City Council after. City Council Member Wagner confirmed that the City is paying for part of the ADA park equipment in the amount of \$66,000.00 from Sales Tax and Keno revenues and asked if Keno Revenues can also be used on the Pickleball Park project. Motion by Council Member Wagner and a second by Noren to approve the City Administrator's Report. The following Council Members voted "YEA": Meese, Noren, Wagner, Kulwicki, and Borchardt, The following Council Members voted "NAY": None. Motion passed 5-0.

Governing Body Comments and Correspondence

Mayor Goering presented that the City Office will be closed April 26, 2024, for Arbor Day. City staff will be planting a tree with possible community involvement for the tree planting. No action was taken.

Adjournment

Motion by Council Member Ziemann and a second by Borchardt to adjourn the meeting at 8:06 PM. The following Council Members voted "YEA": Meese, Noren, Wagner, Kulwicki, and Borchardt, The following Council Members voted "NAY": None. Motion passed 5-0.

Phil Goering, Mayor

Jaala Johnson, CMC, City Clerk

City Council Meeting May 14, 2024
Accounts Payable as of May 09, 2024

Vendor	Memo	Open Balance	Check No.
A-1 Total Home Pest Control	INV# 10397- Pest Treatment	\$85.00	
Aakko, Eric	Tree Rebate 2024	\$50.00	
All Copy Products	INV # AR4364650 Monthly Printing Services	\$198.87	
Bizco Technologies	Windows Server & VMware Replacement & Upgrade (Quote ID: Biz155880) Parts Only CC Approved 04.23.2024	\$4,453.22	
Bizco Technologies	Sonicwall Replacement Parts Only (Quote ID: Biz158673)City Council Approved 04.23.2024	\$1,277.44	
BOK Financial	HICKMANGOR21B - Refunding Bond, 2021, Water Dept. Interest Payment	\$3,558.75	
BOK Financial	HICKMANGOR21 - Refunding Bond, 2021, Water Dept.	\$4,378.75	
Brown, Chelsey	Inv #INV0069 - April 2024 City Hall Monthly Cleaning	\$1,000.00	
CarQuest (Advance Auto Parts	Battery Truck 2019 Chevy plus credit \$47.19	\$153.15	
Culture Index, LLC	Culture Index Annual Renewal	\$310.00	
Dale's Consulting & Inspection Servi	Building Inspections (19), Plan Reviews (6), Monthly Consulting	\$2,000.00	
David E Hochstetler Jr	HVAC Inspection (8) April	\$400.00	
Electronic Contracting Company	Inv #57267 - Access Control & Video Surveillance Complete Care 3 Years	\$2,500.00	
Executive Answering Service	Inv# 223100027- Answering Service 4.2.2024-4.29.2024	\$97.60	
Farmers Cooperative	April 2024 Bulk Fuel W/Discount	\$2,597.94	
Faron Niles Construction	Construction Deposit Return # 2023-99	\$500.00	
Garland Youth Sports	2024 League 8 & U Fee Softball	\$125.00	
Hickman True Value	Copper Fitting Back Flow Dodge Park, Toilet Handle, Water Heater (shop)	\$100.96	
Hochstetler, David Sr.	HVAC InspectionApril (10)	\$500.00	
Jindra Irrigation	Inv# 6844 - Backflow Preventer Dodge Park	\$125.00	
Jindra Irrigation	PARKS - Repair Sprinklers	\$222.00	
Kreifels, Jeffrey	Plumbing Inspection April (18)	\$900.00	
Lancaster County Sheriff's Office	Inv# C3474 - May Contractual Services	\$11,792.00	
Lancaster County Sheriff's Office	Inv# C3473- April 2024 Extra Duty	\$900.69	
League of Nebraska Municipalities	2024 Finance Annual Conference, Treasurer & CC	\$1,010.00	
Marvin Planning Consultants	Inv# 1755 - Hickman Zoning Code Rewrite for Comprehensive Plan Update 82.7% Complete	\$1,412.50	
Max I Walker's Uniform Rental	Acct# 417 - Community Center Rugs, Mops, Brooms, Towels, Uniforms	\$291.70	
Menard's	Inv#31844 - Cable Clamps (24)	\$17.25	
Menard's	Inv#3181 - Copper Pipe Dodge Park Repair	\$57.58	
Midwest Laboratories, Inc.	Inv# 1183312- Testing & Bottles for Wastewater Testing	\$221.49	
Municipal Supply, Inc. of Omaha	Inv#0905204-IN - 1 Inch Water Meters, Couplings, Ball Valve (applied credit of \$1,143.35)	\$15,042.79	
Nebraska Public Health Environment	Inv # 576628- Water Sampling , Treatment Plant	\$370.00	
Norland Pure	Account xxxx005195 Monthly Water City Office	\$129.87	
Norris Public Power	Acct# 0214782 March 2024 Wholesale	\$86,822.75	
Norris Public Power	Acct# 2375 - Utilities - Waste Water Trmt Plant, Sewer Dept. Water Plant & Wells, Water Dept.	\$5,027.80	
Odeys Inc.	Inv# 124482 - Grass Seed 50lb. Bag, Anchors, Paint	\$1,815.70	
Olsson	Inv# 494504- Project # 023-05868 Booster Pump Station	\$2,392.04	
One Call Concepts, Inc.	Inv# 4040150- April 2024 Diggers Hotline Notifications, Elec Dept.	\$108.48	
Paper Tiger Shredding	Inv #198287- Monthly Service	\$35.00	
Paulson, Ray	Electrical Inspections (19) & Plan Review (1)	\$1,000.00	
Perchmerch	Inv# 304 - Baseball & Softball Uniforms	\$155.40	
Quadient Leasing USA, Inc.	Inv# Q1281470 - Postage Machine Lease	\$1,470.81	
Rural Water District No. 1	Inv#1824 - Supplies to Repair Curb Stop (after hours)	\$452.56	
Saint Mary Marsh, LLC	New Construction Deposit Refund 2023-87	\$500.00	
Schmader Electric Const. Co., Inc.	Inv#2759 - Wastewater Plant Starter on Blower	\$2,950.00	
Schmader Electric Const. Co., Inc.	Inv#2757 - Repair Transformer New Addition	\$2,180.00	
Schmader Electric Const. Co., Inc.	Inv#2756 - Repair Transformer by Church	\$775.00	
Schmader Electric Const. Co., Inc.	Inv#2758 - Repair Fuses Street Lights TView 5th Addition	\$665.00	
The Home Depot Pro	Inv# 800256133- Paper Towels, TP Park & Community Center	\$523.52	
Voice News	March Publications	\$142.23	
Wheel-N-Deal Auto Sales, Inc	Inv#084328 - Gravely Mower Belts	\$96.59	
TOTAL		\$163,892.43	

**City Council Meeting May 14, 2024
Accounts Payable as of May 09, 2024**

Vendor	Memo	Payment	Check No
Ameritas Life Ins., Corp.	Employee Pension Plans	\$3,927.82	ACH
Black Hills Energy	Utilities - 588 Chestnut & 5th St. Street Shop, Community Center	\$369.23	ACH
Constellation	Acct# xxxx1903 5th Street Shop	\$209.12	ACH
ICMA Mission Square	Employee Retirement Contribution	\$646.22	ACH
IRS	Payroll Taxes City Staff & CC	\$8,212.78	EFTPS
Nebraska Department of Revenue	Quarterly Keno Tax	\$2,232.00	ACH
Nebraska Department of Revenue	Nebraska Income Tax	\$2,435.20	ACH
Payroll Distribution (Net Pay)	City Staff 5.3.2024 & CC 5.1.2024	\$27,128.48	ACH
State of NE & Erin M McCartney	Employee Liabilities	\$721.85	ACH
Quadient Finance - Postage	Acct # xxxx8315 - Postage, Water/Electric/Sewer Dept.	\$600.00	ACH
United Healthcare Insurance Company	March, April, May 2024 Employee Premiums	\$1,889.46	ACH
unum	Employee Liabilities	\$27.36	ACH
Verizon Wireless	City Mobile Phones & New Phone Purchase	\$329.52	ACH
Wells Fargo - VISAXxx3079	Subscriptions, Pickleball Equipment, Register of Deeds	\$69.99	ACH
Wells Fargo - VISAXxx8456	Subscriptions, Prof. Development, Supplies	\$3,983.66	ACH
Windstream	Acct#xxxx9853 - Wastewater Treatment Plant Phone	\$73.55	ACH
Windstream	Acct# xxxx2029 - City Office Phone & Internet	\$900.54	ACH
TOTAL		\$53,756.78	

TOTAL CLAIMS REPORT **\$217,649.21**

Reviewed and Approved on May 14, 2024

MayorPhil Goering	Council Member Ziemann
Council President Wagner	Council Member Noren
Council Member Meese	Council Member Borchardt
Council Member Kulwicki	

**Proclamation
National Public Works Week
May 19-25, 2024**

WHEREAS, Public Works Professionals focus on infrastructure, facilities, emergency management, and services that are of vital importance to sustainable and resilient communities and the public health, high quality of life, and well-being of the people of Hickman; and,

WHEREAS, these infrastructures, facilities, and services could not be provided without the dedicated efforts of public works professionals, who are federally mandated first responders, and the engineers, managers, and employees at all levels of government and the private sector, who are responsible for rebuilding, improving, and protecting our nation's transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and,

WHEREAS, it is in the public interest for the citizens, civic leaders, and children in Hickman to gain knowledge and maintain ongoing interest and understanding of the importance of public works first responders and public works programs in their respective communities; and,

WHEREAS, the year 2024 marks the 64th annual National Public Works Week sponsored by the American Public Works Association/Canadian Public Works Association be it now,

RESOLVED, I, Phil Goering, Mayor of Hickman, Nebraska, do hereby designate the week May 19-25, 2024, as National Public Works Week; I urge all citizens to join with representatives of the American Public Works Association and government agencies in activities, events, and ceremonies designed to pay tribute to our public works professionals, engineers, ,managers, and employees and to recognize the substantial contributions they make to protecting our national health, safety, and quality of life.

Dated this 14th day of May, 2024

Phil Goering, Mayor

ATTEST:

Jaala Johnson, City Clerk

SEAL

**PROCLAMATION
CITY OF HICKMAN
MAY 14, 2024
ALEXA CHECK DAY**

WHEREAS, In honor of Alexa Foster and the Foster family, Alexa Check Day benefits all Nebraskans by improving safety in our park and recreation facilities; and

WHEREAS, The Alexa Check means close attention is given to areas where your children play, playgrounds, restrooms, and playground equipment; and

WHEREAS, The City of Hickman values the safety of patrons in parks, playgrounds, and recreation areas; and

WHEREAS, The City of Hickman inspects all park and recreation facilities for signs of deterioration and damage; and

NOW, THEREFORE, I, Phil Goering, Mayor of the City of Hickman, Nebraska, do hereby proclaim **May 14, 2024 as ALEXA CHECK DAY**.

FURTHER, I encourage all Citizens to inspect and ensure that park shelters and facilities their families use are safe.

Dated this the 14th Day of May 2024.

Phil Goering, Mayor

ATTEST:

Jaala Johnson, City Clerk

(SEAL)

MINUTES OF THE HICKMAN PLANNING COMMISSION MEETING

May 7, 2024

Call to Order

Planning Commission Chair, Josh Maurer, called the Hickman Planning Commission Meeting to order at 7:00 PM on Tuesday, May 7, 2024. Notices of the meeting were distributed and posted at the Hickman City Hall, U.S. Post Office-Hickman, and U-Stop Market. The Open Meeting Laws Act, document placement in the meeting room and Executive Closed Session allowances were acknowledged and referenced. The participant sign-in sheet, registered agenda topic speaker cards and the meeting recording process were referenced.

Roll Call

Planning Commission Members present for Roll Call included: Cory Ostrander, Chair Josh Maurer, Colby Huenink – ETJ Representative, Vice Chair Eldren Echternkamp, and Troy Pomajzl. Planning Commission Members Erik Nore, Nancy Brandt, Andrew Seuferer and Alternate Paul Tran were recorded as absent and excused.

Approval of Minutes

Chair Maurer noted the minutes have been distributed/read. He asked if there were any corrections to the minutes of the March 5, 2024, Planning Commission Meeting. Hearing none, a motion was made by Vice Chair Echternkamp and seconded by Ostrander to approve the March 5, 2024, Planning Commission Meeting Minutes. The following members voted “YEA,” Ostrander, Maurer, Huenink, Echternkamp, and Pomajzl. The following members voted “NAY,” none. Motion passed 5-0.

Presentations & Introductions

Chair Maurer noted Mayor Goering was in attendance of the meeting.

Reports - Two staff reports were included in the packets for PC Members and posted on the City Website.

A. Floodplain Standards for Development amendment to the zoning regulations.

City Staff spoke with Mr. Elijah Kaufman of the Nebraska Department of Natural Resources who reviewed the ordinance for the floodplain overlay regulations as it was amended in December 2023. He recommended clarifying if mobile homes are allowed to be elevated in the floodplain or if they are prohibited, as we have two conflicting sections in the zoning manual. It was suggested that since we do not have any existing mobile homes, or mobile home subdivisions, in the floodplain that we could easily allow them to be outside of the floodplain and then for safety reasons and cost prohibitive reasons for elevating them just strike out the section that gives the details of how to elevate them on piers or with fill. Based on feedback from Mr. Kaufman and staff review, City Staff recommends amending Article 6: Overlay and Special Districts; Subsection 6.12.07 Standards for Floodplain Development with the strike out of 6.12.07 2.A.4 from the City of Hickman's 2023 Zoning Ordinance and Regulations.

B. Height and Lot Requirements amendment to the zoning regulations.

City Staff noted we are doing some clean-up work on the residential districts Height and Lot requirements. We have amended these same sections in the past and in this latest version, December 2023, some of the tables were reverted to the original 2007 requirements. The strike outs of numbers and insertion of replacement numbers are shown in the staff reports. By cleaning up these sections, which became more restrictive than the amendments passed in 2016 and 2019, it avoids creating non-conforming structures and lots by staying consistent in the regulations.

Public Hearings

A. Public Comment to consider amending Article 6: Overlay and Special Districts; Section 6.12 FP-O Floodplain Overlay District; Subsection 6.12.07 Standards for Floodplain Development in the City of Hickman's 2023 Zoning Ordinance and Regulations.

Hearing no comments, PC member Pomajzl made the motion to close the public hearing at 7:08 pm, seconded by Vice Chair Echternkamp. The following members voted “YEA,” Ostrander, Maurer, Huenink, Echternkamp, and Pomajzl. The following members voted “NAY,” none. Motion passed 5-0.

B. Public Comment to consider amending Article 5: Zoning Districts; Section 5.10 R-1 Low Density Residential District; Section 5.11 R-2 Medium Density Residential District; Section 5.12 R-3 High Density Residential District; Section 5.13 R-O Original Residential District. Specifically, the Height and Lot Requirements in Subsections 5.10.06, 5.11.06, 5.12.06 and 5.13.06 in the City of Hickman's 2023 Zoning Ordinance and Regulations.

Hearing no comments, PC member Ostrander made the motion to close the public hearing at 7:09 pm, seconded by PC member Huenink. The following members voted "YEA," Ostrander, Maurer, Huenink, Echternkamp, and Pomajzl. The following members voted "NAY," none. Motion passed 5-0.

Unfinished Business – None

New Business

- A. Recommendation to City Council on amending Article 6: Overlay and Special Districts; Subsection 6.12.07 Standards for Floodplain Development in the City of Hickman’s 2023 Zoning Ordinance and Regulations.

PC member Pomajzl made the motion to recommend approval to the City Council of the amendment as presented to Article 6: Overlay and Special Districts; Subsection 6.12.07 Standards for Floodplain Development with the strike out 2.A.4 from the City of Hickman’s 2023 Zoning Ordinance. Motion seconded by Vice Chair Echternkamp. The following members voted "YEA," Ostrander, Maurer, Huenink, Echternkamp, and Pomajzl. The following members voted "NAY," none. Motion passed 5-0.

- B. Recommendation to City Council on amending Article 5: Zoning Districts; Height and Lot Requirements in Subsections 5.10.06, 5.11.06, 5.12.06 and 5.13.06 in the City of Hickman’s 2023 Zoning Ordinance and Regulations.

Vice Chair Echternkamp made the motion to recommend approval to the City Council of the amendments as presented to Article 5: Zoning Districts; Height and Lot Requirements in Subsections 5.10.06, 5.11.06, 5.12.06 and 5.13.06 in the City of Hickman’s 2023 Zoning Ordinance and Regulations. Motion seconded by PC member Pomajzl. The following members voted "YEA," Ostrander, Maurer, Huenink, Echternkamp, and Pomajzl. The following members voted "NAY," none. Motion passed 5-0.

Planning Commission Comments & Correspondence

- A. The resignation of Mr. Dave Kulwicki from the Planning Commission was received and accepted. Mayor Goering will present former PC Member Dave Kulwicki with a certificate of appreciation. Mr. Kulwicki was unable to attend the meeting.
- B. Mayor Goering’s Appointment of Mr. Dave Kulwicki to City Council was reported.
- C. The resignation of Mr. Troy Pomajzl from the Planning Commission was received and accepted. Mayor Goering presented PC Member Troy Pomajzl with a certificate of appreciation for his 14 years of voluntary service and thanked him for contributions to the committee and the City of Hickman. Mayor Goering also thanked each of the members for their job on the committee and expressed appreciation for them. He said the Planning Commission is a crucial part of the decision-making process, he appreciates them, and they do not go unnoticed.
- D. The Comprehensive Plan Town Hall Meeting report was distributed with the packets. City Administrator, Kelly Oelke, presented the report provided by the consulting firm. We have had 312 responses online for the survey and the consultant confirmed Hickman has better response numbers than significantly larger communities. Ms. Oelke stated we are grateful for the input and guidance from our citizens. The survey end date is June 10, 2024. The report included results from the Town Hall Meeting held April 4th. About 30 people attended the meeting and participated in the workshop of which the results were included in the report. Chair Maurer asked if they are going to have more participation meetings in the future and Ms. Oelke said yes and we are working on the dates with the consultant. PC member Echternkamp attended the workshop and said the environment was very relaxed and welcoming. He enjoyed listening to the discussions and is looking forward to the next event.

Meeting Adjournment

Motion by PC member Pomajzl and seconded by Chair Maurer to adjourn the meeting at 7:24 PM. The following members voted "YEA," Ostrander, Maurer, Huenink, Echternkamp, and Pomajzl. The following members voted "NAY," none. Motion passed 5-0.

Josh Maurer, Chair

Date

Heidi Hoglund, Recording Clerk

Date

Lancaster County Sheriff's Office - Hickman- April 2024



Lancaster County Sheriff's Office - April 2024

<u>LOCATION</u>	<u>CASE</u>	<u>INC</u>	<u>INC_ABBR</u>	<u>DATE</u>	<u>TREC</u>	<u>DEPNAME</u>
655 CHESTNUT ST	C4002447	24000	MISC OTHER	4/1/2024	1241	22142 PIITZ
402 VILLAGE VIEW DR	C4002458	56000	MEDICAL EMERG OTHER	4/1/2024	1901	22105 OSTERHAUS
17330 S 77TH PT	C4002461	4111	ALARM RESIDENTIAL	4/2/2024	216	22139 BRYANT
650 CHESTNUT ST	C4002466	24000	MISC OTHER	4/2/2024	743	22147 STURDY
105 W 5TH ST	C4002470	13000	DISTURBANCE DOMESTIC	4/2/2024	1227	2277 BODEN
S 68TH ST & MARTELL RD ES	C4002494	3112	ACCIDENT PROP DMG W DEER	4/3/2024	626	22208 SCHENDT
S 75TH STREET CT & TANNER LN	C4002498	82000	TRAFFIC PARK OTHER	4/3/2024	1117	22137 BRADY
PRAIRIE CT & CONESTOGA AVE	C4002500	82000	TRAFFIC PARK OTHER	4/3/2024	1258	22137 BRADY
100 MAIN ST	C4002502	12000	DISTURBANCE OTHER	4/3/2024	1618	22214 DOWHOWER
700 AUTUMN PKWY	C4002523	82000	TRAFFIC PARK OTHER	4/4/2024	2002	22214 DOWHOWER
E 2ND ST & WALNUT ST	C4002646	94000	TRAFFIC OTHER	4/8/2024	1912	22105 OSTERHAUS
615 GARRETT PL	C4002648	5000	ASSAULT NON-DOMESTIC	4/8/2024	2043	22155 BUTTERS
115 LOCUST ST	C4002655	82000	TRAFFIC PARK OTHER	4/9/2024	910	22176 SARNES
17000 LEISURE CT	C4002673	16777	FIRE BURN BAN VIOL	4/9/2024	2003	22208 SCHENDT
18955 S 68TH ST	C4002699	3211	ACC INJURY	4/10/2024	1712	22214 DOWHOWER
830 SUNFLOWER DR	C4002707	24000	MISC OTHER	4/11/2024	2	22214 DOWHOWER
108 CONCORD AVE	C4002730	9300	CHILD AB/NEG UNAT OT	4/11/2024	1610	22214 DOWHOWER
520 PRAIRIE VIEW LN	C4002731	82000	TRAFFIC PARK OTHER	4/11/2024	1732	22214 DOWHOWER
18940 S 68TH ST	C4002735	24000	MISC OTHER	4/11/2024	2246	22214 DOWHOWER
E 7TH ST & MAIN ST	C4002746	94000	TRAFFIC OTHER	4/12/2024	1023	22173 FUNK
104 E 5TH ST	C4002756	56466	MENTAL INVEST	4/12/2024	1929	22196 UZZELL
969 TITAN DR	C4002757	13000	DISTURBANCE DOMESTIC	4/12/2024	2020	22201 KINGSWOOD
969 TITAN DR	C4002767	12000	DISTURBANCE OTHER	4/13/2024	442	22201 KINGSWOOD
320 E 1ST ST	C4002773	44000	ANIMAL OTHER	4/13/2024	1233	22150 MEYER
939 TITAN DR	C4002774	56400	MENTAL INVEST W/EPC	4/13/2024	1524	22193 LAVENE
969 TITAN DR	C4002778	61111	TELEPHONE THREAT	4/13/2024	1636	22193 LAVENE
939 TITAN DR	C4002783	24000	MISC OTHER	4/13/2024	1642	22193 LAVENE
913 W 10TH ST	C4002798	56000	MEDICAL EMERG OTHER	4/14/2024	953	22171 CHANCE
1260 OAKVIEW DR	C4002803	29510	FRAUD INTERNET	4/14/2024	1400	22171 CHANCE
401 W 7TH ST	C4002806	28000	TRAFFIC HAZARD	4/14/2024	1538	22171 CHANCE
18820 S 54TH ST	C4002807	56000	MEDICAL EMERG OTHER	4/14/2024	1625	22137 BRADY
401 W 7TH ST	C4002835	35222	SUSPICIOUS PERSON	4/15/2024	1913	22155 BUTTERS
321 CHESTNUT ST	C4002868	13000	DISTURBANCE DOMESTIC	4/16/2024	1755	22105 OSTERHAUS
321 CHESTNUT ST	C4002870	13000	DISTURBANCE DOMESTIC	4/16/2024	2026	22105 OSTERHAUS
321 CHESTNUT ST	C4002873	13000	DISTURBANCE DOMESTIC	4/16/2024	2337	22208 SCHENDT
1200 HICKORY ST	C4002919	82000	TRAFFIC PARK OTHER	4/18/2024	1746	22214 DOWHOWER
CHICORY LN & PRAIRIE VIEW LN	C4002984	23900	THEFT OTHER	4/21/2024	218	22190 KINGSWOOD
100 MAIN ST	C4002995	94000	TRAFFIC OTHER	4/21/2024	1651	22105 OSTERHAUS
321 CHESTNUT ST	C4003063	24000	MISC OTHER	4/24/2024	1913	22159 LEHR
100 FENCE ROCK CT	C4003089	12000	DISTURBANCE OTHER	4/25/2024	1758	22150 MEYER
100 FENCE ROCK CT	C4003167	40222	SPEC SVC CHECK WELF	4/28/2024	1049	22176 SARNES
18940 S 68TH ST	C4003176	44122	ANIMAL DOG AT LARGE	4/28/2024	2038	22172 BUCHHEISTER
6800 HICKMAN RD	C4003202	35222	SUSPICIOUS PERSON	4/29/2024	2048	22172 BUCHHEISTER

April 2024 Community Center Report

14 Inquiries

3 Tours

55 Participants Sign in for Open Gym Time

42 Participants for Adults Only Pickleball Open Play

5 Participants for a Pickleball Beginner Lesson

In Meeting Room, A&B

- 8 Nonprofit Meetings
- 1 Lancaster County Republican Convention
- 2 Bridal Showers
- 1 Tee Ball and Coach/Machine Pitch Coaches' Meeting

In the Multipurpose Room

- 5 Adults Only Pickleball Open Plays
- 1 Town Hall Meeting for the Hickman Comprehensive Plan
- 1 Birthday Party
- 1 Lancaster County Republican Convention
- 1 End of Season Banquet
- 1 Pickleball Beginner Lesson
- 1 Hickman American Legion Post #105 Baseball Dueling Pianos Fundraiser
- 2 Basketball Practices
- 1 Graduation Party
- 1 Church Potluck

Upcoming Events for Community in May 2024

- Adults Only Pickleball Open Play on Wednesdays from 4 PM to 8 PM and on Friday, May 10th and 24th from 8:30 AM to 1:00 PM
- Norris Girls Soccer Banquet
- Lincoln City Library County Outreach Storytime and Activities – Thursdays at 1:00 PM beginning May 23rd
- Round Robin Pickleball on May 19th at 5:30 PM (Registration Open)

Damage to Report:

- Utility Cart – All 4 legs gave out during a rental.
- 1 Pickleball Paddle – Separated from handle during Round Robin.

PUBLIC NOTICE
City of Hickman, Nebraska
City Council Meeting
Notice of Public Hearing

Notice is hereby given that the Hickman City Council will be holding a public hearing on Tuesday, May 14, 2024, during the regular meeting at 7:00 pm at Hickman City Hall Meeting Rooms A & B located at 115 Locust Street, Hickman, Nebraska.

The purpose of the hearing will provide an opportunity for Public Comment to consider amending Article 6: Overlay and Special Districts; Section 6.12 FP-O Floodplain Overlay District; Subsection 6.12.07 Standards for Floodplain Development in the City of Hickman's 2023 Zoning Ordinance and Regulations.



Jaala Johnson
City Clerk

The Voice News

P.O. Box 148
Hickman, NE 68372-0148
402-792-2255

INVOICE - AFFIDAVIT OF PUBLICATION

INVOICE #	30405307	DUE DATE	6/1/2024
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BILL TO
City of Hickman ATTN: Clerk 115 Locust Street Hickman, NE 68372

THE STATE OF NEBRASKA } Darren P. Ivy, being duly sworn,
County of Lancaster } ss. says that he is the publisher of

VOICE NEWS

News of Otoe, Johnson, Gage, Cass, Lancaster, Douglas,
Sarpy & Saunders Counties,

a legal newspaper which is published and is in general circulation in Lancaster, Gage, Johnson, Otoe, Cass, Douglas, Sarpy, and Saunders Counties, Nebraska, and is printed in the English Language weekly at its office in Hickman, Nebraska; that said newspaper has been so published for more than fifty-two successive weeks prior to the publication of the annexed notice, and has a bona fide circulation of more than three hundred copies each issue. That to affiant's personal knowledge, the annexed notice was published in said newspaper:

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

Notice is hereby given that the Hickman City Council will be holding a public hearing on Tuesday, May 14, 2024, during the regular meeting at 7:00 pm at Hickman City Hall Meeting Rooms A & B located at 115 Locust Street, Hickman, Nebraska.

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/s/ Jaala Johnson
City Clerk

May 2 - 29 Ins
ZNEZ

1	Successive Week(s)
Beginning with the issue of:	5/2/2024
and ending with the issue of:	5/2/2024
Publisher's fee at Legal Rate is:	\$14.47

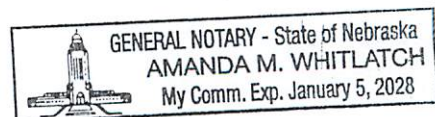
Darren P. Ivy

Darren P. Ivy, Publisher

Summary Information	Weekly Cost
Notice of May 14 Public Hearing Overlay and Special Districts - May 2	14.47

Subscribed and sworn before me, this 2nd day
of May, 2024

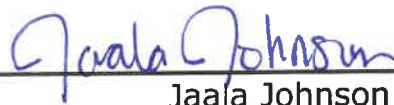
Amanda M. Whitlatch
Notary Public



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Jaala Johnson
City Clerk

The Voice News

P.O. Box 148
Hickman, NE 68372-0148
402-792-2255

INVOICE - AFFIDAVIT OF PUBLICATION

INVOICE #	30405309	DUE DATE	6/1/2024
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City of Hickman ATTN: Clerk 115 Locust Street Hickman, NE 68372

THE STATE OF NEBRASKA } Darren P. Ivy, being duly sworn,
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Density Residential District; Section 5.12 R-3 High Density Residential District; Section 5.13 R-O Original Residential District. Specifically, the Height and Lot Requirements in Subsections 5.10.06, 5.11.06, 5.12.06 and 5.13.06 in the City of Hickman's 2023 Zoning Ordinance and Regulations.

/s/ Jaala Johnson
City Clerk

May 2 - 29 Ins
ZNEZ

1	Successive Week(s)
Beginning with the issue of:	5/2/2024
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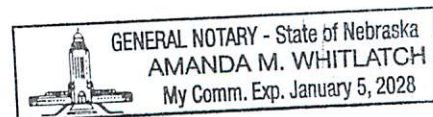
Darren P. Ivy

Darren P. Ivy, Publisher

Summary Information	Weekly Cost
Notice of May 14 Hickman City Council Meeting Public Hearing - May 2	14.47

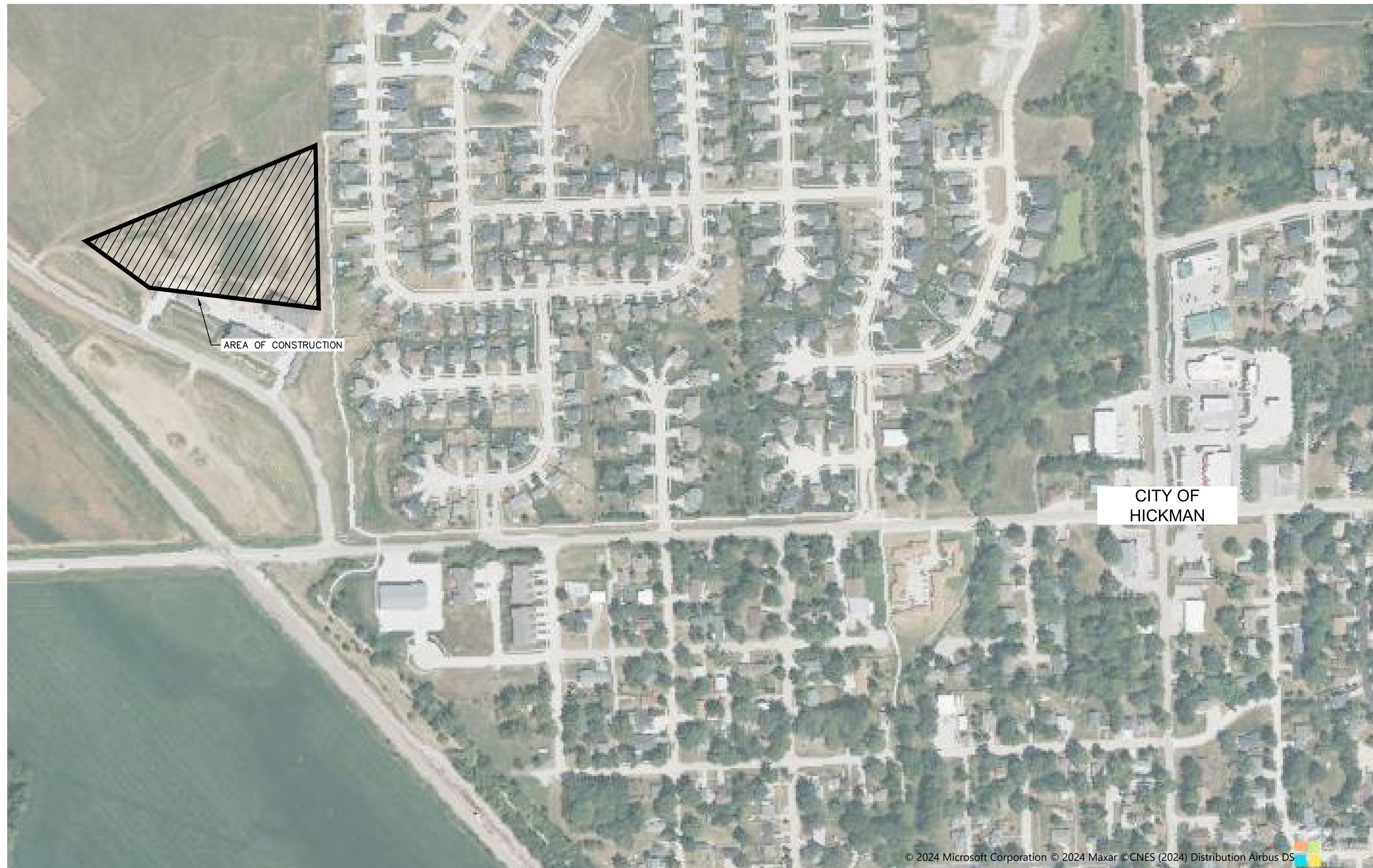
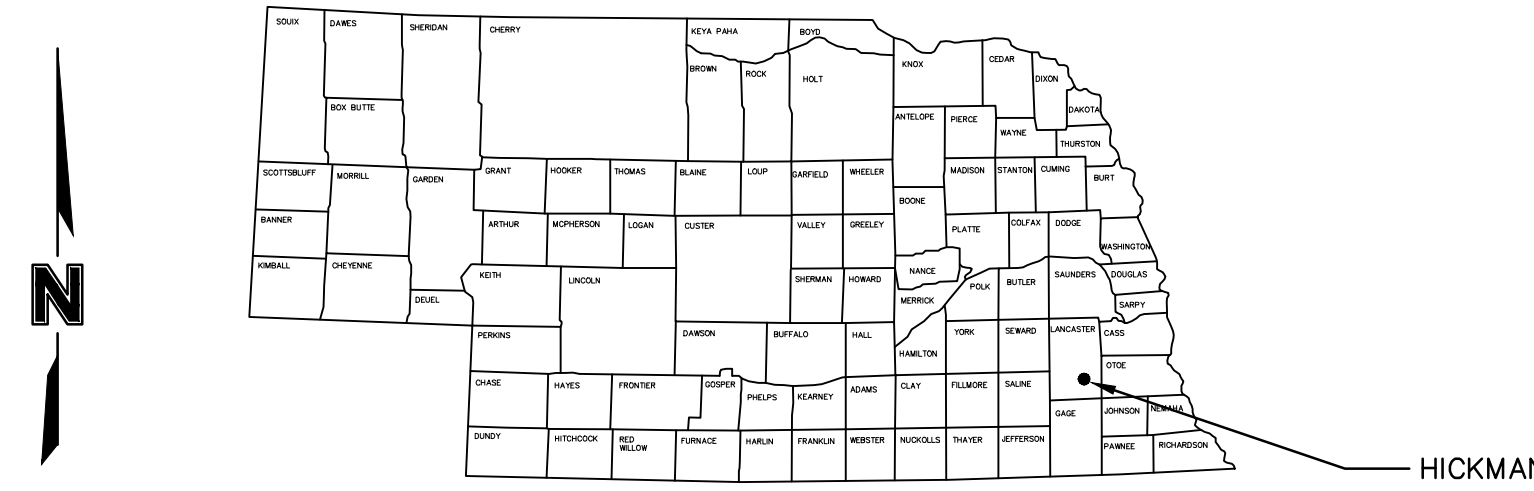
Subscribed and sworn before me, this 2nd day
of May, 2024

Amanda M. Whitlatch
Notary Public

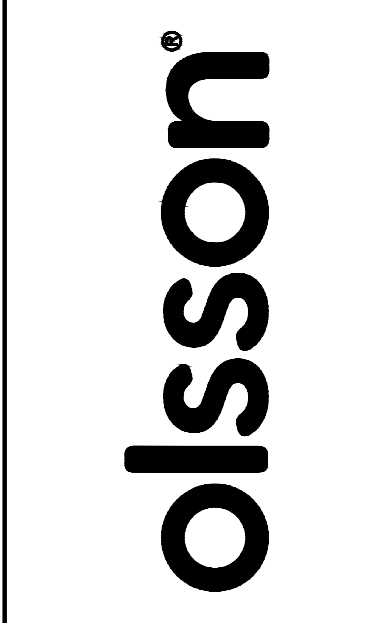


HICKMAN BUEL PH 3 APT COMPLEX POWER SITE ELECTRICAL

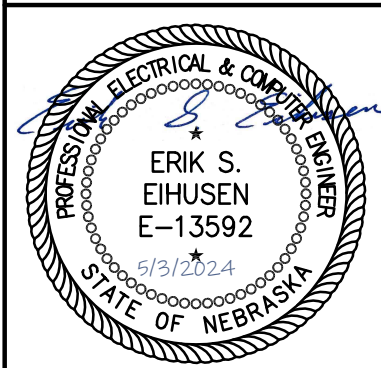
HICKMAN, NE - 2024



SHEET LIST	
SHEET NUMBER	SHEET TITLE
01	COVER SHEET
02	SITE ELECTRICAL STAKING SHEET
03	SITE ELECTRICAL PLAN
04	SITE ELECTRICAL DETAILS
05	LEGEND



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FAX 417.781.4714
Olsson - Engineering
Nebraska COA #CA-0638



REV. NO.	DATE	REVISIONS DESCRIPTION
0	06/02/2024	ISSUED FOR CONSTRUCTION

COVER SHEET	HICKMAN BUEL PH 3 APT COMPLEX POWER SITE ELECTRICAL	2024
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drawn by: DER
checked by: WAN
designed by: WAN
QA/QC by: RM
project no.: 023-07376
date: 02/15/2024



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DATE: May 03, 2024 12:27pm USER: riggs

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STA.	CODE	DESCRIPTION	SPANS BACKSPAN (FT)	TRENCH, BORES, AND CONDUITS	DIST CONDUCTOR			EQUIPMENT and EQUIPMENT ASSEMBLIES			NOTES
					#	SIZE	TYPE	PRIMARY	SECONDARY	MISCELLANEOUS	
1.1	E	XFMR	-	-	3	1/0	AL URD	-	-	(3)LB1	XFMR IS EXISTING
	R	-	-	-	-	-	-	-	-	(3)LB2	
	I	-	-	-	-	-	-	-	-	(3)LB1	
1	E	JCT. CAB.	559'	T1 2" CONDUIT - 1677'	3	1/0	AL URD	J1	-	4 POINT MOUNTING BAR (6) 2"-90° SWEEPS, (6)PC1, (6)LB1	JCT. CAB. IS EXISTING REC. COND: 15kV MV - 105 1/0 AWG AL EPR jkt 220mil URD w/ 1/0 or 1/3 NEUTRAL
	R	-	-	-	-	-	-	-	-	-	
	I	-	-	-	-	-	-	-	-	-	
2	E	-	-	-	-	-	-	-	-	-	REC. COND: 15kV MV - 105 1/0 AWG AL EPR jkt 220mil URD w/ 1/0 or 1/3 NEUTRAL
	R	-	-	-	-	-	-	-	-	-	
	I	JCT. CAB.	425'	T1 2" CONDUIT - 1275'	3	1/0	AL URD	J1	-	4 POINT MOUNTING BAR (9) 2"-90° SWEEPS, (3)PC1, (9)LB1	
2.1	E	-	-	-	-	-	-	-	-	-	ELECTRICAL ENTERPRISES PRESCRIBES A POSSIBILITY OF CT @ XFMR REC. COND: 15kV MV - 105 1/0 AWG AL EPR jkt 220mil URD w/ 1/0 or 1/3 NEUTRAL
	R	-	-	-	-	-	-	-	-	-	
	I	XFMR	130'	T1 2" CONDUIT - 390'	3	1/0	AL URD	X1 - 300KVA XP1	CT METER (SEE NOTE)	(3) 2"-90° SWEEPS, (3)LB1, (3)LB2	
2.1M	E	-	-	-	-	-	-	-	-	-	SWEEPS INCLUDE AT XFMR AND BUILDING 4/0 NEUTRAL TO INCLUDED CONDUIT AND CONDUCTOR ARE APPROXIMATED MATERIAL VALUES
	R	-	-	-	-	-	-	-	-	-	
	I	SERVICE	15'	3" CONDUIT - 100'	4 SET 4	500MCM 4/0	AL URD AL URD NEUTRAL	-	-	(8) 3"- 90° SWEEPS	
3	E	-	-	-	-	-	-	-	-	-	INSTALL (3) 5'X2" CONDUIT TAPS EAST. INSTALL (3) 5'X2" TAPS SOUTHEAST. REC. COND: 15kV MV - 105 1/0 AWG AL EPR jkt 220mil URD w/ 1/0 or 1/3 NEUTRAL
	R	-	-	-	-	-	-	-	-	-	
	I	JCT. CAB.	619'	T1 2" CONDUIT - 1857'	3	1/0	AL URD	J1	-	5 POINT MOUNTING BAR (15) 2"- 90° SWEEPS, (9)LB1, (6)PC1	
3.1	E	-	-	-	-	-	-	-	-	-	ELECTRICAL ENTERPRISES PRESCRIBES A POSSIBILITY OF CT @ XFMR REC. COND: 15kV MV - 105 1/0 AWG AL EPR jkt 220mil URD w/ 1/0 or 1/3 NEUTRAL
	R	-	-	-	-	-	-	-	-	-	
	I	XFMR	122'	T1 2" CONDUIT - 366'	3	1/0	AL URD	X1 - 500KVA XP1	CT METER (SEE NOTE)	(3) 2"-90° SWEEP, (3)LB1, (3)LB2	
3.1M	E	-	-	-	-	-	-	-	-	-	INCLUDED SWEEPS AT XFMR AND BUILDING 4/0 NEUTRAL INCLUDED IN RUNS CONDUIT AND CONDUCTOR ARE APPROXIMATED MATERIAL VALUES
	R	-	-	-	-	-	-	-	-	-	
	I	SERVICE RUNS	15' 15'	3" CONDUIT - 100' 3.5" CONDUIT - 100'	4 SET 3 SET 7	500MCM 600MCM 4/0	AL URD AL URD AL URD NEUTRAL	-	-	(8) 3"-90° SWEEPS (6) 3.5"-90° SWEEPS	
3.2	E	-	-	-	-	-	-	-	-	-	ELECTRICAL ENTERPRISES PRESCRIBES A POSSIBILITY OF CT @ XFMR NOTE: GENTLY CURVE CONDUIT/CONDUCTOR RUN TO 3.2 TO INCREASE DISTANCE FROM PROPOSED GARAGE FOUNDATION. A MINIMUM OF 12" SPACING IS REQUIRED - NESC 353A-1. REC. COND: 15kV MV - 105 1/0 AWG AL EPR jkt 220mil URD w/ 1/0 or 1/3 NEUTRAL
	R	-	-	-	-	-	-	-	-	-	
	I	XFMR	266'	T1, CR1, CR2 2" CONDUIT - 798'	3	1/0	AL URD	X1 - 300KVA XP1	CT METER (SEE NOTE)	(3) 2"-90° SWEEP, (3)LB1, (3)LB2	
3.2M	E	-	-	-	-	-	-	-	-	-	INCLUDED SWEEPS AT XFMR AND BUILDING 4/0 NEUTRAL INCLUDED IN RUNS CONDUIT AND CONDUCTOR ARE APPROXIMATED MATERIAL VALUES
	R	-	-	-	-	-	-	-	-	-	
	I	SERVICE RUNS	15'	3" CONDUIT - 100'	4 SET 4	500MCM 4/0	AL URD AL URD NEUTRAL	-	-	(8) 3" 90° SWEEPS	

BY	
REVISIONS DESCRIPTION	
DATE	
REV. NO.	0

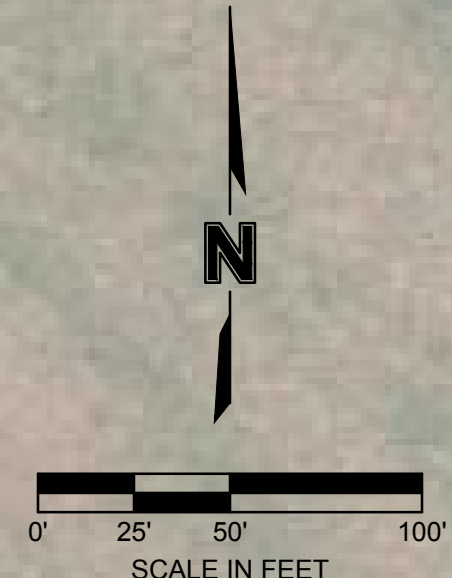
STAKING SHEET	
HICKMAN BUEL PH 3 APT COMPLEX POWER SITE ELECTRICAL	
HICKMAN, NE	2024
drawn by: DER	
checked by: WAN	
designed by: WAN	
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 DATE: May 03, 2024 12:27pm USER: riggs



olsson

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REV. NO.	DATE	REVISIONS DESCRIPTION	BY
0	06/02/2024	ISSUED FOR CONSTRUCTION	

SITE PLAN

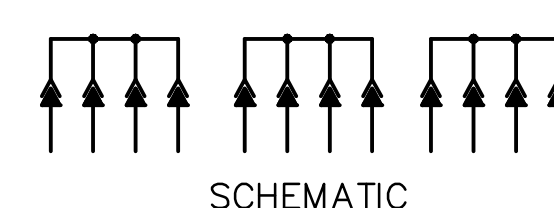
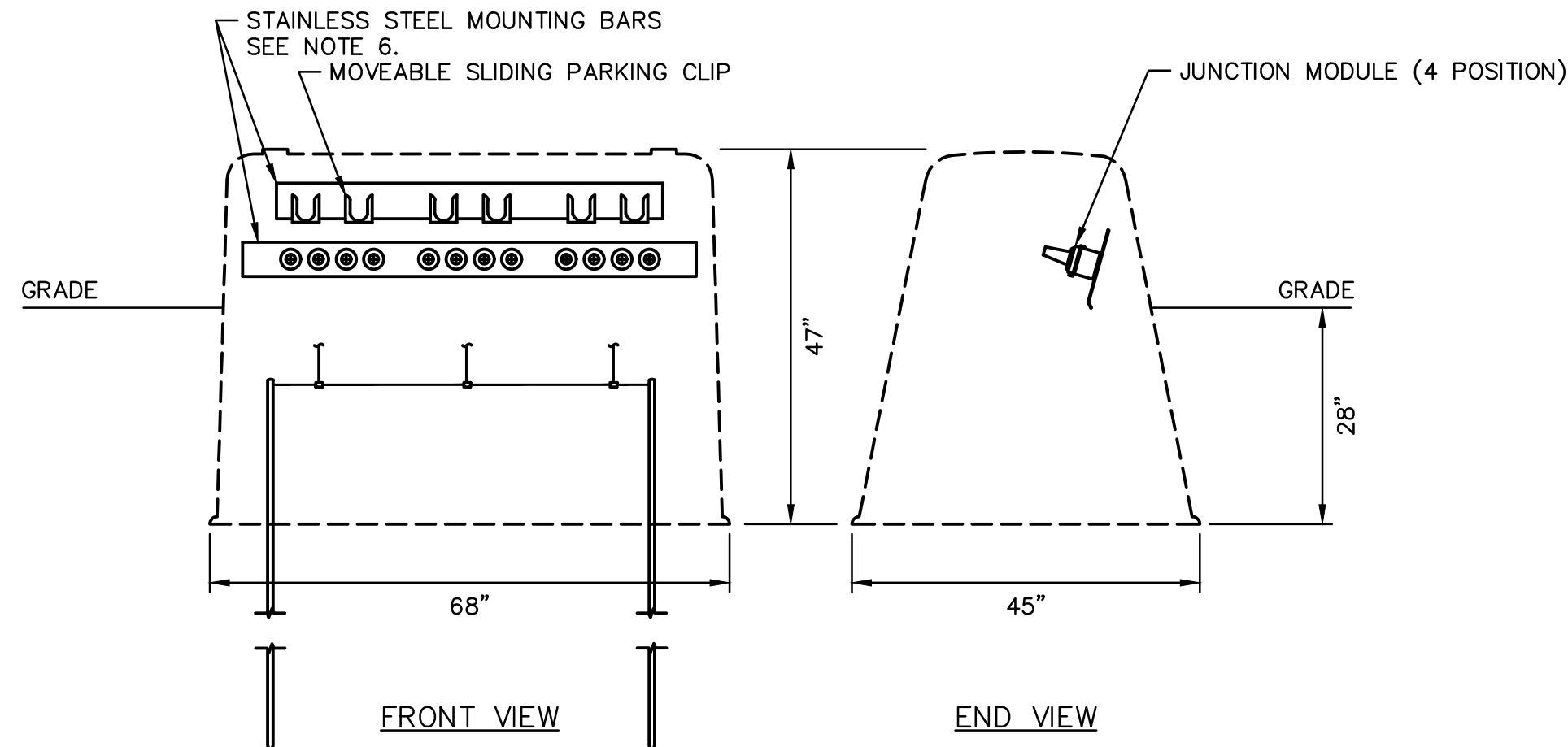
HICKMAN BUEL PH 3 APT COMPLEX POWER
SITE ELECTRICAL

HICKMAN, NE

2024

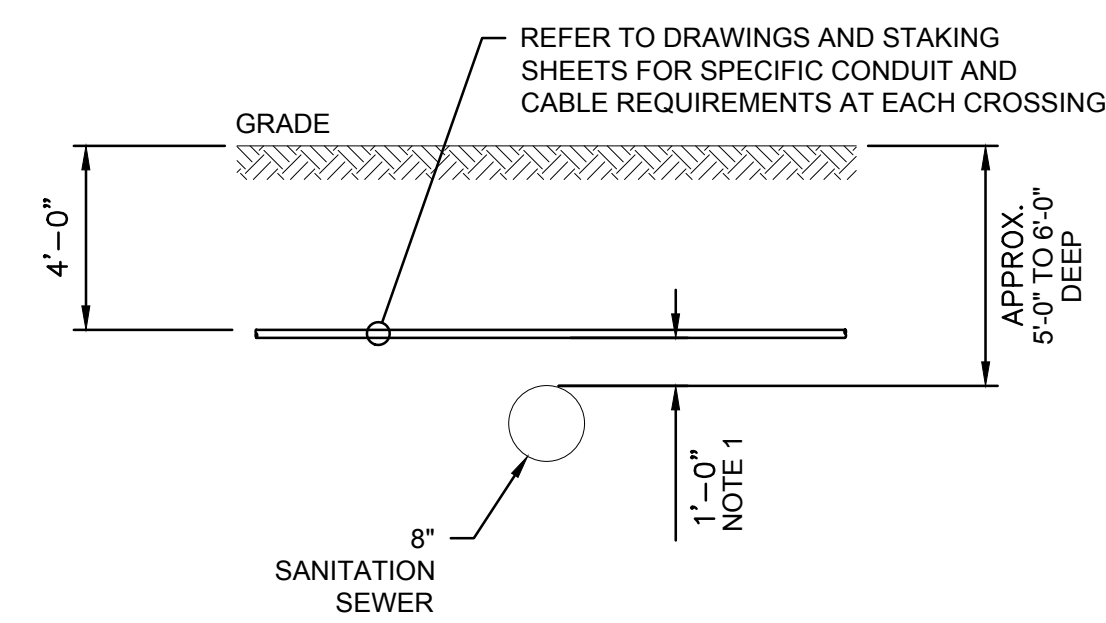
drawn by: DER
 checked by: WAN
 designed by: WAN
 QA/QC by: RM
 project no.: 023-07376
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SHEET
03 of 05



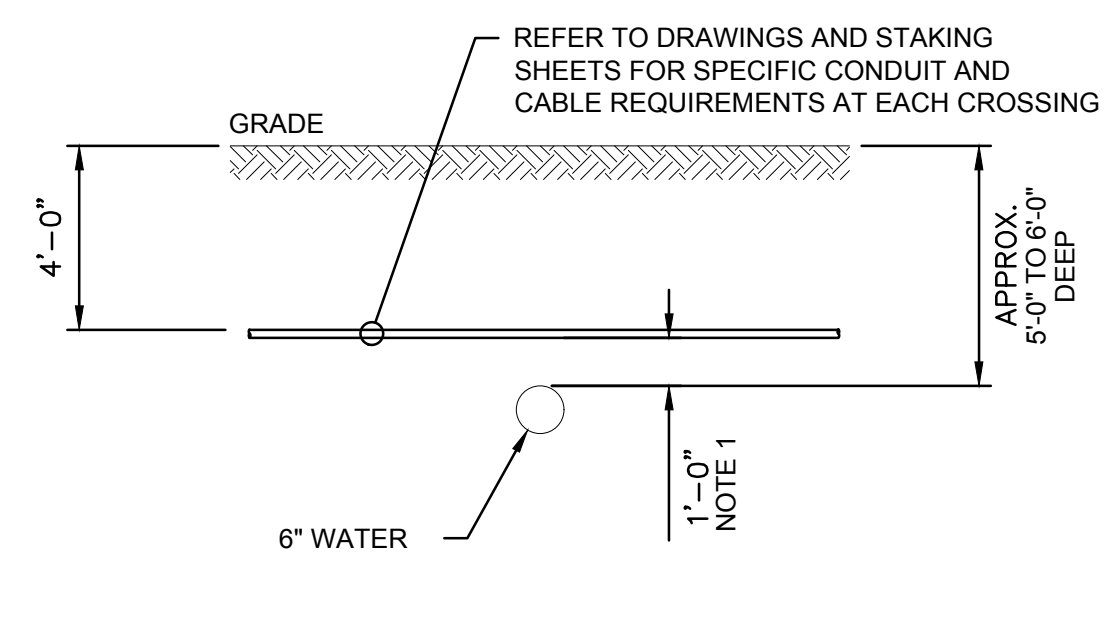
- NOTE:**
1. MAXIMUM ABOVE-GRADE EXPOSURE OF GROUND ROD = 6".
 2. PROVIDE AND INSTALL 200A, 15KV ELBOWS AS REQUIRED FOR TERMINATION OF CABLES IN JUNCTION CABINET (LB1), BOND CONCENTRIC NEUTRALS TO GROUND.
 3. TRAIN PRIMARY CABLES AND CONCENTRIC NEUTRAL SO SLACK IS PROVIDED FOR MOVING ELBOWS TO STAND OFF INSULATORS IN PARKING STAND IF NECESSARY.
 4. INSTALL INSULATED CAPS ON ALL UNUSED MODULE POINTS (PC1).
 5. INSTALL 5' STUB OUT TOWARD FUTURE DEVELOPMENT. COORDINATE WITH OWNER FOR DIRECTION.
 6. MOUNTING BAR SIZE TO BE SPECIFIED IN STAKING SHEET.

15KV THREE PHASE PRIMARY JUNCTION CABINET (J1)
NOT TO SCALE (04)



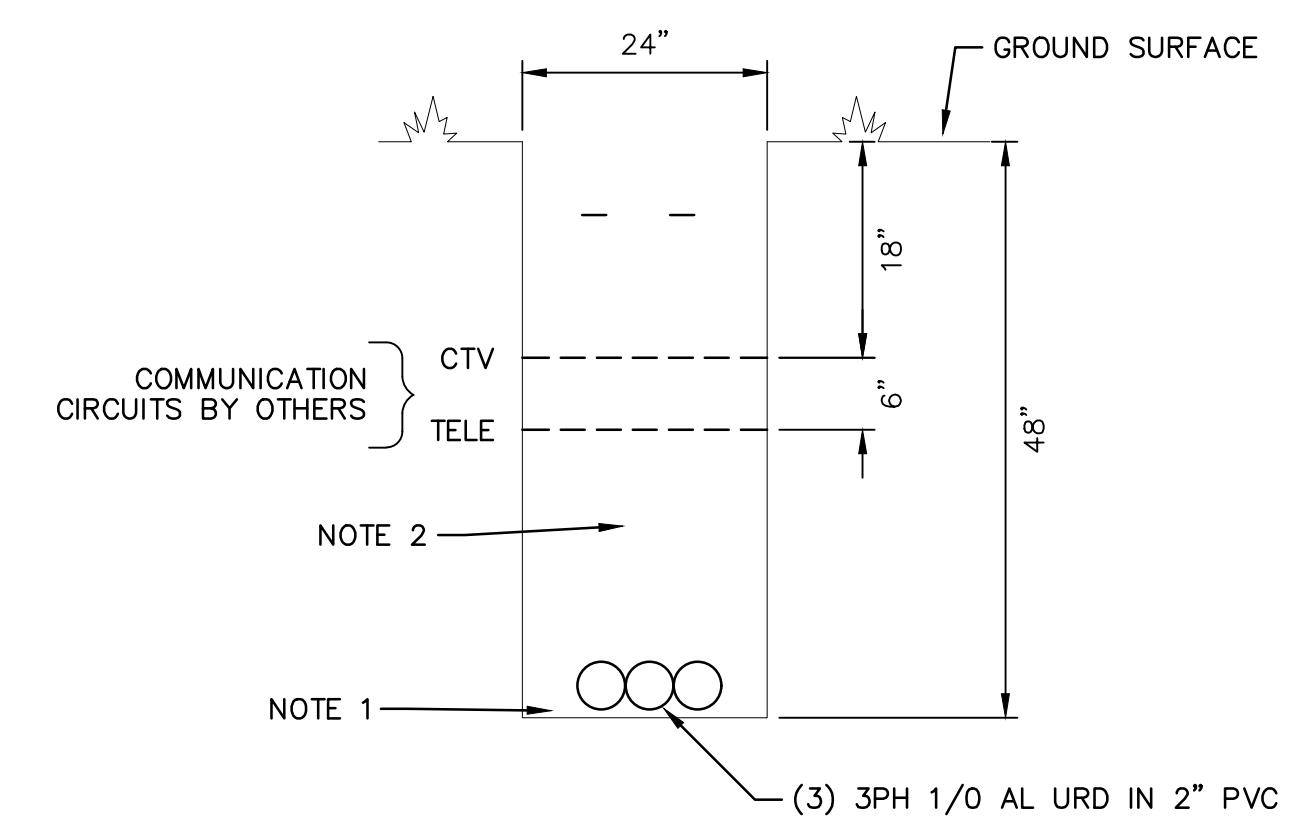
TYPICAL UTILITY CROSSING DETAIL (CR1)
NOT TO SCALE (04)

- NOTE:**
1. PREFERRED SEPARATION OF 18". NOTIFY OWNER WHERE 1'-0" MINIMUM SEPARATION IS NOT POSSIBLE.
 2. SEE PLANS FOR CROSSING LOCATIONS.
 3. CONTRACTOR TO DISCUSS DEPTHS WITH OWNER.



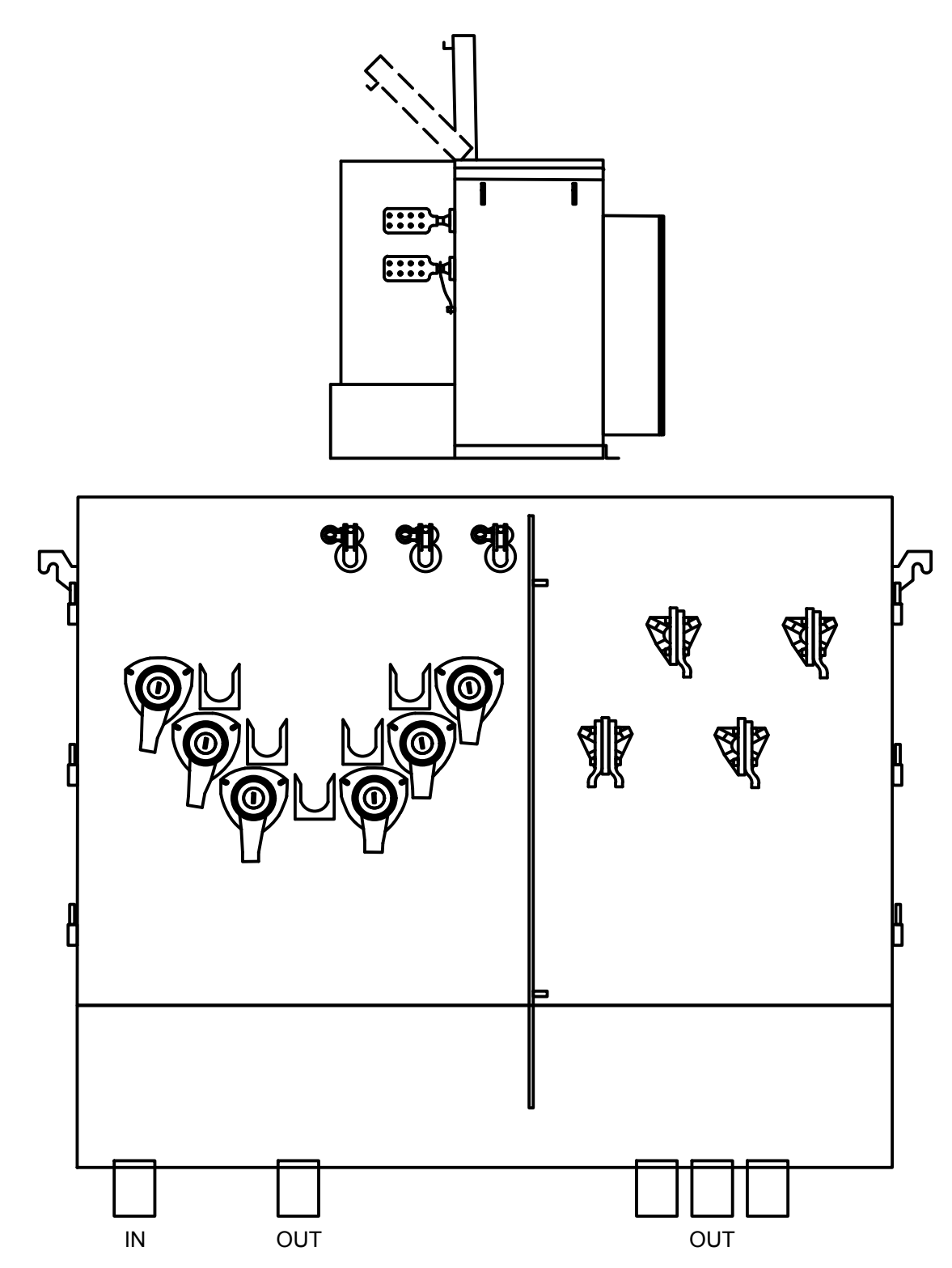
TYPICAL UTILITY CROSSING DETAIL (CR2)
NOT TO SCALE (04)

- NOTE:**
1. PREFERRED SEPARATION OF 18". NOTIFY OWNER WHERE 1'-0" MINIMUM SEPARATION IS NOT POSSIBLE.
 2. SEE PLANS FOR CROSSING LOCATIONS.
 3. CONTRACTOR TO DISCUSS DEPTHS WITH OWNER.

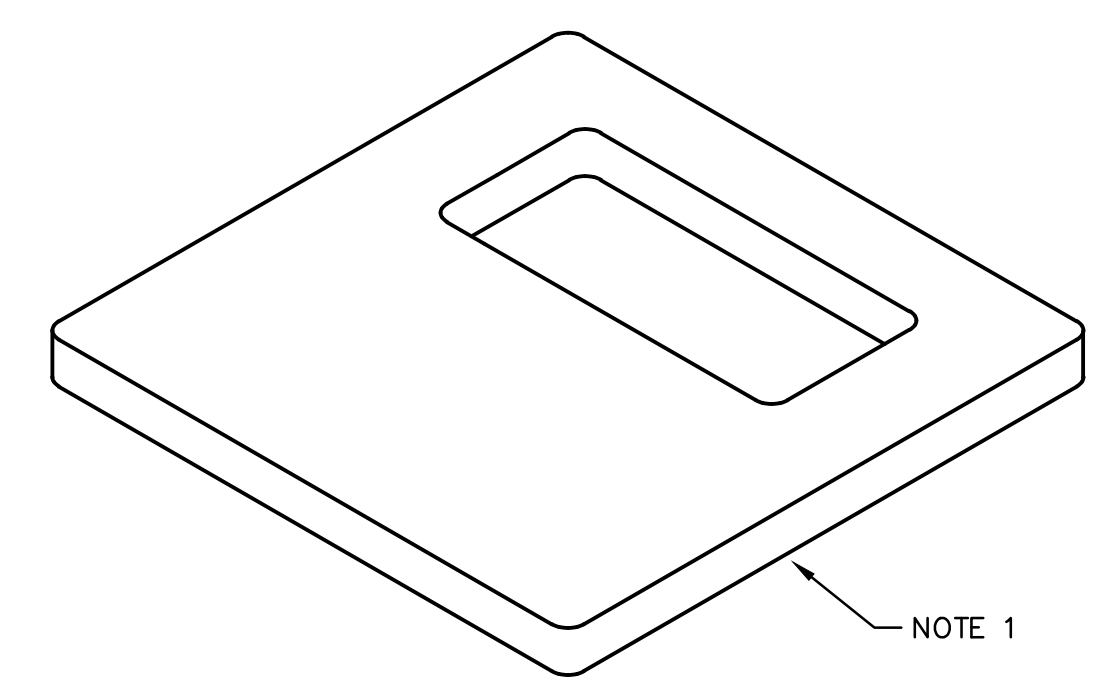


TRENCH DETAIL (T1)
NOT TO SCALE (04)

- NOTE:**
1. THE BOTTOM OF THE TRENCH OR EXCAVATION SHOULD BE UNDISTURBED, TAMPED, OR RELATIVELY SMOOTH EARTH, OR OTHER MATERIAL THAT PROVIDES SUFFICIENT SUPPORT AND IS COMPATIBLE WITH THE STRUCTURES OF THE CONDUIT SYSTEM.
 2. ALL BACKFILL SHOULD BE FREE OF MATERIALS THAT MAY DAMAGE THE CONDUIT SYSTEM. BACKFILL MATERIAL SHOULD BE ADEQUATELY COMPACTED TO LIMIT SETTLING UNDER THE EXPECTED SURFACE USAGE.

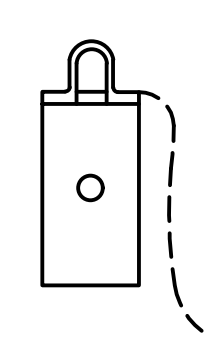


THREE PHASE PADMOUNT TRANSFORMER (X1)
NOT TO SCALE (04)

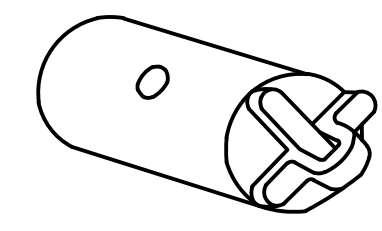


TRANSFORMER PAD (XP1)
NOT TO SCALE (04)

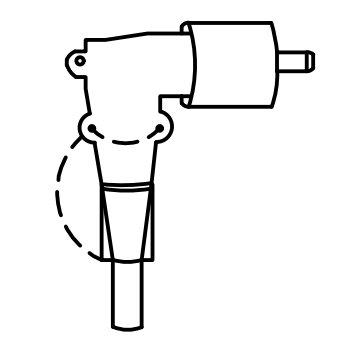
- NOTE:**
1. SIZE PAD PER TRANSFORMER INSTALLATION.



INSULATED PROTECTIVE CAP (200A) (PC1)
NOT TO SCALE (04)



LOAD BREAK ELBOW (200A) (LB1)
NOT TO SCALE (04)



ARRESTER, LOAD BREAK ELBOW (200A) (LB2)
NOT TO SCALE (04)

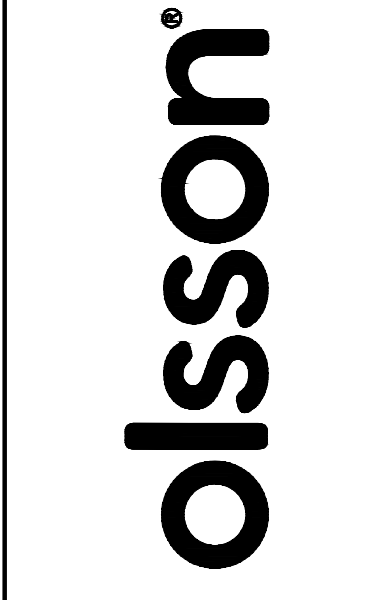
REV. NO.	DATE	REVISIONS DESCRIPTION
0	06/02/2024	ISSUED FOR CONSTRUCTION REVISIONS

ELECTRICAL DETAILS
HICKMAN BUEL PH 3 APT COMPLEX POWER
SITE ELECTRICAL
HICKMAN, NE
2024

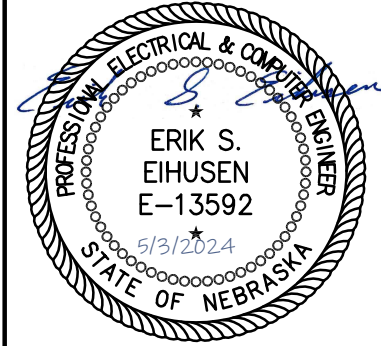
drawn by: DER
checked by: WAN
designed by: WAN
QA/QC by: RM
project no.: 023-07376
date: 02/15/2024

F:\2023\07001-07500\023-07376\40-Design\AutoCAD\Preliminary Plans\Sheets\TRDUU_TRD_023-07376_HICKMAN MUNICIPAL-TEMP.SVC.dwg
 DATE: May 03, 2024 12:27pm USER: riggs

ELECTRICAL SYMBOLS LEGEND			
	NEW EQUIPMENT/STRUCTURE POSITION NUMBER		(2) 1-PHASE EXISTING TRANSFORMER BANK (POLE) (kVA RATING AS INDICATED)
	EXISTING EQUIPMENT/STRUCTURE POSITION NUMBER		(2) 1-PHASE NEW/PROPOSED TRANSFORMER BANK (POLE) (kVA RATING AS INDICATED)
	EXISTING DISTRIBUTION/SECONDARY POLE		(3) 1-PHASE EXISTING TRANSFORMER BANK (POLE) (kVA RATING AS INDICATED)
	EXISTING DISTRIBUTION/SECONDARY POLE - TO BE REMOVED		(3) 1-PHASE NEW/PROPOSED TRANSFORMER BANK (POLE) (kVA RATING AS INDICATED)
	NEW/PROPOSED DISTRIBUTION/SECONDARY POLE		1-PHASE EXISTING PAD-MOUNT TRANSFORMER (kVA RATING AS INDICATED)
	EXISTING TRANSMISSION POLE		1-PHASE NEW/PROPOSED PAD-MOUNT TRANSFORMER (kVA RATING AS INDICATED)
	EXISTING TRANSMISSION POLE - TO BE REMOVED		3-PHASE EXISTING PAD-MOUNT TRANSFORMER (kVA RATING AS INDICATED)
	NEW/PROPOSED TRANSMISSION POLE		3-PHASE NEW/PROPOSED PAD-MOUNT TRANSFORMER (kVA RATING AS INDICATED)
	EXISTING LATTICE STRUCTURE		EXISTING PAD-MOUNT SWITCHGEAR (S= SWITCH BAY, F= FUSE BAY)
	EXISTING LATTICE STRUCTURE - TO BE REMOVED		NEW/PROPOSED PAD-MOUNT SWITCHGEAR (S= SWITCH BAY, F= FUSE BAY)
	NEW/PROPOSED LATTICE STRUCTURE		EXISTING JUNCTION CABINET
			NEW/PROPOSED JUNCTION CABINET
			EXISTING PULL BOX
			NEW/PROPOSED PULL BOX
			EXISTING METER
			NEW/PROPOSED METER
	FUSED/ BLADE CUTOUTS UTILIZE SAME LAYER AS LINE (1 PH, 2 PH, 3 PH, EXS)		EXISTING METER (PEDESTAL MOUNTED)
	1-PHASE EXISTING OVERHEAD PRIMARY		NEW/PROPOSED METER (PEDESTAL MOUNTED)
	1-PHASE NEW/PROPOSED OVERHEAD PRIMARY		EXISTING/ NEW STREET LIGHT (POLE MOUNTED)
	2-PHASE (OR 1-PHASE DELTA) EXISTING OVERHEAD PRIMARY		
	2-PHASE (OR 1-PHASE DELTA) OVERHEAD PRIMARY		
	3-PHASE EXISTING OVERHEAD PRIMARY		
	3-PHASE NEW/PROPOSED OVERHEAD PRIMARY		
	EXISTING SECONDARY CONDUCTOR		
	NEW/PROPOSED SECONDARY CONDUCTOR		
	EXISTING COMMUNICATION LINE		
	1-PHASE EXISTING UNDERGROUND PRIMARY		
	1-PHASE NEW/PROPOSED UNDERGROUND PRIMARY		
	2-PHASE EXISTING UNDERGROUND PRIMARY		
	2-PHASE NEW/PROPOSED UNDERGROUND PRIMARY		EXISTING EQUIPMENT TO BE REMOVED (INDICATED BY SLASH THROUGH EQUIPMENT SYMBOL, TYP.)
	3-PHASE EXISTING UNDERGROUND PRIMARY		
	3-PHASE NEW/PROPOSED UNDERGROUND PRIMARY		
OTHER SYMBOLS & ABBREVIATIONS			
	SWITCH (N.C. = NORMALLY CLOSED, N.O. = NORMALLY OPEN) UTILIZE SAME LAYER AS LINE (1 PH, 2 PH, 3 PH, EXS)	35/4	POLE HEIGHT/ CLASS
	FUSED PRIMARY RISER UTILIZE SAME LAYER AS LINE (1 PH, 2 PH, 3 PH, EXS)	D.V.	DUAL VOLTAGE
	SWITCHED PRIMARY RISER UTILIZE SAME LAYER AS LINE (1 PH, 2 PH, 3 PH, EXS)	R	REMOVE
	(1) 1-PHASE EXISTING TRANSFORMER BANK (POLE) (kVA RATING AS INDICATED)	A	ABANDON
	(1) 1-PHASE NEW/PROPOSED TRANSFORMER BANK (POLE) (kVA RATING AS INDICATED)	COM	COMMUNICATION CABLE
		3W	THREE WIRE SECONDARY CABLE
		DPX	DUPLEX CABLE
		TPX	TRIPLEX SECONDARY CABLE
		QPX	QUADRAPLEX SECONDARY CABLE
		(#)	QUANTITY (FOR EXAMPLE, TPX(3) = 3 TRIPLEX CABLES)



1027 South Main Street
 Suite 503
 Joplin, Missouri 64801
 olsson.com
 TEL 417.781.0643
 FAX 417.781.4714
 Olsson - Engineering
 Nebraska COA #CA-0638



REV. NO.	DATE	REVISIONS DESCRIPTION	BY
0	06/02/2024	ISSUED FOR CONSTRUCTION	

LEGEND

HICKMAN BUEL PH 3 APT COMPLEX POWER
 SITE ELECTRICAL

HICKMAN, NE

2024

drawn by: _____ DER
 checked by: _____ WAN
 designed by: _____ WAN
 QA/QC by: _____ RM
 project no.: 023-07376
 date: 02/15/2024

**Zel of Dallas Inc, dba United Water Restoration
Group of Omaha**

13434 C St
NE 68144 US
+1 5613501423
Vincentt@unitedwaterrestoration.com



INVOICE

BILL TO
William & Jeanene Gieser
320 E 1st St
Hickman, NE 68372

INVOICE 2024-03-10-2335
DATE 04/30/2024
TERMS Due on receipt
DUE DATE 04/30/2024

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	1- Water Extraction	Water Extraction & Remediation	1	4,000.00	4,000.00

		PAYMENT			4,000.00

		BALANCE DUE			\$0.00
					PAID

Pay invoice



United Water Restoration Group - Omaha

Insured: William & Jeanene Gieser
Property: 320 E 1st St
Hickman, NE 68372

E-mail: billgieser@gmail.com

Claim Rep.: United Water Restoration Group of Omaha

Estimator: United Water Restoration Group of Omaha

Contractor:
Company: United Water Restoration Group of Omaha
Business: 13436 C Street
Omaha, NE 68144

Business: (402) 810-6900

Claim Number:

Policy Number:

Type of Loss:

Date Contacted: 4/30/2024 12:45 PM

Date of Loss: 4/30/2024 12:45 PM

Date Inspected: 4/30/2024 12:45 PM

Date Received: 4/30/2024 12:45 PM

Date Entered: 4/30/2024 12:33 PM

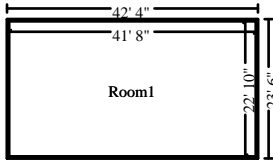
Price List: NEOM8X_APR24
Restoration/Service/Remodel

Estimate: 24-0168_GIESER



24-0168_GIESER

Main Level



Room1

Height: 8'

1,032.00 SF Walls	951.39 SF Ceiling
1,983.39 SF Walls & Ceiling	951.39 SF Floor
105.71 SY Flooring	129.00 LF Floor Perimeter
129.00 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
1. Water extraction from hard surface floor - Cat 3 water	1,902.78 SF	0.00	0.83	110.55	1,689.86
2. Clean with pressure/chemical spray - Heavy	1,189.24 SF	0.00	0.64	54.17	815.28
3. Apply plant-based anti-microbial agent to the floor	951.39 SF	0.00	0.33	26.26	340.22
5. Washer/Washing machine - Detach	1.00 EA	0.00	31.72	2.22	33.94
6. Dryer - electric - Detach	1.00 EA	0.00	24.45	1.71	26.16
7. Air mover (per 24 hour period) - No monitoring	5.00 EA	0.00	27.50	9.63	147.13
8. Dehumidifier (per 24 hr period)- 110-159 ppd - No monitor.	2.00 EA	0.00	113.88	15.94	243.70
Totals: Room1				220.48	3,296.29
Total: Main Level				220.48	3,296.29

Engineering Controls

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
10. Equipment setup, take down, and monitoring (hourly charge)	8.00 HR	0.00	63.41	35.51	542.79
11. Cleaning & Remediation - Supervisory - per hr	1.00 HR	0.00	69.54	4.87	74.41
12. Add for personal protective equipment - Heavy duty	1.00 EA	0.00	39.81	5.77	45.58
13. Water Extraction & Remediation Technician - per hour	1.00 HR	0.00	63.41	4.44	67.85
14. Equipment decontamination charge - per piece of equipment	1.00 EA	0.00	37.48	3.05	40.53
Totals: Engineering Controls				53.64	771.16

Line Item Totals: 24-0168_GIESER 274.12 **4,067.45**



Additional Charges	Charge
Discount	-67.45
Additional Charges Total	-\$67.45

Grand Total Areas:

1,032.00 SF Walls	951.39 SF Ceiling	1,983.39 SF Walls and Ceiling
951.39 SF Floor	105.71 SY Flooring	129.00 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	129.00 LF Ceil. Perimeter
951.39 Floor Area	994.83 Total Area	1,032.00 Interior Wall Area
1,185.00 Exterior Wall Area	131.67 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	



Summary for Dwelling

Line Item Total	3,793.33
Discount	-67.45
Cln Mat Sales Tax	8.02
	<hr/>
Subtotal	3,733.90
Cleaning Total Tax	266.10
	<hr/>
Replacement Cost Value	\$4,000.00
Net Claim	\$4,000.00
	<hr/> <hr/>

United Water Restoration Group of Omaha



Recap of Taxes

	Material Sales Tax (7%)	Cln Mat Sales Tax (7%)	Cleaning Total Tax (7%)	Storage Rental Tax (7%)	Total Tax (7%)
Line Items	0.00	8.02	266.10	0.00	0.00
Additional Charges	0.00	0.00	0.00	0.00	0.00
Total	0.00	8.02	266.10	0.00	0.00



Recap by Room

Estimate: 24-0168_GIESER

Area: Main Level

Room1

3,075.81

81.08%

Area Subtotal: Main Level

3,075.81

81.08%

Engineering Controls

717.52

18.92%

Subtotal of Areas

3,793.33

100.00%

Total

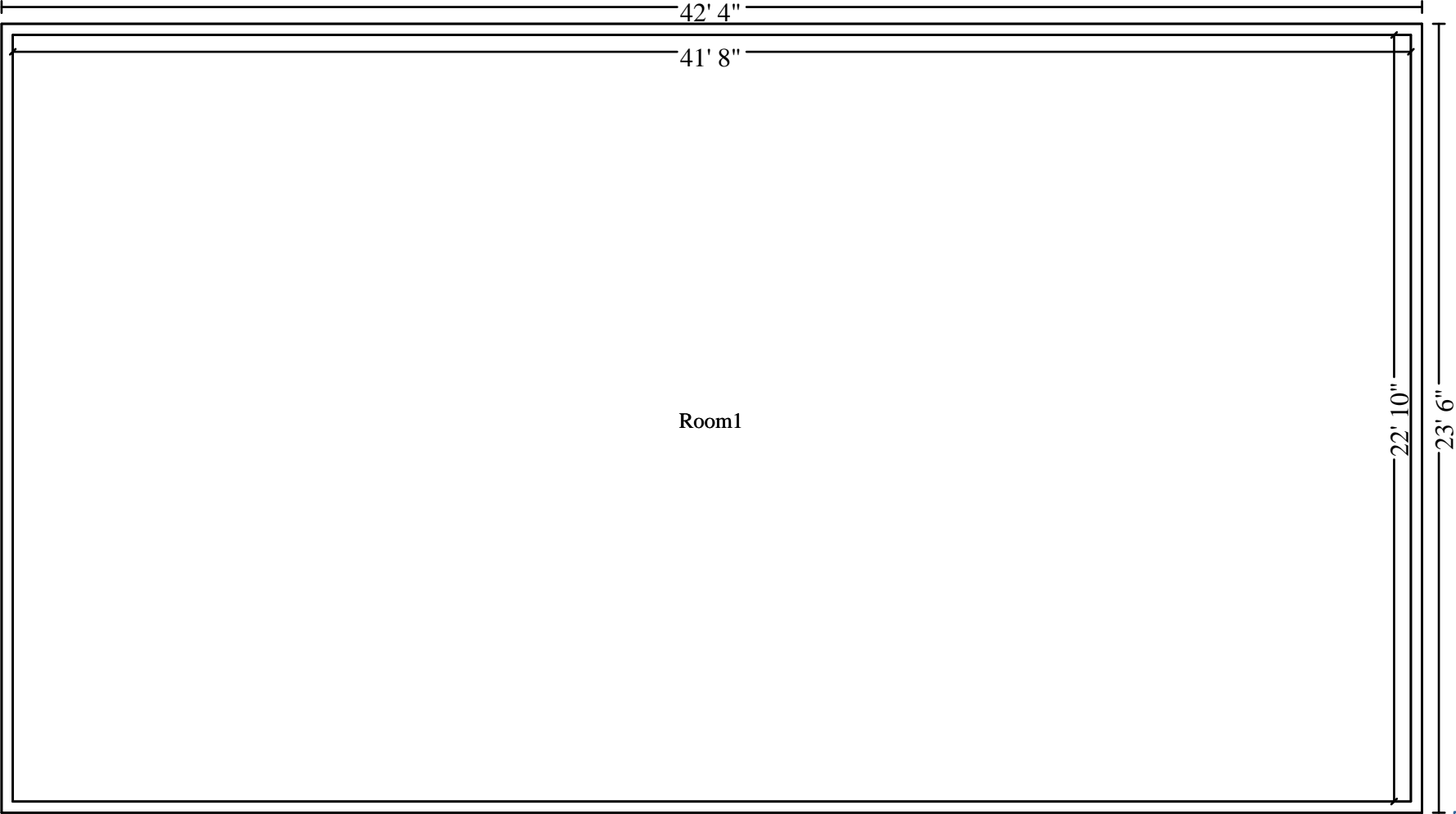
3,793.33

100.00%



Recap by Category

Items	Total	%
CLEANING	761.11	19.03%
WATER EXTRACTION & REMEDIATION	3,032.22	75.81%
Subtotal	3,793.33	94.83%
Permits and Fees	-67.45	-1.69%
Cln Mat Sales Tax	8.02	0.20%
Cleaning Total Tax	266.10	6.65%
Total	4,000.00	100.00%



CITY OF HICKMAN, NE BROADBAND FRANCHISE
ORDINANCE NO. 2024-02

AN ORDINANCE OF THE CITY OF HICKMAN GRANTING A NON-EXCLUSIVE FRANCHISE TO ERECT, CONSTRUCT, OPERATE AND MAINTAIN A CABLE SYSTEM WITHIN THE RIGHT OF WAY IN THE CITY OF HICKMAN, LANCASTER COUNTY, NEBRASKA; TO PROVIDE FOR PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM; AND TO PROVIDE FOR THE EFFECTIVE DATE HEREOF.

WHEREAS, Spectrum Mid-America, LLC, locally known as CHARTER COMMUNICATIONS, Franchisee, has applied to the City of Hickman, Nebraska for a non-exclusive franchise to enter, occupy, and use Right of Way to erect, construct, operate and maintain a Cable System to offer and provide broadband data services to customers in the City of Hickman; and

WHEREAS, the 1934 Communications Act, as amended by the Telecommunications Act of 1996, recognizes and provides state and local government authority to manage the public Right of Way and to require fair and reasonable compensation on a competitively neutral and nondiscriminatory basis;

WHEREAS, a franchise is a general permission to a service provider to enter, use, and occupy the Right of Way for the purpose of locating facilities subject to requirements that a Franchisee must also obtain separate construction and use permits from the City for use of each and every specific location in the Right of Way in which the Franchisee intends to construct, install, operate, maintain, repair or remove identified facilities installed under this Ordinance;

WHEREAS, a franchise does not include, and is not a substitute for any other permit, agreement, or other authorization required by the City, including without limitation, permits required in connection with construction activities in Right of Way which must be administratively approved by the City;

WHEREAS, the grant of a non-exclusive franchise requires submission to and approval by the City Council;

WHEREAS, the City Council finds that the franchise terms and conditions contained in this Ordinance are in the public interest.

NOW, THEREFORE, be it ordained by the Mayor and City Council of the City of Hickman, Lancaster County, Nebraska the following:

FRANCHISE AGREEMENT

This Franchise Agreement (“Franchise”) is between the City of Hickman, Nebraska, hereinafter referred to as the “Grantor” and Spectrum Mid-America, LLC, locally known as CHARTER COMMUNICATIONS, hereinafter referred to as the “Grantee.”

The Grantor hereby acknowledges that the Grantee has substantially complied with the material terms of the current Franchise under applicable law, and that the financial, legal, and technical ability of the Grantee is reasonably sufficient to provide services, facilities, and equipment necessary to meet the future cable-related needs of the community, and having afforded the public adequate notice and opportunity for comment, desires to enter into this Franchise with the Grantee for the construction and operation of a cable system on the terms set forth herein.

1. Definitions:

- a. "Cable Act" means the Cable Communications Policy Act of 1984, P.L. 98-549, 47 U.S.C. §521 Supp., as it may be amended or superseded.
- b. "Cable System," "Cable Service," and "Basic Cable Service" shall be defined as set forth in the Cable Act.
- c. "Franchise" means the authorization granted hereunder of a franchise, privilege, permit, license or otherwise to construct, operate and maintain a Cable System within the Service Area.
- d. "Gross Revenues" means all revenues, as determined in accordance with generally accepted accounting principles, actually received by Grantee from Subscribers residing within the Service Area for Cable Services purchased by such Subscribers on a regular, recurring monthly basis. Gross Revenues shall not include (1) any taxes, fees or assessments collected by the Grantee from Subscribers for pass-through to a government agency, including, without limitation, the FCC user fee, franchise fee, or sales or utility taxes; (2) bad debt; (3) credits, refunds and deposits paid to Subscribers; and (4) any exclusion available under applicable state law.
- e. "Service Area" shall mean the geographic boundaries of the Grantor.
- f. "Streets" means the public streets, avenues, highways, boulevards, concourses, driveways, bridges, tunnels, parks, parkways, waterways, alleys, all other rights-of-way and easements, including but not limited to public utility easements, dedicated utility strips, or rights-of-way dedicated for compatible uses now or hereafter, and the public grounds, places or water within the geographic boundaries of Grantor.
- g. "Subscriber" means any person lawfully receiving any Cable Service from the Grantee.

- 2. Granting of Franchise.** The Grantor hereby grants to Grantee a non-exclusive Franchise which authorizes the Grantee to erect, construct, operate and maintain in, upon, along, across, above, over and under the Streets now in existence and as may be created or established during its terms; any poles, wires, cable, antennae, underground conduits, manholes, and other conductors, fixtures, equipment and other facilities used for the construction, operation and maintenance of the Cable System, upon the terms and conditions set forth herein. Nothing in this Franchise shall be construed to prohibit the Grantee from offering any service over its Cable System that is not prohibited by federal or state law.

3. **Term.** The Franchise shall be for a term ***of ten (10) years***, commencing on the Effective Date of this Franchise as set forth in Section 16. This Franchise will be automatically extended for an additional term of *five (5) years*, unless either party notifies the other in writing of its desire to not exercise this automatic extension (and enter renewal negotiations under the Cable Act) at least three (3) years before the expiration of this Franchise. If such a notice is given, the parties will then proceed under the federal Cable Act renewal procedures.

4. **Use of the Streets and Dedicated Easements.**

- a. Grantee shall have the right to use the Streets of the Grantor for the construction, operation and maintenance of the Cable System, including the right to repair, replace and enlarge and extend the Cable System, provided that Grantee shall utilize the facilities of utilities when available on reasonable terms and conditions.
- b. The facilities of the Grantee shall be installed underground in those Service Areas where existing telephone and electric services are both underground at the time of system construction. In areas where either telephone or electric utility facilities are installed aerially at the time of system construction, the Grantee may install its facilities aerially with the understanding that at such time as the existing aerial facilities are required to be placed underground by the Grantor, the Grantee shall likewise place its facilities underground. In the event Grantor or any agency thereof directly or indirectly reimburses any utility for the placement of cable underground or the movement of cable, Grantee shall be similarly reimbursed.
- c. Grantee shall have the right to remove, trim, cut and keep clear of the Cable System, the trees in and along the Streets of the Grantor.

5. **Maintenance of the System.**

- a. Grantee shall at all times employ ordinary care in the maintenance and operation of the Cable System so as not to endanger the life, health or property of any citizen of the Grantor or the property of the Grantor
- b. All construction practices and installation of equipment shall be done in accordance with all applicable sections of the National Electric Safety Code.
- c. The Cable System shall be designed, constructed and operated so as to meet those technical standards adopted by the FCC relating to Cable Systems contained in part 76 of the FCC's rules and regulations as they may, from time to time, be amended.

6. **Service.**

- a. The Grantee shall continue to provide Cable Service to all residences within the Service Area where Grantee currently provides Cable Service. Grantee shall have the right, but not the obligation, to extend the Cable System into any other portion of the Service Area, including annexed areas. Cable Service offered to Subscribers pursuant to this Franchise shall be conditioned upon Grantee having legal access on reasonable terms and conditions to any such Subscriber's dwelling unit or other units wherein such Cable Service is provided.

- b. The Grantor shall promptly provide written notice to the Grantee of its annexation of any territory which is being provided Cable Service by the Grantee or its affiliates. Such annexed area will be subject to the provisions of this Franchise upon sixty (60) days' written notice from the Grantor, subject to the conditions set forth below and subsection (a) above. The Grantor shall also notify Grantee in writing of all new street address assignments or changes within the Service Area. Grantee shall within ninety (90) days after receipt of the annexation notice, pay the Grantor franchise fees on revenue received from the operation of the Cable System to provide Cable Services in any area annexed by the Grantor if the Grantor has provided a written annexation notice that includes the addresses that will be moved into the Service Area in an Excel format or in a format that will allow Grantee to change its billing system. If the annexation notice does not include the addresses that will be moved into the Service Area, Grantee shall pay franchise fees within ninety (90) days after it receives the annexed addresses as set forth above. All notices due under this section shall be sent by electronic or certified mail, return receipt requested to the addresses set forth in Section 13 with a copy to the Director of Government Relations. In any audit of franchise fees due under this Agreement, Grantee shall not be liable for franchise fees on annexed areas unless and until Grantee has received notification and information that meets the standards set forth in this section.

7. Insurance/Indemnity.

- a. The Grantee shall maintain throughout the term of the Franchise insurance in amounts at least as follows:

Workers' Compensation	Statutory Limits
Commercial General Liability	\$1,000,000 per occurrence, \$2,000,000 General Aggregate
Auto Liability including coverage on all owned, non owned hired autos	\$1,000,000 per occurrence Combined Single Limit
Umbrella Liability	\$3,000,000 per occurrence

- b. The Grantor shall be added as an additional insured, arising out of work performed by Grantee, to the above Commercial General Liability, Auto Liability and Umbrella Liability insurance coverage.
- c. The Grantee shall furnish the Grantor with current certificates of insurance evidencing such coverage upon request.
- d. Grantee hereby agrees to indemnify and hold the Grantor, including its agents and employees, harmless from any claims or damages resulting from the negligent actions of Grantee in constructing, operating or maintaining the Cable System. Grantor agrees to give the Grantee written notice of its obligation to indemnify Grantor within ten (10) days of receipt of a claim or action pursuant to this section. Notwithstanding the foregoing, the Grantee shall not be obligated to indemnify Grantor for any damages, liability or claims resulting from the willful misconduct or negligence of Grantor or for the Grantor's use of the Cable System.

8. **Revocation.**

- a. Prior to revocation or termination of the Franchise, the Grantor shall give written notice to the Grantee of its intent to revoke the Franchise on the basis of a pattern of substantial noncompliance with a material provision of the Franchise. The notice shall set forth the exact nature of the noncompliance. The Grantee shall have sixty (60) days from such notice to either object in writing and to state its reasons for such objection and provide any explanation or to cure the alleged noncompliance. If Grantee has not cured the breach within such sixty (60) day time period or if the Grantor has not otherwise received a satisfactory response from Grantee, the Grantor may then seek to revoke the Franchise at a public hearing. The Grantee shall be given at least thirty (30) days prior written notice of such public hearing, specifying the time and place of such hearing and stating its intent to revoke the Franchise.
- b. At the hearing, the Grantor shall give the Grantee an opportunity to state its position on the matter, present evidence and question witnesses, after which it shall determine whether or not the Franchise shall be revoked. The public hearing shall be on the record and a written transcript and a certified copy of the findings shall be made available to the Grantee within ten (10) business days. The Grantee may appeal such determination to an appropriate court, which shall have the power to review the decision of the Grantor de novo.
- c. Upon revocation of the Franchise, Grantee may remove the Cable System from the Streets of the Grantor, or abandon the Cable System in place.

9. **Equal Protection.** If any other provider of cable services or video services (without regard to the technology used to deliver such services) is lawfully authorized by the Grantor or by any other state or federal governmental entity to provide such services using facilities located wholly or partly in the public rights-of-way of the Grantor, the Grantor shall, within thirty (30) days of a written request from Grantee, modify this Franchise to insure that the obligations applicable to Grantee are no more burdensome than those imposed on the new competing provider. If the Grantor fails to make modifications consistent with this requirement, Grantee's Franchise shall be deemed so modified thirty (30) days after the Grantee's initial written notice. As an alternative to the Franchise modification request, the Grantee shall have the right and may choose to have this Franchise with the Grantor be deemed expired thirty (30) days after written notice to the Grantor. Nothing in this Franchise shall impair the right of the Grantee to terminate this Franchise and, at Grantee's option, negotiate a renewal or replacement franchise, license, consent, certificate or other authorization with any appropriate government entity. Nothing in this Section 9 shall be deemed a waiver of any remedies available to Franchisee under federal, state or municipal law, including but not limited to Section 625 of the Cable Act, 47 U.S.C. § 545

10. **Compliance with Laws.** Grantor and Grantee shall conform to all applicable state and federal laws and rules regarding cable television as they become effective. Grantee shall also conform with all generally applicable Grantor ordinances, resolutions, rules and regulations heretofore or hereafter adopted or established during the entire term of the Franchise. In the event of a conflict between Grantor ordinances, resolutions, rules or regulations and the provisions of this Franchise, the provisions of this Franchise shall govern.

11. **Change in Law.** Notwithstanding any other provision in this Franchise, in the event any change to state or federal law occurring during the term of this Franchise eliminates the requirement for any person desiring to provide video service or Cable Service to obtain a franchise from the Grantor, then Grantee shall have the right to terminate this Franchise and operate the system under the terms and conditions established in applicable law. If Grantee chooses to terminate this Franchise pursuant to this provision, this Franchise shall be deemed to have expired by its terms on the effective date of any such change in law, whether or not such law allows existing franchise agreements to continue until the date of expiration provided in any existing franchise.

12. **Confidentiality.** If Grantee provides any books, records or maps to the Grantor, the Grantor agrees to treat as confidential such books, records or maps that constitute proprietary or confidential information. Until otherwise ordered by a court or agency of competent jurisdiction, the Grantor agrees that, to the extent permitted by state and federal law, it shall deny access to any of Grantee's books, records or maps marked confidential to any person.

13. **Notices, Miscellaneous.**

a. Unless otherwise provided by federal, state or local law, all notices, reports or demands pursuant to this Franchise shall be in writing and shall be deemed to be sufficiently given upon delivery to a Person at the address set forth below, or by U.S. certified mail, return receipt requested, nationally or internationally recognized courier service such as Federal Express or electronic mail communication to the designated electronic mail address provided below. In accordance with applicable law, Grantee shall provide notice of any changes in rates, programming services or channel positions using any reasonable written means. As set forth above, notice served upon the Grantor shall be delivered or sent to:

Grantor: City of Hickman
Attn: City Clerk
PO Box 127 / 115 Locust Street
Hickman, NE 68372
Phone: (402)792-2212
Email: cityclerk@hickman.ne.gov

Grantee: Dayton Murty
Sr. Manager, Government Affairs
5400 S. 16th St.
Lincoln, NE 68512
Email: dayton.murty@charter.com

Copy to: Charter Communications
Attn: Vice President, Government Affairs
601 Massachusetts Ave NW, Suite 400W
Washington, DC 20001

b. All provisions of this Franchise shall apply to the respective parties, their lawful successors, transferees and assigns.

- c. If any particular section of this Franchise shall be held invalid, the remaining provisions and their application shall not be affected thereby.
 - d. In the event of any conflict between this Franchise and any Grantor ordinance or regulation, this Franchise will prevail.
- 14. Force Majeure.** The Grantee shall not be held in default under, or in noncompliance with the provisions of the Franchise, nor suffer any enforcement or penalty relating to noncompliance or default, where such noncompliance or alleged defaults occurred or were caused by circumstances reasonably beyond the ability of the Grantee to anticipate and control. This provision includes, but is not limited to, severe or unusual weather conditions, fire, flood, or other acts of God, strikes, work delays caused by failure of utility providers to service, maintain or monitor their utility poles to which Grantee's Cable System is attached, as well as unavailability of materials and/or qualified labor to perform the work necessary.
- 15. Franchise Fee.**
- a. Grantee shall pay to the Grantor annually an amount equal to **five percent (5%)** of the Gross Revenues for such calendar year, transmitted by electronic funds transfer to a bank account designated by Grantor. Franchise fees may be passed through to Subscribers as a line item on Subscriber bills or otherwise as Grantee chooses, consistent with federal law.
 - b. The amount of franchise fee and the method of calculation shall be competitively neutral when compared to the amount or method of calculation of the franchise fee in any other cable franchise or authorization to provide video service granted by Grantor. In the event any other cable franchise or authorization to provide video service provides for a lesser franchise fee than this Franchise, Grantee's obligation to pay a Franchise Fee under this Section 15 shall be reduced by an equivalent amount.
 - c. Each year during which the Franchise is in force, Grantee shall pay Grantor no later than ninety (90) days after the end of each calendar year the franchise fees required by this section. The Grantor shall have the right to review the previous year's books of the Grantee to the extent necessary to ensure proper payment of the fees payable hereunder.
- 16. Effective Date.** The Franchise granted herein will take effect and be in full force from such date of acceptance by Grantee recorded on the signature page of this Franchise.
- 17. Acceptance and Entire Agreement.** The Grantor and the Grantee, by virtue of the signatures set forth below, agree to be legally bound by all provisions and conditions set forth in this Franchise. The Franchise constitutes the entire agreement between the Grantor and the Grantee. No modifications to this Franchise may be made without an appropriate written amendment signed by both parties. Any determination by the Grantor regarding the interpretation or enforcement of this Franchise shall be subject to de novo judicial review. If any fee or grant that is passed through to Subscribers is required by this Franchise, other than the franchise fee, such fee or grant shall go into effect sixty (60) days after the Effective Date of this Franchise.

18. **Effective Date.** This ordinance shall be in full force and effect from and after passage, approval and publication in pamphlet form as provided by law.

PASSED AND APPROVED THIS ____ DAY OF _____ 2024.

CITY OF HICKMAN

Phil Goering, Mayor

Attest: Jaala Johnson, CMC, City Clerk

(SEAL)

DRAFT

Accepted this ____ day of ____, 2024, subject to applicable federal and state law.

Spectrum Mid-America, LLC
By its Manger, Charter Communications Inc.

Signature: _____

Name/Title: Dayton Murty
Sr. Manager, Government Affairs

DRAFT

ORDINANCE NO. 2024-03

AN ORDINANCE TO AMEND THE ZONING REGULATIONS FOR THE CITY OF HICKMAN, LANCASTER COUNTY NEBRASKA; TO REPEAL AND AMEND ARTICLE 5 ZONING DISTRICTS, SECTION 5.10 R-1 LOW DENSITY RESIDENTIAL DISTRICT, SUBSECTION 5.10.06 HEIGHT AND LOT REQUIREMENTS; SECTION 5.11 R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT, SUBSECTION 5.11.06 HEIGHT AND LOT REQUIREMENTS; SECTION 5.12 R-3 HIGH DENSITY RESIDENTIAL DISTRICT, SUBSECTION 5.12.06 HEIGHT AND LOT REQUIREMENTS; SECTION 5.13 R-O ORIGINAL RESIDENTIAL DISTRICT, SUBSECTION 5.13.06 HEIGHT AND LOT REQUIREMENTS; TO PROVIDE FOR PUBLICATION; AND TO PROVIDE FOR THE EFFECTIVE DATE HEREOF AND ORDERING THE PUBLICATION OF THE ORDINANCE IN PAMPHLET FORM.

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

Section 1. That Section 5.10.06 of the Zoning Ordinance of the City of Hickman, be amended to strike out and insert height and minimum lot requirements and footnotes, and to read as follows:

5.10.06 Height and Lot Requirements:

The height and minimum lot requirements shall be as follows:

Uses	Residential dwelling	Other Permitted Uses	Conditional Uses	Accessory Uses
Property Requirements				
Frontage (feet)	75	75	75	75
Lot Area (Sq. Ft)	20,000	20,000	20,000	—
Lot Width (feet)	70	70	70	—
Maximum Coverage* / Impervious Area (%)	35/50	35/50	35/50	10
Bulk Regulations (feet)				
A Front Yard Setback	50	50	50	60
	35	35	35	50
B Rear Yard Setback	25	25	25	8
	30	30	30	10
C Side Yard Setback	7.5	7.5	7.5	5
	15	15	15	8
Street Side Yard	50	50	50	50
	35	35	35	35
Max. Height	35	35	35	17
				25
Footnotes				
* Percentage applies to the buildable area of the lot-portion of a lot or building site which is occupied by any building or structure, excepting paved areas, walks and swimming pools.				

Section 2. That Section 5.11.06 of the Zoning Ordinance of the City of Hickman, be amended to strike out and insert height and minimum lot requirements and footnotes, and to read as follows:

5.11.06 Height and Lot Requirements:

The height and minimum lot requirements shall be as follows:

Uses	Single-family dwelling	Single-family, attached	Two-family dwelling	Townhomes	Multifamily dwellings	Other Permitted	Other Conditional Uses	Accessory Use
Property Requirements								
Frontage (feet)	20	20	20	20	20	20	20	20
Lot Area (Sq. Ft)	7,200	6,000/du 3,750/du	12,000	6,000/du 3,750/du	12,000	8,000	8,000	—

Lot Width (feet)	70	18/du**	80	18/du**	80	70	70	—
Maximum Coverage* / Impervious Area (%)	40/55	40/55	40/55	30/55 40/55	30/55 40/55	30/55 40/55	30/55 40/55	10
Bulk Regulations (feet)								
A Front Yard Setback	25	25	25	25	25	25	25	35
B Rear Yard Setback	20	20	20	20	20	20	20	5
C Side Yard Setback	7.5	10	7.5	7.5	10	7.5	7.5	5
Street Side Yard	25	25	25	25	25	25	25	25 15***
Max. Height	35	35	35	35	35	35	35	17
Footnotes								
* Percentage applies to the buildable area of the lot, portion of a lot or building site which is occupied by any building or structure, excepting paved areas, walks and swimming pools.								
** The lot width applies to all interior lots, any exterior/end lots shall be a minimum of 45 35 feet.								
*** Street Side Yard setback shall be 25 feet for all Accessory Buildings.								

Section 3. That Section 5.12.06 of the Zoning Ordinance of the City of Hickman, be amended to strike out and insert height and minimum lot requirements and footnotes, and to read as follows:

5.12.06 Height and Lot Requirements:

The height and minimum lot requirements shall be as follows:

Uses	Single-family dwelling	Single-family, attached	Two-family dwelling	Townhomes	Multi family dwellings	Other Permitted	Other Conditional Uses	Accessory Use
Property Requirements								
Frontage (feet)	20	20	20	20	20	20	20	20
Lot Area (Sq. Ft)	6,000	6,000/du 3,000/du	12,000 8,000	3,000/du	3,000/du 2,600/du	8,000	8,000	—
Lot Width (feet)	70	18/du**	80	18/du**	75	75	75	—
Maximum Coverage* / Impervious Area (%)	40/55	40/55	40/55	40/55	40/55	40/55	40/55	10
Bulk Regulations (feet)								
A Front Yard Setback	25	25	25	25	25	25	25	35
B Rear Yard Setback	25	25	25	25	25	25	25	8
C Side Yard Setback	7.5	10	7.5	7.5	10	7.5	7.5	5
Street Side Yard	25	25	25	25	25	25	25	25
Max. Height	45	45	45	45	45	45	45	17 25
Footnotes								
* Percentage applies to the buildable area of the lot, portion of a lot or building site which is occupied by any building or structure, excepting paved areas, walks and swimming pools.								
** The lot width applies to all interior lots, any exterior/end lots shall be a minimum of 45 35 feet.								

Section 4. That Section 5.13.06 of the Zoning Ordinance of the City of Hickman, be amended to strike out and insert height and minimum lot requirements and footnotes, and to read as follows:

5.13.06 Height and Lot Requirements:

The height and minimum lot requirements shall be as follows:

Uses	Single-family dwelling	Single-family, attached	Two-family dwelling	Townhomes	Multi family dwellings	Other Permitted	Other Conditional Uses	Accessory Use
Property Requirements								
Frontage (feet)	20	20	20	20	20	20	20	20
Lot Area (Sq. Ft)	5,000	6,000/du	12,000	3,000/du	1,000/du	6,000	6,000	—

		3,000/du	8,000					
Lot Width (feet)	50	18/du**	80	18/du**	75	75	75	—
Maximum Coverage* / Impervious Area (%)	40/55	40/55	40/55	40/55	40/55	40/55	40/55	10
Bulk Regulations (feet)								
A Front Yard Setback	25	25	25	25	25	25	25	35
B Rear Yard Setback	20	20	20	20	20	20	20	8
C Side Yard Setback	6	10	7.5	7.5	10	7.5	7.5	5
Street Side Yard	15	15	15	15	15	15	15	15
Max. Height	45	45	45	45	45	45	45	17
Footnotes								
* Percentage applies to the buildable area of the lot, portion of a lot or building site which is occupied by any building or structure, excepting paved areas, walks and swimming pools.								
** The lot width applies to all interior lots, any exterior/end lots shall be a minimum of 45 35 feet.								

Section 5. The City of Hickman Planning Commission conducted a Public Hearing on May 7, 2024 and recommended approval of the aforementioned amendments on May 7, 2024 to the City of Hickman City Council.

Section 6. That original §5.10.06, §5.11.06, §5.12.06, and §5.13.06 of the Zoning Regulations of the City of Hickman, Nebraska are hereby repealed.

Section 7. This ordinance shall be in full force and effect from and after its passage and publication or posting in pamphlet form as required by law.

Passed and approved this ____ day of _____ 2024.

Mayor Phil Goering

(SEAL)

ATTEST: _____
Jaala Johnson, City Clerk

CITY OF HICKMAN STAFF REPORT FOR PLANNING COMMISSION

MAY 7, 2024, MEETING

PROJECT: Amendment to Article 5: Zoning Districts; Section 5.10 R-1 Low Density Residential District; Section 5.11 R-2 Medium Density Residential District; Section 5.12 R-3 High Density Residential District; Section 5.13 R-O Original Residential District. Specifically, the Height and Lot Requirements in Subsections 5.10.06, 5.11.06, 5.12.06 and 5.13.06 in the City of Hickman’s 2023 Zoning Ordinance and Regulations.

HISTORY:

The Minimum Height and Lot requirements were amended:

- 2014 R-2 The rear yard setback was reduced from 25 feet to 20 feet and the definition of existing and future development was defined as prior to September 23, 2014, and after September 23, 2014.
- 2016 R-1 Accessory Uses/Structures Max. Height changed from 15 feet to 25 feet.
- 2019 R-2 added street side yard setback column for all uses and changed accessory use front yard setback from 50 feet to 25 feet.
- 2023 New zoning regulations document height and lot requirements did not reflect the changes made by the previous ordinances.

PROPOSAL: Request for Consideration to amend the following Height & Lot Requirements:

- A. **PROPOSED TABLE CHANGES:** *Height and Lot Requirements:* The height and minimum lot requirements (**Highlight denotes area of change, underline is an addition, and strikethrough is a deletion**)
- B. **PROPOSED FOOTNOTES CHANGES:** *Height and Lot Requirements:* The height and minimum lot requirements (**Highlight denotes area of change, underline is an addition, and strikethrough is a deletion**)

R-1 Low Density Residential District

5.10.06 Height and Lot Requirements:

The height and minimum lot requirements shall be as follows:

Uses	Residential dwelling	Other Permitted Uses	Conditional Uses	Accessory Uses
Property Requirements				
Frontage (feet)	75	75	75	75
Lot Area (Sq. Ft)	20,000	20,000	20,000	—
Lot Width (feet)	70	70	70	—
Maximum Coverage* / Impervious Area (%)	35/50	35/50	35/50	10
Bulk Regulations (feet)				
A Front Yard Setback	50	50	50	60
	<u>35</u>	<u>35</u>	<u>35</u>	50
B Rear Yard Setback	25	25	25	8
	<u>30</u>	<u>30</u>	<u>30</u>	10
C Side Yard Setback	7.5	7.5	7.5	5
	<u>15</u>	<u>15</u>	<u>15</u>	8
Street Side Yard	50	50	50	50
	<u>35</u>	<u>35</u>	<u>35</u>	35
Max. Height	35	35	35	17
				25
Footnotes				
* Percentage applies to the buildable area of the lot, portion of a lot or building site which is occupied by any building or structure, excepting paved areas, walks and swimming pools.				

R-2 Medium Density Residential Zoning District

5.11.06 Height and Lot Requirements:

The height and minimum lot requirements shall be as follows:

Uses	Single-family dwelling	Single-family, attached	Two-family dwelling	Townhomes	Multifamily dwellings	Other Permitted	Other Conditional Uses	Accessory Use
Property Requirements								
Frontage (feet)	20	20	20	20	20	20	20	20
Lot Area (Sq. Ft)	7,200	6,000/du 3,750/du	12,000	6,000/du 3,750/du	12,000	8,000	8,000	—
Lot Width (feet)	70	18/du**	80	18/du**	80	70	70	—
Maximum Coverage* / Impervious Area (%)	40/55	40/55	40/55	30/55 40/55	30/55 40/55	30/55 40/55	30/55 40/55	10
Bulk Regulations (feet)								
A Front Yard Setback	25	25	25	25	25	25	25	35
B Rear Yard Setback	20	20	20	20	20	20	20	5
C Side Yard Setback	7.5	10	7.5	7.5	10	7.5	7.5	5
Street Side Yard	25	25	25	25	25	25	25	25 15***
Max. Height	35	35	35	35	35	35	35	17
Footnotes								
* Percentage applies to the buildable area of the lot, portion of a lot or building site which is occupied by any building or structure, excepting paved areas, walks and swimming pools.								
** The lot width applies to all interior lots, any exterior/end lots shall be a minimum of 45 35 feet.								
*** Street Side Yard setback shall be 25 feet for all Accessory Buildings.								

R-3 High Density Residential Zoning District

5.12.06 Height and Lot Requirements:

The height and minimum lot requirements shall be as follows:

Uses	Single-family dwelling	Single-family, attached	Two-family dwelling	Townhomes	Multi family dwellings	Other Permitted	Other Conditional Uses	Accessory Use
Property Requirements								
Frontage (feet)	20	20	20	20	20	20	20	20
Lot Area (Sq. Ft)	6,000	6,000/du 3,000/du	12,000 8,000	3,000/du	3,000/du 2,600/du	8,000	8,000	—
Lot Width (feet)	70	18/du**	80	18/du**	75	75	75	—
Maximum Coverage* / Impervious Area (%)	40/55	40/55	40/55	40/55	40/55	40/55	40/55	10
Bulk Regulations (feet)								
A Front Yard Setback	25	25	25	25	25	25	25	35
B Rear Yard Setback	25	25	25	25	25	25	25	8
C Side Yard Setback	7.5	10	7.5	7.5	10	7.5	7.5	5
Street Side Yard	25	25	25	25	25	25	25	25
Max. Height	45	45	45	45	45	45	45	17 25
Footnotes								
* Percentage applies to the buildable area of the lot, portion of a lot or building site which is occupied by any building or structure, excepting paved areas, walks and swimming pools.								
** The lot width applies to all interior lots, any exterior/end lots shall be a minimum of 45 35 feet.								

R-O Original Residential Zoning District

5.13.06 Height and Lot Requirements:

The height and minimum lot requirements shall be as follows:

Uses	Single-family dwelling	Single-family, attached	Two-family dwelling	Townhomes	Multi family dwellings	Other Permitted	Other Conditional Uses	Accessory Use
Property Requirements								
Frontage (feet)	20	20	20	20	20	20	20	20
Lot Area (Sq. Ft)	5,000	6,000/du 3,000/du	12,000 8,000	3,000/du	1,000/du	6,000	6,000	—
Lot Width (feet)	50	18/du**	80	18/du**	75	75	75	—
Maximum Coverage* / Impervious Area (%)	40/55	40/55	40/55	40/55	40/55	40/55	40/55	10
Bulk Regulations (feet)								
A Front Yard Setback	25	25	25	25	25	25	25	35
B Rear Yard Setback	20	20	20	20	20	20	20	8
C Side Yard Setback	6	10	7.5	7.5	10	7.5	7.5	5
Street Side Yard	15	15	15	15	15	15	15	15
Max. Height	45	45	45	45	45	45	45	17
Footnotes								
* Percentage applies to the buildable area of the lot, portion of a lot or building site which is occupied by any building or structure, excepting paved areas, walks and swimming pools.								
** The lot width applies to all interior lots, any exterior/end lots shall be a minimum of 45 35 feet.								

DEFINITIONS

LOT COVERAGE shall mean the portion of a lot or building site which is occupied by any building or structure, excepting paved areas, walks and swimming pools, regardless of whether said building or structure is intended for human occupancy or not.

MPERVIOUS COVERAGE shall mean the total horizontal area of all buildings, roofed or covered spaces, paved surface areas, walkways and driveways, and any other site improvements that decrease the ability of the surface of the site to absorb water, expressed as a percent of site area. The surface water area of pools is excluded from this definition.

REVIEW OF PROPOSAL:

This proposal aims to bring the setbacks, density, height, and lot requirements to the current applicable standards and in doing so avoid creating non-conforming lots and structures.

STAFF RECOMMENDATION:

City Staff recommends approval of the presented amendments to Article 5: Zoning Districts; Height and Lot Requirements in Subsections 5.10.06, 5.11.06, 5.12.06 and 5.13.06 in the City of Hickman's 2023 Zoning Ordinance and Regulations.

ORDINANCE NO. 2024-04

AN ORDINANCE TO AMEND THE ZONING REGULATIONS FOR THE CITY OF HICKMAN, LANCASTER COUNTY NEBRASKA; TO REPEAL AND AMEND ARTICLE 6: OVERLAY AND SPECIAL DISTRICTS, SECTION 6.12.07 STANDARDS FOR FLOODPLAIN DEVELOPMENT, ITEM 2 ELEVATION AND FLOODPROOFING REQUIREMENTS BY STRIKING OUT SUB-ITEM A. 4; TO PROVIDE FOR PUBLICATION; TO PROVIDE FOR THE EFFECTIVE DATE HEREOF AND ORDERING THE PUBLICATION OF THE ORDINANCE IN PAMPHLET FORM.

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

Section 1. That Section 6.12.07, Item 2. Elevation and Floodproofing Requirements of the Zoning Ordinance of the City of Hickman, be amended to strike out sub-item A.4 from the list of requirements and to read as follows:

6.12.07 Standards for Floodplain Development:

2. Elevation and Floodproofing Requirements

A. Residential Structures

- 1) In Zones A, AE, A1-30, and AH, all new construction and substantial improvements shall have the lowest floor, including basement, elevated to or above one (1) foot above the base flood elevation. See Diagram 6-5.
- 2) In Zone AO, all new construction and substantial improvements shall have the lowest floor, including basement, elevated above the highest adjacent grade at least as high as one (1) foot above the depth number specified in feet on the FIRM or, if no depth number is specified on the FIRM, at least as high as three (3) feet.
- 3) In the floodway, new structures for human habitation are prohibited.
- 4) All manufactured (mobile) homes placed in the Special Flood Hazard Areas (SFHAs) have to be elevated to or above the BFE, except those being placed in an existing manufactured (mobile) home park or subdivision. Manufactured (mobile) homes placed on a site in an existing manufactured (mobile) home park or subdivision must be elevated on at least 3-foot reinforced piers or equivalent foundations, or to or above the BFE if that is lower. If a manufactured (mobile) home had previously been substantially damaged on a specific site, new placements on that site must be elevated to or above the BFE.
 - a. Anchoring Systems:
 - i. Anchoring systems are a critical component of a manufactured (mobile) home installation. Anchoring systems generally consist of ties (straps) and anchors. The ties are generally of two types: over the top ties and frame ties which connect the I-beam to the anchor.
 - ii. Ties are secured to either a ground anchor, which may be a screw auger or concrete deadman anchor, or to a slab anchor, or to the foundation itself.
 - iii. Anchors must be sufficiently embedded to account for saturated soil conditions which accompany flooding.
 - iv. To anchor a manufactured (mobile) home to a pier foundation, frame ties connect the I beams to an anchor set into the ground below the home. For posts or piles, the I beams can be anchored directly to the horizontal beam of the foundation.

Section 3. The City of Hickman Planning Commission conducted a Public Hearing on May 7, 2024 and recommended approval of the aforementioned amendments on May 7, 2024 to the City of Hickman City Council.

Section 4. That the original §6.12.07, Item 2, Sub-Item A.4 of the Zoning Regulations of the City of Hickman, Nebraska is hereby repealed.

Section 5. This ordinance shall be in full force and effect from and after its passage and publication or posting in pamphlet form as required by law.

Passed and approved this ____ day of _____ 2024.

Mayor Phil Goering

(SEAL)

ATTEST: _____
Jaala Johnson, City Clerk

CITY OF HICKMAN STAFF REPORT FOR PLANNING COMMISSION

MAY 7, 2024, MEETING

PROJECT: Amendment to Article 6: Overlay and Special Districts; Section 6.12 FP-O Floodplain Overlay District; Subsection 6.12.07 Standards for Floodplain Development in the City of Hickman’s 2023 Zoning Ordinance and Regulations.

REVIEW OF REGULATIONS:

Mr. Elijah Kaufman, CFM, NFIP & Outreach Specialist Floodplain Management Section, Nebraska Department of Natural Resources reviewed the zoning regulation changes and had one note: Subsection 6.12.07 2.A.4 and 2.F appear to conflict with one another. Subsection 2.A.4 (shown below) allows elevated manufactured (mobile) homes to be placed in the floodplain where subsection 2.F states “Manufactured (mobile) homes within any floodplain shall be prohibited. “

After discussion with Mr. Kaufman, noting the fact Hickman does not have existing manufactured (mobile) homes in the floodplain, it was deemed prudent to restrict the placement of any future manufactured (mobile) homes to outside of the special flood hazard area.

By deleting subsection 2.A.4 and leaving the definition of Manufactured (mobile) homes stand as is, this would clarify the intentions of the standards for future floodplain development.

Amendments to Article 6 will be forwarded to the Federal Emergency Management Agency (FEMA) by the Nebraska Department of Natural Resources, on our behalf, as required by Subsection 6.12.10 Amendments.

PROPOSAL: Request for Consideration to amend the following Standards for Floodplain Development:

A. **PROPOSED CHANGES:** (Highlight denotes area of change and strikethrough is a deletion)

Article 6: OVERLAY AND SPECIAL DISTRICTS Section 6.12 FP-O: Floodplain Overlay District

6.12.07 Standards for Floodplain Development:

2. Elevation and Floodproofing Requirements

A. Residential Structures

- 1) In Zones A, AE, A1-30, and AH, all new construction and substantial improvements shall have the lowest floor, including basement, elevated to or above one (1) foot above the base flood elevation. See Diagram 6-5.
- 2) In Zone AO, all new construction and substantial improvements shall have the lowest floor, including basement, elevated above the highest adjacent grade at least as high as one (1) foot above the depth number specified in feet on the FIRM or, if no depth number is specified on the FIRM, at least as high as three (3) feet.
- 3) In the floodway, new structures for human habitation are prohibited.
- 4) ~~All manufactured (mobile) homes placed in the Special Flood Hazard Areas (SFHAs) have to be elevated to or above the BFE, except those being placed in an existing manufactured (mobile) home park or subdivision. Manufactured (mobile) homes placed on a site in an existing manufactured (mobile) home park or subdivision must be elevated on at least 3-foot reinforced piers or equivalent foundations, or to or above the BFE if that is lower. If a manufactured (mobile) home had previously been substantially damaged on a specific site, new placements on that site must be elevated to or above the BFE.~~
 - a. ~~Anchoring Systems:~~
 - i. ~~Anchoring systems are a critical component of a manufactured (mobile) home installation. Anchoring systems generally consist of ties (straps) and anchors. The ties are generally of two types: over the top ties and frame ties which connect the I beam to the anchor.~~
 - ii. ~~Ties are secured to either a ground anchor, which may be a screw auger or concrete deadman anchor, or to a slab anchor, or to the foundation itself.~~

- iii. Anchors must be sufficiently embedded to account for saturated soil conditions which accompany flooding.
- iv. To anchor a manufactured (mobile) home to a pier foundation, frame ties connect the I-beams to an anchor set into the ground below the home. For posts or piles, the I-beams can be anchored directly to the horizontal beam of the foundation.

REVIEW OF PROPOSAL:

This proposal would avoid confusion regarding requirements for mobile home placement in the City of Hickman’s zoning districts. Manufactured (mobile) homes would be allowed to be placed outside of the Special Flood Hazard Areas (SFHAs) and prohibited from being inside of the Special Flood Hazard Areas (SFHAs) floodplain area.

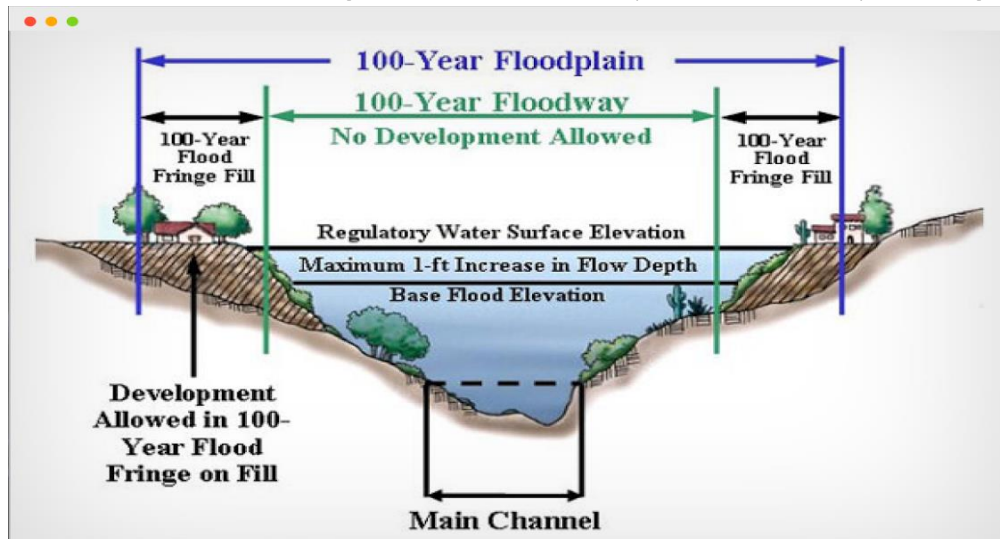
2023 ZONING REGULATIONS ARTICLE 6: OVERLAY AND SPECIAL DISTRICTS

Section 6.12 FP-O: Floodplain Overlay District

Diagram 6-2 100-Year Floodplain with Floodway and Fringe

6.12.02 Establishment of Floodplain Overlay District:

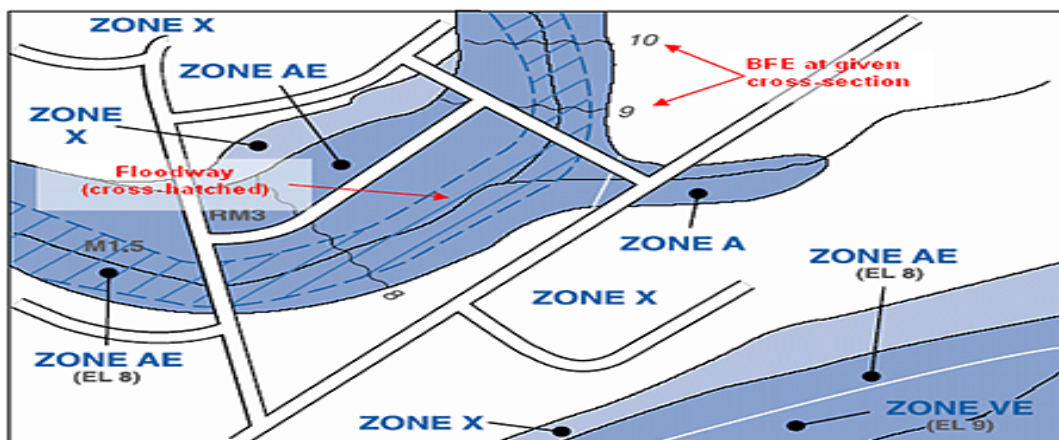
The Floodplain (FP) is divided into the two areas: a Floodway (FW) area and a Flood Fringe (FF) area as identified in the Flood Insurance Study amended April 16, 2013, and on accompanying FIRM panels.



6.12.03 Special Flood Hazard Area:

Along watercourses where a floodway (FW) has been established, the area surrounding the FW is mapped and labeled the Special Flood Hazard Area (SFHA). The SFHA area is divided into zones: A, AE, AH, AO, AR, A99, V and VE on the map based on level of risk. The SFHA map highlights areas subject to inundation by the one (1%) percent annual chance flood (100-year flood) and two (0.2%) percent annual chance of flood (500-year flood). See Diagrams 6-2 and 6-3.

Diagram 6-3 Example a FIRM Panel Map mapping the SFHA.



DEFINITIONS:

Floodplain means any land area susceptible to being inundated by water from any source (see definition of "flooding"). Floodplain includes flood fringe and floodway. The SFHA (special flood hazard area) is the floodplain delineated into zones based of flood risk.

Manufactured (mobile) home means a structure, transportable in one (1) or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured (mobile) home" does not include a "recreational vehicle".

Mobile Home Park or Subdivision (R-M District) means a parcel (or contiguous parcels) of land divided into two (2) or more manufactured (mobile) home lots for rent or sale.

Modular Home shall mean a dwelling unit approved by the Nebraska Department of Public Health and composed of elements substantially assembled in a manufacturing plant and transported to the building site for final assembly on a permanent foundation. The term does not include manufactured (mobile) homes.

Special Flood Hazard Area (SFHA) The floodplain area on a flood insurance rate map delineated into zones based on the level of flood risk. The SFHA is the area where the National Flood Insurance Program's (NFIP's) floodplain management regulations must be enforced and the area where the mandatory purchase of flood insurance applies.

STAFF RECOMMENDATION:

City Staff recommends approval of the presented amendment to Article 6: Overlay and Special Districts; Subsection 6.12.07 Standards for Floodplain Development with the strike out 2.A.4 from the City of Hickman's 2023 Zoning Ordinance.

LCLC-HSIP-3265(11) 68th, Firth Rd to Stagecoach; C.N. 13518

LOCATION

The proposed roadway improvement project would be located on South (S.) 68th Street (St.) in Lancaster County. The project would begin at the intersection of S. 68th St. and Firth Road (Rd.) and continue north approximately 5 miles to the intersection of S. 68th St. and Stagecoach Rd., 4 miles east of US Highway 77 (US-77) and 1 mile south of Hickman. Construction may begin and/or end 200 feet beyond the actual project limits to accommodate transitioning the pavement.

SCOPE OF WORK

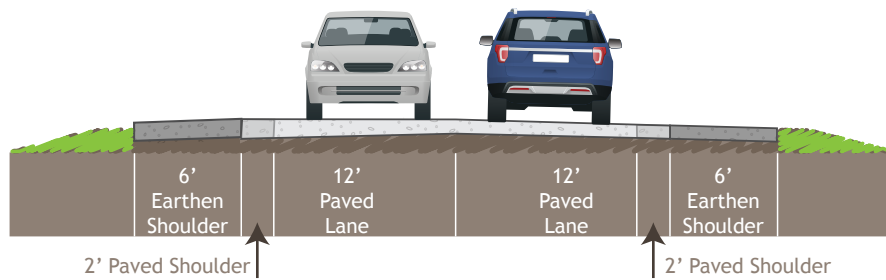
Proposed improvements would include correcting vertical alignment deficiencies, shifting the roadway centerline, and widening and resurfacing the roadway. The new roadway would be 24-foot-wide ACSC; two 12-foot lanes with an 8-foot-wide shoulder (2-foot paved and 6-foot earth) on each side. Other project activities include culvert replacement, signage placement, and safety enhancements including construction of left and right turn lanes and addition of edgeline and centerline rumble strips.



PURPOSE & NEED

The purpose of the project is to improve the reliability of the transportation system and perpetuate the mobility of the traveling public. The need for the project is supported by several factors including deficiencies in the existing roadway which do not meet minimum design standards, capacity of intersections, and crash history. These needs are supported by recent traffic counts (5,920 ADT from 13 days in July 2022) and vertical deficiencies needing geometry corrections to improve sight distance. The project is also needed because it is an important travel route for the local community, Norris Public Schools, local farmers, and residents in a growing part of Lancaster County.

PROPOSED ROADWAY CROSS SECTION



PRELIMINARY PLAN
NOT FINAL - SUBJECT TO CHANGE

Average
Daily Traffic
as of 2022
5,920
vehicles



Projected
2040 Traffic
11,360
vehicles



Estimated
Construction
Cost

\$10,800,000



LCLC-HSIP-3265(11) 68th, Firth Rd to Stagecoach; C.N. 13518

TRAFFIC ACCOMMODATIONS

A detour is planned during construction of S. 68th St. The proposed detour would utilize Hickman Rd., US-77, and Firth Rd. The detour would keep vehicles on paved roads. Access to residential properties and businesses would remain open throughout the time of the project.

RIGHT OF WAY

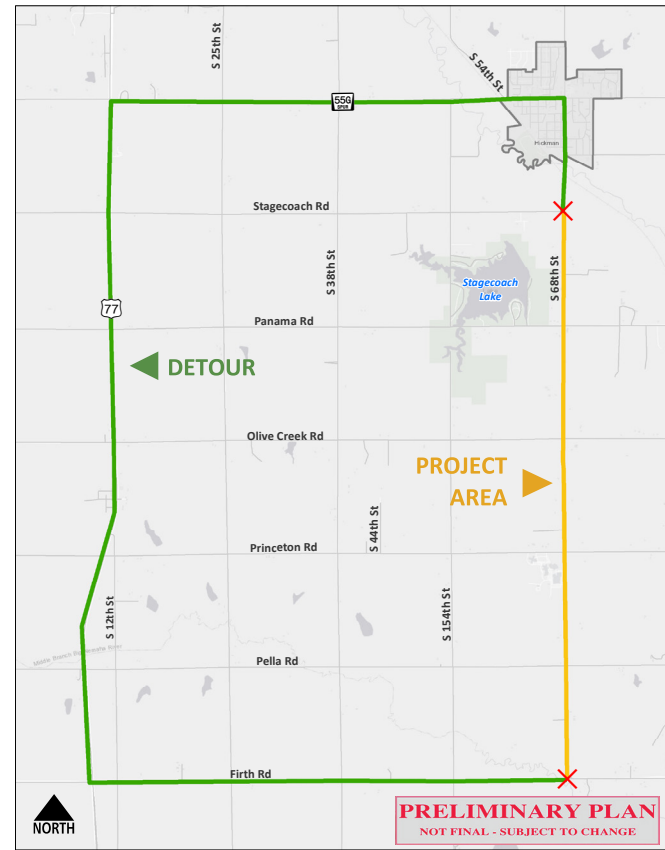
The project would require the acquisition of additional property rights, which could include new right-of-way (ROW), control of access (CA), permanent easements (PE, and/or temporary easements (TE). If your property is impacted by this project, you will be contacted by a representative once the design footprint has been established.

POTENTIAL IMPACTS

Potential impacts to environmental resources have been, or will be, evaluated as the proposed project design progresses. These resources include, but are not limited to, environmental justice/civil rights, cultural resources, historic properties, publicly-owned recreation properties (Section 4(f)), endangered & threatened species, hazardous materials, & other water resources, including wetlands. Hickman Trail, Stagecoach Lake State Recreation Area/Wildlife Management Area, and Norris School District Campus are within the vicinity of the proposed project, impacts are not anticipated.

**PUBLIC COMMENT PERIOD:
APRIL 25 - MAY 24, 2024**

PROJECT AREA



CONSTRUCTION SCHEDULE

Construction could begin as early as spring of 2027 and is anticipated to end by fall of 2027.



Information regarding the proposed project is available on the Lancaster County website at:

<https://www.lancaster.ne.gov/207/County-Engineer>



CONTACT US

Written comments or requests should be submitted by May 24th to:

Larry L. Legg, PE

Lancaster County Engineering Department

llegg@lancaster.ne.gov • Phone: 402-441-1852